

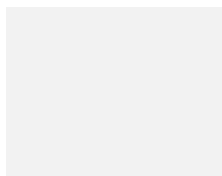
# **TFL\_PSF\_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE SITE 13 WESTERN AVENUE, LONDON, W3 7EF**

## **Archaeological Desktop Appraisal**

FEBRUARY 2019



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# Site 13 Western Avenue, London, W3 7EF

## Archaeology Desktop Appraisal

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## VERSION CONTROL

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## SUMMARY

An archaeological desk-top review for a proposed Transport for London (TfL) disposal site at Western Avenue (the Site) located at Western Avenue, London Borough of Ealing. This involved a rapid information-gathering and review of the Site and a 500m study area using information from publicly held sources. The work comprised a review of potential heritage/archaeological constraints and opportunities.

There are no scheduled monuments, listed buildings, world heritage sites, registered parks and gardens or battle fields within the Site or study area. There are, however, two conservation areas: Acton Park (with one locally listed building, the Goldsmiths Arms), located to the south west of the Site and Old Oak and Wornholt, to the east. The Greater London Historic Environment Record (GLHER) has identified no non-designated assets within the Site but 10 within the study area. These date from the Prehistoric to Modern periods. These assets will not be impacted by the proposed development as they are too far away and screened from view by Modern buildings.

There has been one archaeological event on the Site, and four within the study area. The event on the Site was a desk-based assessment on fifteen sites either side of the A40. Some of these sites have potential for previously unrecorded archaeological remains. The rest of the archaeological events in the study area have little bearing on the archaeological potential of the Site or its study area as no archaeological remains were encountered.

Overall the review has identified that there is a low to medium potential for buried Medieval remains, medium to high potential for Modern and a low to medium potential for all other time periods to survive on the Site. This potential mainly resides in the close proximity that the Site has to the Medieval East Acton archaeological priority area and the artefacts and archaeology found within the study area. However due to the construction and demolition of a Modern block flats on the Site it is not clear how well the remains would have survived. The Modern period is well represented on the Site as it once contained a flat complex. This housing could remain as below ground archaeological remains in the form of brick foundations and occupation debris. At present it is not considered that the archaeological potential on the Site would impinge on any future development.

For any future planning application, the potential for below ground remains need to be fully evaluated. The Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, are likely to recommend that the Site is archaeologically evaluated. This is mainly due to the close proximity of the archaeology priority area to the Site.

# 1 Introduction

## 1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) have been commissioned by TfL (the Client) to undertake an archaeological desk-top appraisal at Western Avenue ('the Site').

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

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

## 1.2 Scope of Works

The scope of the review 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 review 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 to the south of Western Avenue at grid reference TQ214808. The Site is bounded by a brick wall along a pathway along Western Avenue to the north. Glendun Road and pathway to the east, a metal fence and pathway along a road to a block of flats to the south and an area associated with the flat complex to the west. The Site is currently occupied by an area of over grown trees and shrubs. The topography of the Site is flat measuring c.15m AOD.

The geologic bedrock of the Site is London Clay Formation which is a mix of clay, silt and sand, the Site has no superficial deposits (<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 assessed. Designated data was derived from the National Heritage List for England (Historic England) on 24 January 2019. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on the 6<sup>th</sup> of February 2019. Information on conservation areas was obