

LONDON BOROUGH OF HOUNSLOW SMALL SITES SMALL BUILDERS PROGRAMME

GARAGE BLOCK ADJACENT 60 MAGDALA ROAD, ISLEWORTH, TW7 7DD

Archaeological Desktop Appraisal

10030793-ARC-XX-XX-RP-LH-0142-01

SEPTEMBER 2019

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Garage Block Adjacent 60 Magdala Road, Isleworth, TW7 7DD

Archaeological Desktop Appraisal

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SUMMARY

An archaeological desk-top appraisal has been carried out on a Garage Block Adjacent to 60 Magdala Road (the Site) in the London Borough of Hounslow. This involved a rapid information-gathering and review of the known historic environment resource within the Site and a 500m study area around it, using information from publicly held sources. A brief summary of potential heritage/archaeological constraints and opportunities at the Site has been made, based on the data sources reviewed.

The Site lies within Isleworth Riverside Conservation Area (**CA1**).

Data provided by Historic England's National Heritage List for England revealed that within the 500m study area, which included the Site, there is one World Heritage Site, Royal Botanic Gardens of Kew (**WHS1**), also a Registered Park and Garden (**RPG1**); one Scheduled Monument, the Isleworth Pottery (**SM1**); three Conservation Areas (**CA1-3**); 30 Listed Buildings (**LB1-30**), three of which are Listed at Grade II* (**LB11**, **LB15**, **LB16**) and the rest Grade II listed. There are 13 Locally Listed Buildings (**LLB1-13**) and three Archaeological Priority Areas (**APA1-3**). The remainder of the designated assets lie outside the Site. There is one asset, the Old Police Station (**LLB11**) which has inter-visibility with the Site, all the other assets within the study area are either well away from the Site or are screened from view by the intervening urban form and their settings do not extend into the Site.

It is considered likely that any proposed development of the Site would need to take the character and setting of the Conservation Area and the Locally Listed Building into account.

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Hounslow Council revealed that there are no non-designated heritage assets within the Site. However, within the study area there are 59 assets which date from the Prehistoric to the Modern period, and two that could not be dated. The Site is located close to an Archaeological Priority Area (**APA1**) and there is a potential for Prehistoric, Medieval, Post Medieval and Modern remains to found within the Site.

The historic map regression exercise revealed that the Site has been impacted by former housing. The Site was also located within close proximity to a high explosive bomb which was dropped during the London Blitz. These impacts could have severally affected any potential archaeological remains. However, it is reasonable to assume, given that several archaeological investigations have encountered archaeological remains in other heavily impacted sites, that there is a potential for remains and artefacts to survive within the Site.

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, should be consulted at an early stage of the planning process. GLAAS might recommend a full archaeological desk-based assessment for the Site to support an application. A trial trenching evaluation may also be required prior to planning permission in order to establish the presence, significance and extent of any archaeological remains. Any planning submission will have to address the issue of the setting and character of the Conservation Area and the setting of the nearby Locally Listed Building. This may take the form of a heritage statement in addition to a desk-based assessment. The borough's Conservation Officer should also be consulted.

1 Introduction

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) have been commissioned by the London Borough of Hounslow (the Client) to undertake an archaeological desk-top appraisal on a Garage Block Adjacent to 60 Magdala Road (the Site).

The Client is aiming to divest a number of small sites to enable regeneration. The objective of the Small Sites Small Builders Programme is to provide robust and pragmatic advice that sensibly de-risks each of the sites such that unreasonable 'abnormal' development costs are not incurred by developers.

The objective of this archaeological desktop appraisal is to identify potential constraints due to the presence of below ground archaeological remains and above ground heritage assets on Site.

1.2 Scope of Works

The scope of the appraisal is to carry out a desk-top search of publicly available information on designated and non-designated heritage assets within a study area of 500m of the Site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The appraisal also highlights when a Site should be subject to further detailed assessment to support a planning application for any future development.

1.3 Limitations

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2 Site Overview

The Site is located at the junction between Magdala Road and Worple Road, Isleworth, London, at grid reference TQ 16371 75651. The Site currently comprises of an area of grass, four garages (two have access to Magdala Road and two have access to Worple Road) and concrete driveways leading up to the garages. The surrounding area is mainly residential in nature. The topography of the Site is flat, and it lies at c.11m AOD.

The bedrock geology of the Site is the London Clay Formation which is formed of silt and clay deposits. The Site also has superficial deposits of Langley Silt Member which is a mixture of silt and gravel (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3 Data Sources

Information on designated and non-designated heritage assets that are located within 500m of the Site were appraised. Designated data was derived from the National Heritage List for England on 5th September 2019. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on 10th September 2019. Information on Conservation Areas was obtained from the London Borough of Hounslow website and the Government's Environment Data Service.

Information on Archaeological Priority Areas was obtained from the GLHER, accessed through the Historic England website. (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

Historic mapping data was from Groundsure ordinance survey (OS) maps. Data on bombing during the Second World War was obtained from the 'bombsight' website <http://bombsight.org/#>.

Information on the geology of the Site was sourced from the British Geological Survey online viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

Numbers in brackets in the text are unique identifiers (Project ID. numbers) assigned to heritage assets for the purposes of this report. A list of all heritage assets including relevant archaeological events can be found in Tables 1, 2 and 3. All designated heritage assets, Archaeological Priority Areas (APAs), Locally Listed Buildings and Conservation Areas are shown on Figure 1, all intrusive archaeological events and non-designated heritage assets are shown on Figure 2.

4 Baseline Conditions

4.1 Nationally and Locally Designated Heritage Assets

The Site lies within Isleworth Conservation Area (**CA1**). Within the 500m study area there is; one World Heritage Sites (**WHS1**), one Scheduled Monument (**SM1**), one Registered Park and Garden (**RPG1**), 30 Listed Buildings (**LB1-30**), a further two Conservation Areas (**CA2-3**), 13 Locally Listed Buildings (**LLB1-13**) and three Archaeological Priority Areas (**APA1-3**). All can be seen on Figure 1.

World Heritage Site and Registered Park and Garden

The Royal Botanic Gardens at Kew (**WHS1**), known as Kew Gardens is also a Registered Park and Garden (**RPG1**). It is located c.240m to the east of the Site. Kew Gardens (**WHS1/RG1**) is a historic landscape garden that has illustrative historical and architectural value for its built heritage of gardens from the 18th – 20th centuries. Established in 1759, the gardens make significant contributions to the study of plant diversity and economic botany.

Due to the distance away and intervening urban form this setting of asset will not be affected by the Site proposals.

Scheduled Monuments

Isleworth Pottery (**SM1**, also non-designated asset **56**) is located c. 255m south-east of the Site. This asset consists of the buried archaeological remains of the Pottery which was in operation from 1756 to 1831. It is an example of London's commercially produced porcelain industry from 1766-1787. The Pottery was designated for being representative of its period and type as well as for its leading role in the early history and technical development of London's soft paste porcelain industry and production. It is considered rare due to its small size and its longevity. The asset survives well as buried archaeological remains which include the building layout, deposits and finds. Overall the monument has a high archaeological potential for further unrecorded features and artefacts.

There will be no physical impact to the monument. Its setting will not be affected due to distance from the Site and intervening urban form.

Listed Buildings

There are 30 Listed Buildings within the 500m study area, three are Grade II* Listed (**LB11, LB15, LB16**) and all the rest are Grade II Listed. The closest Listed Building to the Site is Isleworth Public Hall (**LB9**) c.95m to the north.

Isleworth Public Hall (**LB9**) is Grade II Listed Building located along a busy road. It was constructed in 1863 out of yellow stock brick with decorative red brick bands and cross hatching. The front elevation has three distinctive gables under which are three large rectangular windows with curved arched tops on the first floor and two rectangular windows on the ground floor. The entrance way is on the western side of the front elevation. The building has been added to, once in 1887-8 when a public room was constructed and later additions in the 20th century. All alterations are in keeping with the character of the building.

The asset is adequately screened from view from the Site due to the intervening urban form and its setting will not be affected.

Conservation Areas

The Site is located within Isleworth Riverside Conservation Area (**CA1**). According to the Conservation Area Appraisal, the asset is subdivided into eight-character areas, the Site being located in 'Central' character area. This area forms the civic, commercial, cultural and historic heart of Isleworth and follows the medieval street pattern on South Street, North Street and Twickenham Road (CAA, 2018). The 'Central' character area is recognised by a variety of building styles comprising Georgian, Victorian to mid-20th century architecture. These buildings are largely of high-quality low-rise architecture of two to four storeys forming a compact and fine grain townscape (CAA, 2018). The special interest of the Central area where the Site is located is a combination of the old village (the narrow streets of the 18th – 19th century townscape and the larger established houses) and the foreshore location where the Duke of Northumberland's River meets the River Thames (CAA, 2018).

The Conservation Area (**CA1**) was designated in November 1972 with further extensions in 1993. It was designated for its special architectural and historic interest.

Any new development on the Site will need to take the Conservation Areas character and setting into account.

There are a further two Conservation Areas within the study area, Old Deer Park (**CA2**), c.400m to the east, and St Margaret's Estate (**CA3**), c.330m to the south-east. Both are located far enough away for their settings not to be affected by development on the Site. The intervening urban form also acts as a sufficient shield for both of the assets.

Locally Listed Buildings

There are 13 Locally Listed Buildings within the 500m study area. The closest Locally Listed Building to the Site is the Old Police Station on Worple Road (**LLB11**), located c.22m to the south-west of the Site. The building is constructed out of yellow stock brick with ashlar quoins and two ashlar bands. The front elevation is symmetrical, with a central doorway with projecting porch. This is flanked on either side with two rectangular windows with curved tops on the ground floor. The curving tops have distinctive red brick arches with prominent key stone in red brick and ashlar dressing. The first floor has five windows similar windows but no distinctive key stones. The asset has inter-visibility with the Site and the Site may impact on the setting and significance of the asset. The assets will have to be taken into consideration for any proposed new development.

While locally listed buildings do not receive statutory protection, they have been identified by the Borough (on their website) as having local significance for their contribution to local character and distinctiveness (<https://hounslow.app.box.com/s/ds1kkfy94g1h4012y14ytwupkj82kzoy>).

Archaeological Priority Areas

There are three Archaeological Priority Areas (APA) within the study area. All are area located to the east of the Site; Isleworth, Syon Park and Brentford (**APA1**) is c.100m away, Kew Gardens and the Old Deer Park (**APA2**) is c.477m away and the Thames Foreshore and Bank (**APA3**) is c.390m away.

The closest APA to the Site is Isleworth, Syon Park and Brentford (**APA1**) which contains a concentration of Prehistoric finds in the area of Syon Park showing that it was an area of focus for ritual and settlement purposes during the Bronze Age and possibly earlier. When Brentford Dock was built in 1855 it destroyed a major Bronze Age site. North of Isleworth an early Bronze Age settlement (c.700 – 500BC) was identified. Brentford was a roadside station on the Roman Road from London to Silchester via Staines. It was occupied through the Saxon period and developed into a Medieval market town. Due to the asset's proximity to the Site it does give an indication as to the archaeological potential of the Site.

Whilst APAs do not receive statutory protection they have been identified in the Borough's Heritage Resource Document as areas where potential for below-ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required. Historic England's website provides more information about APAs and the different levels of sensitivity to development (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

4.2 Non-designated Heritage Assets

There are no known non-designated heritage assets within the Site and 59 within the study area. These date from the Prehistoric to the Modern period. Two assets have an unknown date. All can be found in the Gazetteer (Table 2) and on Figure 2.

Prehistoric

Within the study area there are eight non-designated heritage assets of Prehistoric date (**8, 14, 15, 16, 17, 20, 32, 35**). Five of these assets have the same find spot, c.410m to the north-east of the Site within the River Thames or on the island (Ait) of Isleworth. These comprise of 9 Middle Bronze Age rapiers (**14**), a Bronze Age axe (**15**), two late Iron Age to Roman swords (**16**), several Bronze Age spear heads (**17**) and a Late Bronze Age to Late Iron Age socketed axe head (**35**).

A second cluster of finds spots and features (**5, 9, 10, 11, 12, 21, 22, 23, 24, 25, 26, 27, 28, 32**) was located c.280m to the north, north-east of the Site. Only one of these assets dated to the Prehistoric period, however the HER has only recorded this as an unspecified find (**32**). These were all found during a trial trenching event (**EV11**).

The last two assets are; a fragment of a Neolithic axe head (**8**) located c.250m to the north and Iron Age human skull (**20**) were found c.365m to the north-east of the Site in the River Thames. The closest asset to the Site is the Neolithic axe fragment (**8**). Given the proximity of Isleworth, Syon Park and Brentford (**APA1**) and the Thames Foreshore and Bank APA (**APA3**), both of which have been recognised for their Prehistoric remains, there is a potential for such remains to be on the Site.

Roman

There are two assets which date to the Roman period within the study area. The first forms part of the same find spot with seven other artefacts (**14, 15, 16, 17, 19, 35, 43**), c.410m to the north-east of the Site within the River Thames or on Isleworth Ait. The asset which dates to this time period was a lead alloy or pewter plate (**29**). It was highly decorated and was a high-status item for this period. Further to the north-west, within the Thames Foreshore area, c.500m away from the Site was a coin (**18**). The lack of artefacts or remains from this time period may have been as a result of a lack of investigation, as opposed to the lack of features.

Medieval

Conversely, the Medieval period is well represented within the study area with 17 assets of this date recorded. The first asset is a medieval pottery sherds (**19**) that formed part of the same find spot with seven other artefacts (**14, 15, 16, 17, 29, 35, 43**), c.410m to the north-east of the Site within the River Thames.

A second cluster of findspots and features (**5, 9, 10, 11, 12, 21, 22, 23, 24, 25, 26, 27, 28, 32**) was located c.280m to the north north-east of the Site during a trial trenching event (**EV11**). Of these 10 were dated to the Medieval period. This included the non-extant remains of a moated manor house (**5**), which also included the remains of a moat (**22**), a chapel (**21**), a hall (**23**) built by Richard of Cornwall (brother of Henry III), a building (**24**) found within the moat, a floor surface to a building (**27**) and a ditch (**9**). The presence of the manor house (**5**), hall (**23**), moat (**22**) and chapel (**21**) indicates at a high-status residence. However, the moat (**22**) may have been for show as a domestic building (**27**) was found within it suggesting that the moat was either infilled and the structure built on it or alternatively the building was destroyed to make way for the moat. The HER did not specify the context in which this asset was found.

Medieval to Post-Medieval

Within the same location were three assets which dated to the Medieval to Post-Medieval time period; another moated manor site (**10**), the great hall to the manor site (**25**) and another moat (**26**). The later assets could indicate that the original manor (**5**), hall (**23**) and moat (**22**) were either rebuilt or were altered in the Post-Medieval period. The HER was not specific on this point.

The remains of a Medieval to Post-Medieval market garden (**31**) and a ditch (**30**) were discovered during an evaluation (**EV8**) at the West Middlesex Hospital Sports Ground c.500m of the north, north-west of the Site.

There are four isolated Medieval to Post-Medieval assets within the study area. The first was a non-extant watermill (**6**) associated with Isleworth Manor located c.370m to the north north-east of the Site. The second was a non-extant farm outbuilding (**7**), also associated with Isleworth Manor, located c.350m to the north. The third was a coin hoard (**13**) which comprised 28 coins and coin fragments found within a coarse jar located c.225m north-west. The fourth was the location of a village known as the Manor of Gritlesworde (**39**), which is mentioned in the Domesday book as having a manor house, two mills and a fishing weir. It is located c.60m to the north north-east of the Site.

All the artefacts and archaeological remains indicate that there is a strong Medieval and Post-Medieval presence within the study area, particularly to the north of the Site. The presence of the village (**39**) being in such close proximity to the Site adds to its archaeological potential.

Post-Medieval

The area developed in the Post-Medieval era and this is reflected in the 14 heritage assets dating to this period. These include a cluster of finds spots and features (**5, 9, 10, 11, 12, 21, 22, 23, 24, 25, 26, 27, 28**,

32) located c.280m to the north north-east of the Site during a trial trenching event (**EV11**). Of these three dated to this time period; the first was a 1645 two storey brick house (**11**) which was built over the non-extant moat (**22, 26**) associated with the manor houses (**5, 10**). The house also contained cellars (**28**). The third was several sherds of tin glazed delftware pottery (**12**) found within the infilled moat (**22, 26**).

Approximately 220m to the north-east of the Site a pair of Post-Medieval semi-detached properties (**3**) have been recorded, one of which contained a shop. The assets are now non-extant.

A subsoil deposit (**33**) was encountered during a trial trenching event (**EV6**). The subsoil contained Post-Medieval pottery, clay pipe and ceramic building material. This deposit was cut by 18th and 19th century building foundations (**34**). These were found c.160m to the west of the Site.

During a test pitting event in the grounds of Nazareth House, c.185m to the south-west of the Site, a deposit containing Post-Medieval kiln debris and fired clay (**40**) was recovered. The finds and in-situ burning suggest that there was a kiln site nearby.

Worton Manor (**42**) is a former Post-Medieval Listed at Grade II but now demolished. The property was constructed in the late 18th century out of brown brick with a parapet wall and red tile roof. It was located c.325m to the west of the Site.

Through Silverhall Park runs a section of the Duke of Northumberland's River (**54**), a man-made waterway constructed in the late 1530s. It brought water from the River Colne in Hillingdon to a flour mill in Church Street, which was once owned by the Convent of Syon. The asset is still extant and located c.340m to the north of the Site.

As part of the Thames Archaeology Study (TAS) programme two mooring posts (**45, 49**) were discovered opposite known mooring post (**1**) and two possible river defences (**2, 37**) c.400m to the north-east of the Site. Also discovered during the study were the remains of a Post-Medieval vessel (**47**) located c.390m to the north-west of the Site.

Within the study area are 11 assets which date to the Post-Medieval to Modern period. Three are located within close proximity to the River Thames, these include; a possible mooring post (**1**) and a possible river defence (**2**) both located c.420m to the north-east of the Site and flood defences (**38**) c.500m to the north-west.

At Silverhall Park, c.290m to the north of the Site, are two assets; a 19th century icehouse (**4**), which is potentially still extant and the 19th century Silver Hall (**52**). The Hall replaced an earlier 17th century building and was constructed by William Farnell, the owner of Isleworth Brewery. Between 1880 to 1908 the Hall was occupied by Carmelite Nuns until the house fell into disrepair, was abandoned and eventually demolished in the 1950's.

Nazareth House Convent Grounds (**51**) is located c.115m to the south-west of the Site. The House was originally the country estate of Isleworth House, an 18th century property that was rebuilt in 1832. The Poor Sisters of Nazareth bought the property in 1892 for their convent, over the years they established a school, a children's home and home for the elderly. The convent closed in 2002 but the building is still extant, the original grounds are now part of a modern housing estate. Also located within the grounds was an icehouse (**41**) which was built in the 19th century. It was originally Listed at Grade II level but has since been de-Listed for unknown reasons. The structure is one-storey tall and octagonal in shape with painted bricks, it is now used as a hen house and reported to be in poor repair.

At no.79 South Street are the remains of an 18th century house (**57**) located c.195m to the north-west of the Site. The building was reported to be two stories tall and constructed out of brown brick with red brick dressing. It was demolished in 1999.

At nos.20 and 21 Lower Square are the remains of a pair of 18th century houses (**58**), the ground floors of which were shops. They were constructed out of brown bricks with tiled roof. It is not clear when they became non-extant. They were located c.265m to the north-east of the Site.

Brentford Union Workhouse (**59**) was located at West Middlesex Hospital c.425m to the north of the Site. The workhouse was constructed in 1839 but was re-built between 1896 and 1902 as an infirmary for the Hospital complex.

The Post-Medieval and Post-Medieval to Modern periods are well represented within the study area. The closest asset to the Site is Nazareth House Convent Grounds (51). This, along with the other assets, indicates that there is archaeological potential for remains from this time period to be on Site.

Modern

There are five assets which date to the Modern period, these include; piling (36), located close to the mooring post (1) and sea defence (2), and sea defences (37) located c.500m to the north-east of the Site. Both assets are located within the Thames or the Foreshore area.

Silverhall Park (53) dates to the 20th century and is located c.295m to the north of the Site. The park was created as part of the Silverhall Estate in the 18th century and was eventually sold in the 19th. The current park was part of the Silverhall Park (52) until that was demolished. The asset then became a public park.

Our lady of Sorrows and St Bridget of Sweden Roman Catholic Church (55), located c.203m to the north-west of the Site, was built in 1909. The front elevation has a large gable end clad in ashlar, to the north is a large red brick tower. To the east is a hall constructed out of brown/yellow brick with red brick detailing.

Redlees Park (60) is a public park located within the former grounds of Redlees House c.290m to the south-west of the Site. The park is located on land that was once a gravel pit. The Park was officially opened in July 1932.

Undated

There are four assets that are of an unknown date, the first two were human remains (43, 44) located within the River Thames or Foreshore area. A skeleton (44), located c.320m to the north-west of the Site, was found near to a non-extant flour mill in c.1887. The other remains (43) were part of the same find spot with seven other artefacts (14, 15, 16, 17, 19, 29, 35), c.410m to the north-east of the Site.

The other two assets were a peat/organic clay deposit (46) located c.345m to the north-east of the Site and sheet piling (48) located c.334m to the south-east of the Site. Both were found as part of the TAS project.

4.3 Historic Maps

A brief appraisal of OS historic mapping shows that the Site was part of a rectangular field in 1865 and was part of an agricultural landscape. By 1894 a structure had been built on the Site. The 1912 maps show that this building is in fact a row of houses fronting onto Worple Road. Prior to 1966 these houses were demolished and by 1973-4 new housing had been constructed in its place. Is it not clear when these properties were themselves demolished.

During the London Blitz a high explosive bomb was dropped close to the Site.

It is considered likely that the previous structures on the Site may have impacted the archaeological potential of the Site. Despite this, it is reasonable to assume, given that several archaeological investigations have encountered archaeological remains at sites nearby, that there is a potential for remains and artefacts to survive within the Site.

4.4 Previous Archaeological Events

No archaeological investigations have taken place within the Site and 13 events have occurred within the wider study area. Only those events which were intrusive i.e. trial trenching, excavation or watching brief are discussed below and shown on Figure 2. All events can be found within the Gazetteer (Table 3).

A series of events (EV2) have been conducted at Nazareth House, c.154m to the south-east of the Site. A four-trench evaluation revealed concrete and brick foundation footings which belong to the Industrial school which once stood there. Also identified were 'earlier linears and pits' however the HER does not specify the dates for such features. An excavation and later watching brief revealed several phases of activity including Medieval pits and structures along with structural remains of the Isleworth Pottery (SM1) and large amounts of pottery connected with the monument.

Located close to these investigations but not part of the scheme, another evaluation was carried out (EV13) which found several Medieval pits and further foundations of the industrial school.

Two trenches (**EV5**) were excavated at the former Courage Brewery c.390m to the north-west of the Site. The event found several brick walls with a number of posthole and vertically set planks. These have been interpreted a scaffolding tower. Several later pits cut through the building remains. The dates of the earlier features were tentatively dated to the 17th to 18th century.

A three-trench evaluation (**EV6**) was excavated c.165m to the west of the Site at nos. 130 to 143 Twickenham Road. A subsoil (**33**), 19th century building (**34**) along with several other intercutting pits and brick foundations were encountered.

At the White Lion Court, a five trenched evaluation (**EV7**) was conducted c.140m to the north-east of the Site. The area had been severely impacted by building foundations, some of which were Post Medieval in date.

To the north of the Site, c.390m, a 10-trench evaluation (**EV8**) was conducted at the West Middlesex Hospital Sports Grounds. The event revealed two prehistoric flint flakes, two sherds of Roman pottery, two east to west parallel Medieval ditches (**30**) which were potentially part of a drainage system, several sherds of Medieval pottery, remains of a market garden (**31**), Post Medieval cultivation layer and the possible dump deposit of a butchers shop.

A watching brief (**EV4**) was carried out at no.20 Church Street c.365m to the north-east of the Site. No significant archaeological remains or finds were identified.

The last two intrusive event were evaluations (**EV11, EV12**), however the HER records not data for either of these events.

The closest event to the Site was the series of events a Nazareth House (**EV2**). These however were mainly concerned with the Pottery works (**SM1**) and Park area, the event did find the remains of Medieval to Modern features.

Table 1: Nationally and Locally Designated Heritage Assets within the 500m Study Area

Project ID	Asset Name	Designation Grade	NHLE Number	Easting	Northing
World Heritage Site					
WHS1	Royal Botanic Gardens, Kew	-	1000102	517659	176232
Scheduled Monument					
SM1	Isleworth Pottery	-	1435957	516607	175452
Registered Park and Garden					
RPG1	Royal Botanic Gardens, Kew	-	1000830	517659	176232
Listed Buildings					
LB1	11, LOWER SQUARE	II	1080315	516587	175832
LB2	THE DUKE OF NORTHUMBERLAND	II	1080316	516553	175854
LB3	HOLLAND HOUSE	II	1080356	516601	175867
LB4	THE ANNEXE	II	1080357	516687	176004
LB5	48 AND 50, CHURCH STREET	II	1080358	516694	176032

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Project ID	Asset Name	Designation Grade	NHLE Number	Easting	Northing
LB6	RAILINGS AND LAMP OF NUMBER 43	II	1096000	516148	175832
LB7	RICHARD REYNOLDS HOUSE	II	1096001	516186	175823
LB8	SUNDIAL AT GUMLEY HOUSE	II	1097004	516233	175966
LB9	ENTRANCE GATE AND FRONT WALL OF GUMLEY HOUSE	II	1119728	516397	175748
LB10	SARAH SERMONS ALMSHOUSES	II	1240258	516512	175676
LB11	ISLEWORTH PUBLIC HALL	II*	1240076	516693	175276
LB12	NAZARETH HOUSE GATEHOUSE	II	1240078	516671	175312
LB13	GORDON HOUSE	II	1240395	516188	176108
LB14	MARIA GREY TRAINING COLLEGE	II	1261015	516177	175759
LB15	FORMER STABLE BLOCK TO GORDON HOUSE	II*	1261018	516147	175588
LB16	185 AND 187, TWICKENHAM ROAD	II*	1261056	516160	175829
LB17	THE GEORGE INN	II	1261059	516491	175761
LB18	GARVIN HOUSE	II	1261093	516539	175525
LB19	GUMLEY HOUSE	II	1261094	516504	175670
LB20	GUMLEY HOUSE (CONVENT)	II	1294287	516589	175855
LB21	8, UPPER SQUARE	II	1294292	516677	175998
LB22	NAZARETH HOUSE	II	1358288	516714	176020
LB23	FRONT ENTRANCE GATE AND GATEPOSTS TO NAZARETH HOUSE	II	1358306	516570	175804
LB24	2, CHURCH STREET	II	1358307	516465	175997
LB25	42-46, CHURCH STREET	II	1380571	516195	175791
LB26	58 AND 60, CHURCH STREET	II	1389410	516627	175958
LB27	THE OLD BLUE SCHOOL	II	1389414	516211	175633

Archaeological Desktop Appraisal – Magdala Road

Project ID	Asset Name	Designation Grade	NHLE Number	Easting	Northing
LB28	SIR THOMAS INGRAMS ALMSHOUSES	II	1390987	516576	175380
LB29	ISLEWORTH WAR MEMORIAL	II	1392039	516213	175903
LB30	MILL BRIDGE AND BASIN	II	1392493	516438	175754

Locally Listed Buildings

LLB1	18-20 May Villas, Byfield Road, Isleworth	-	-	516225	175608
LLB2	82-92 Twickenham Road, Isleworth	-	-	516208	175943
LLB3	98-110 Twickenham Road, Isleworth	-	-	516209	175880
LLB4	St Mary's Roman Catholic School, Twickenham Road, Isleworth	-	-	516216	175800
LLB5	Gumley House Convent School, Twickenham Road, Isleworth	-	-	516106	175734
LLB6	St Bridget's Church Tower, Twickenham Road, Isleworth	-	-	516200	175800
LLB7	Glossop Memorial, Upper Square, Isleworth	-	-	516466	175741
LLB8	Number 4, Upper Square, Isleworth	-	-	516440	175756
LLB9	The Swan Inn (1 Swan Street), Swan Street, Isleworth	-	-	516496	175767
LLB10	2-4 consec, Swan Street, Isleworth	-	-	516508	175771
LLB11	Old Police Station, Worple Road, Isleworth	-	-	516345	175631
LLB12	Redlees Cottage, Worton Road, Isleworth	-	-	515971	175589
LLB13	Redless Stables, Worton Road, Isleworth	-	-	515925	175591

Conservation Areas

CA1	Isleworth Riverside	-	-	516954	176385
CA2	Old Deer Park	-	-	517518	175662

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Project ID	Asset Name	Designation Grade	NHLE Number	Easting	Northing
CA3	St Margaret's Estate	-	-	516790	174873

Archaeological Priority Areas-

APA1	Isleworth, Syon Park and Brentford	-	DLO33009	517544	177010
APA2	Kew Gardens and the Old Deer Park	-	DLO33473	517948	176195
APA3	Thames Foreshore and Bank	-	DLO33481	518158	173831

Table 2: Non-designated Heritage Assets within the 500m Study Area

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
1	River Thames	MOORING BOLLARD?	Post Medieval to Modern	MLO104111	516683	175947
2	Church Ferry	FLOOD DEFENCES?	Post Medieval to Modern	MLO104119	516686	175947
3	20 & 21 LOWER SQUARE	SHOP; SEMI DETACHED HOUSE	Post Medieval	MLO10602	516556	175775
4	Siverhall Park	ICEHOUSE	Post Medieval to Modern	MLO107416	516300	175972
5	NORTH ST	MANOR HOUSE; MOATED SITE	Medieval	MLO2172	516505	175905
6	NORTH ST	WATERMILL	Medieval	MLO2178	516505	176005
7	NORTH ST	OUTBUILDING	Medieval	MLO2179	516405	176005
8	NORTH ST	FINDSPOT	Neolithic	MLO2198	516405	175905
9	3-23 CHURCH ST	DITCH	Medieval	MLO22695	516505	175905
10	3-23 CHURCH ST	MANOR HOUSE; MOATED SITE	Medieval to Post Medieval	MLO22696	516505	175905
11	3-25 CHURCH ST	HOUSE	Post Medieval	MLO22697	516505	175905
12	3-23 CHURCH ST	FINDSPOT	Post Medieval	MLO22699	516505	175905

Archaeological Desktop Appraisal – Magdala Road

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
13	TWICKENHAM RD	FINDSPOT	Early Medieval/ Dark Age	MLO24373	516205	175805
14	RIVER THAMES	FINDSPOT	Middle Bronze Age	MLO25820	516705	175905
15	RIVER THAMES	FINDSPOT	Bronze Age	MLO25976	516705	175905
16	RIVER THAMES	FINDSPOT	Late Iron Age to Roman	MLO26006	516705	175905
17	RIVER THAMES	FINDSPOT; FINDSPOT	Bronze Age	MLO26013	516705	175905
18	ISLEWORTH AIT	FINDSPOT	Roman	MLO26777	516755	175955
19	LONDON APPRENTICE PUBLIC HO	FINDSPOT	Post Medieval	MLO27041	516705	175905
20	ISLEWORTH AIT	HUMAN REMAINS	Iron Age	MLO27042	516705	175805
21	NORTH ST	CHAPEL	Medieval	MLO28321	516505	175905
22	CHURCH ST&	MOAT	Medieval	MLO28322	516505	175905
23	NORTH ST&	MANOR HOUSE	Medieval	MLO38317	516505	175905
24	NORTH ST&	BUILDING	Medieval	MLO38318	516505	175905
25	3-23 CHURCH ST	MANOR HOUSE; MOAT; GREAT HALL	Medieval to Post Medieval	MLO53347	516505	175905
26	3-23 CHURCH ST	MOAT	Medieval to Post Medieval	MLO53348	516505	175905
27	3-23 CHURCH ST	FLOOR; BUILDING	Medieval	MLO53349	516505	175905
28	3-23 CHURCH ST	CELLAR	Post Medieval	MLO53350	516505	175905
29	ISLEWORTH	FINDSPOT	Roman	MLO611	516705	175905
30	W MIDDX HOSPITAL	DITCH	Medieval	MLO63930	516255	176105
31	W MIDDX HOSPITAL	MARKET GARDEN	Post Medieval	MLO63932	516255	176105
32	3-23 CHURCH ST	FINDSPOT	Prehistoric	MLO66569	516505	175905

Archaeological Desktop Appraisal – Magdala Road

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
33	130-146 TWICKENHAM RD	DEPOSIT	Post Medieval	MLO67547	516190	175690
34	130-146 TWICKENHAM RD	BUILDING	Post Medieval	MLO67548	516190	175690
35	SYON REACHISLEWORTH	FINDSPOT	Iron Age	MLO68791	516705	175905
36	THAMES FORESHORE	PILING	Modern	MLO69965	516689	175952
37	THAMES FORESHORE	FLOOD DEFENCES	Modern	MLO69966	516707	175982
38	THAMES FORESHORE	FLOOD DEFENCES	Post Medieval to Modern	MLO69967	516734	176005
39	ISLEWORTH	MILL; SETTLEMENT	Early Medieval/Dark Age to Medieval	MLO73128	516405	175705
40	Nazareth House	DEPOSIT	Post Medieval	MLO76967	516510	175500
41	Former Ice House in the grounds of Nazareth House	ICEHOUSE	Post Medieval	MLO85560	516551	175608
42	WORTON MANOR	HOUSE	Post Medieval	MLO85582	516042	175627
43	ISLEWORTH EYOT	HUMAN REMAINS	Unknown	MLO8605	516705	175905
44	Isleworth	HUMAN REMAINS	Unknown	MLO108987	516669	175792
45	Posts below modern jetty	Mooring feature	Post Medieval	A101 TAS	516670	175930
46	Peat/organic clay	Deposit	Unknown	A101 TAS	516700	175780
47	Vessel remains in inlet.	Vessel	Post Medieval	A102 TAS	516700	175880
48	Sheet piling.	Riverfront defence	Unknown	A103 TAS	516690	175500
49	Mooring posts?	Structure	Post Medieval	A119 TAS	516670	175940
51	Redlees Park	PUBLIC PARK	Modern	MLO104444	515947	175426
52	Nazareth House Convent and Grounds	COUNTRY ESTATE; NUNNERY; INDUSTRIAL SCHOOL;	Post Medieval to Modern	MLO104460	516565	175535

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
		CONVENT SCHOOL; NURSING HOME; CEMETERY				
53	Silverhall Park	HOUSE; NUNNERY	Post Medieval to Modern	MLO107417	516356	175966
54	Silverhall Park	PUBLIC PARK	Modern	MLO107418	516310	175997
55	Silverhall Park	RIVER	Medieval to Unknown	MLO107419	516433	175985
56	Our Lady of Sorrows and St Bridget of Sweden	ROMAN CATHOLIC CHURCH	Modern	MLO107853	516230	175812
57	Nazareth House	CHINA FACTORY; PIT; POST HOLE; DRAIN; BUILDING	Georgian to Victorian	MLO108004	516608	175453
58	No 79 South Street	HOUSE	Post Medieval to Modern	MLO85662	516207	175759
59	Nos 20 and 21 Lower Square	HOUSE; SHOP	Post Medieval to Modern	MLO85691	516577	175834
60	Brentford Union Workhouse	WORKHOUSE; INFIRMARY; HOSPITAL	Post Medieval to Modern	MLO99326	516475	176223

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV1	Thames Discovery Programme: Foreshore Survey	2011	Survey	ELO12879	516818	176009
EV2	Isleworth House	2014	Desk Based Assessment	ELO14109	516561	175551
EV2	Isleworth House	2014	Heritage Statement	ELO14157	516522	175556
EV2	Isleworth House	2014	Evaluation	ELO14249	516600	175458
EV2	Isleworth House	2014	Excavation	ELO15716	516602	175463

Archaeological Desktop Appraisal – Magdala Road

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV2	Isleworth House	2015	Watching Brief	ELO15717	516552	175598
EV3	Old Blue School	2014	Heritage Assessment	ELO14303	516571	175805
EV4	No. 20 Church Street	2006	Watching brief	ELO7595	516645	175933
EV5	Land at Courage Brewery	1995	Evaluation	ELO9623	515905	175893
EV5	Land at Courage Brewery	1993	Desk Based Assessment	ELO9601	515895	175931
EV6	Nos 130-143 Twickenham Road	1996	Evaluation	ELO4744	516184	175690
EV7	White Lion Court	2016	Evaluation	ELO17533	516577	175751
EV7	Swan Court	2015	Desk-Based Assessment	ELO17530	516577	175751
EV8	West Middlesex Hospital Sports Ground	1993	Evaluation	ELO4911	516288	176166
EV9	Former Isleworth Pottery	2016	Desk Based Assessment	ELO20145	516608	175453
EV10	West Middlesex Hospital Site	1996	Desk Based Assessment	ELO9627	516493	176252
EV11	Nos.3-23 Church Street	Unknown	Evaluation	ELO3090	516505	175905
EV12	Twickenham Road	Unknown	Evaluation	ELO5209	516207	175803
EV13	Nazareth House	2001	Desk Based Assessment	ELO9683	516561	175551
EV13	Nazareth House	2002	Evaluation	ELO14156	516526	175625

5 Key Constraints and Risks

The Site lies within Isleworth Riverside Conservation Area (**CA1**). While Conservation Area Consent is not required as it was abolished by the ERR Act (1) it was replaced with the requirement for planning permission for demolition of a building in a Conservation Area. Buildings are not to be demolished in a Conservation Area without the consent of the local planning authority. Any development within the Conservation Area would require further consultation with the Conservation Officer in terms of preserving the character and setting of the Conservation Area.

Within the 500m study area there is; one World Heritage Site, the Royal Botanic Gardens of Kew (**WHS1**), also a Registered Park and Garden (**RPG1**); one Scheduled Monument, the Isleworth Pottery (**SM1**); two further Conservation Areas (**CA2-3**); 30 Listed Buildings (**LB1-30**), three of which are Listed at Grade II* (**LB11, LB15, LB16**) and the rest are Grade II listed. There are 13 Locally Listed Buildings (**LLB1-13**) and three Archaeological Priority Areas (**APA1-3**). Only one of these assets has inter-visibility with the Site, the Old Police Station (**LLB11**). It is considered likely that any proposed development of the Site would need to take the character and setting of this Locally Listed Building into account. All the other assets are either well away from the Site or are screened from view by the intervening urban form and their settings do not extend into the Site.

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Hounslow council revealed that there are no non-designated heritage assets within the Site. However, within the study area there are 59 assets which date from the Prehistoric to the Modern, and two that could not be dated. The Site is located close to an Archaeological Priority Area (APA1) and there is a potential for Prehistoric, Medieval, Post Medieval and Modern remains to found within the Site.

The historic map regression exercise revealed that the Site has been impacted by former housing. The Site was also located within close proximity to a high explosive bomb which was dropped during the London Blitz. These impacts would have affected any potential archaeological remains. However, it is reasonable to assume, given that several archaeological investigations have encountered archaeological remains in other sites nearby, that there is a potential for remains and artefacts to survive within the Site.

6 Recommendations

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority, would have to be engaged early in the planning process. Such engagement would determine the need for, and scope of, archaeological inputs to support planning submissions.

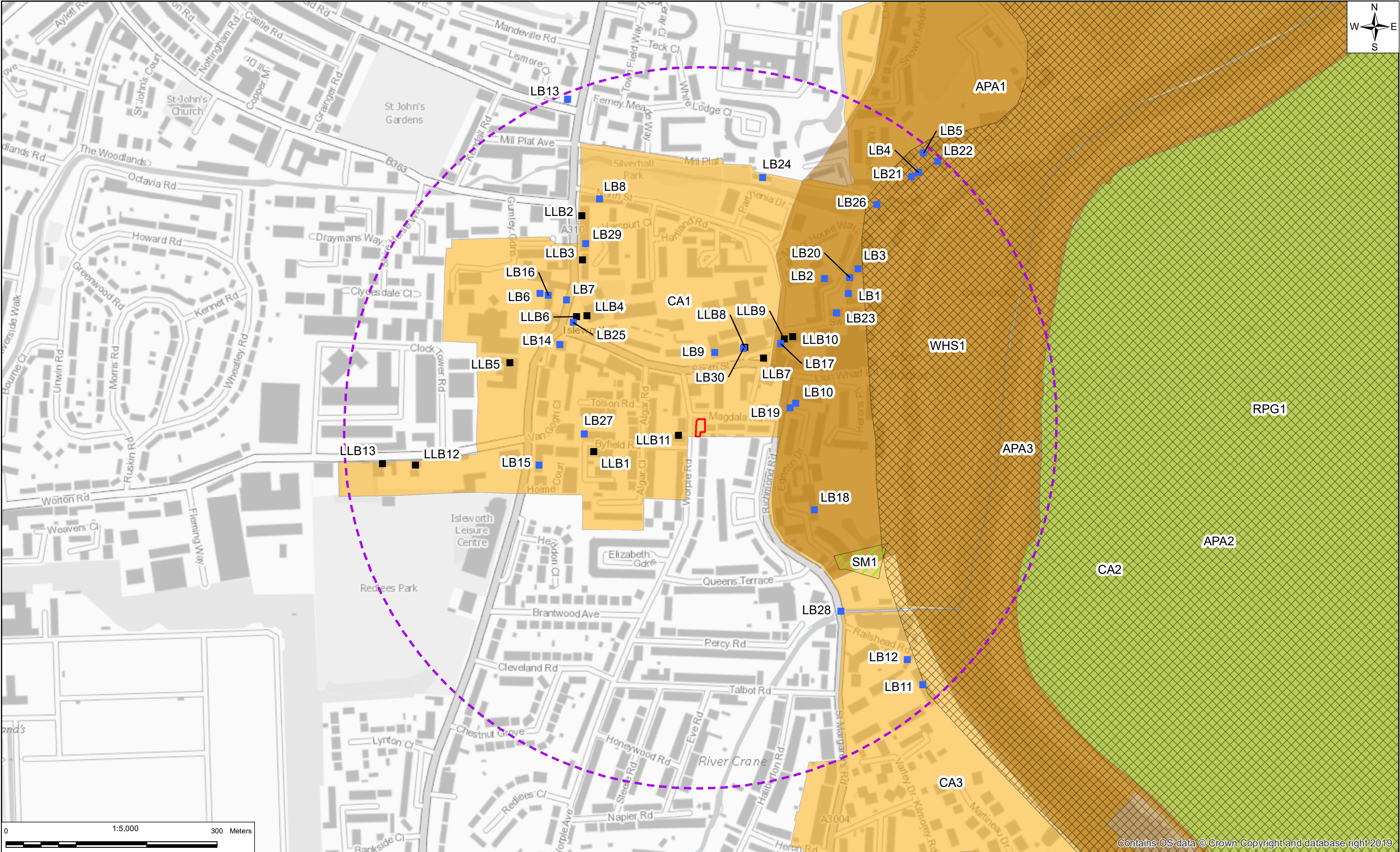
GLAAS may recommend a full archaeological desk-based assessment (DBA) for the Site which would include a specific archaeological site walkover, relevant documentary research, a map regression exercise as well as preparation of distribution maps showing designated and non-designated heritage assets. This might have to be supported by an archaeological evaluation. If required, this would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for further archaeological mitigation. Should it be necessary, this requirement would be dealt with through a condition of planning consent.

Any planning submission will have to address the issue of the setting and character of the Conservation Area and the setting of the nearby Locally Listed Building. This may take the form of a heritage statement in addition to a desk-based assessment.

FIGURES

Figure 1: Nationally and Locally Listed Heritage Assets

Figure 2: Non-designated Heritage Assets and Archaeological Event



REV	Date	Description	Drawn	Check	Approv
01	19 Sep 19	INITIAL ISSUE	NG	AL	JW

Legend					
	Red Line Boundary		Conservation Areas		
	500m Buffer Study Area				
	Listed Building				
	Locally Listed Building				
	Scheduled Monuments				
	World Heritage Sites				
	Registered Parks and Gardens				
	Archaeological Priority Areas				

Client

London Borough of Hounslow

Client
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

Site
Garage Block Adjacent to
60 Magdala Road
Isleworth, TW7 7DD
London

Suitability Description:			
Issued for information			
Designed	A. Latham	Date 19 Sep 19	Signed
Drawn	G. Natarajan	Date 19 Sep 19	Signed
Checked	K. Clover	Date 19 Sep 19	Signed
Approved	J. Wylie	Date 19 Sep 19	Signed
Scale:	1:5,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	10030793

PROJECT:

Hounslow Small Sites

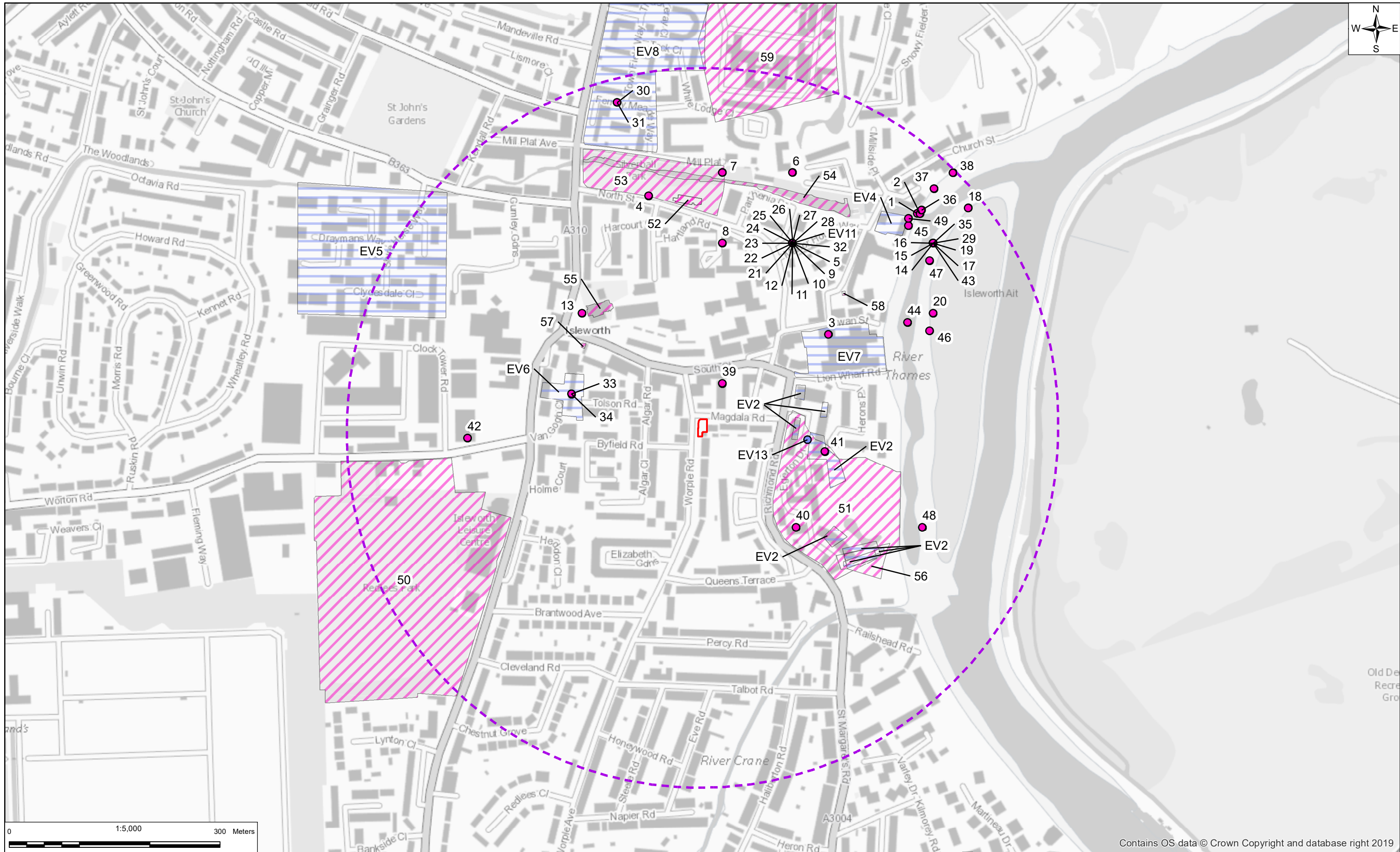
TITLE:

Figure 1:
Nationally and Locally
Designated Heritage Assets,
Site 15 - Magdala Road

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Revision: 01



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REV	Date	Description	Drawn	Check	Approv
01	19 Sep 19	INITIAL ISSUE	NG	AL	JW

Legend					
Non-Designated Heritage Assets					
Archaeological Events					

Client

London Borough of Hounslow

Client

London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

Site

Garage Block Adjacent to
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Isleworth, TW7 7DD
London

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Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	10030793

PROJECT:	
Hounslow Small Sites	
TITLE:	
Figure 2: Non-Designated Heritage Assets and Archaeological Events Site 15 - Magdala Road	

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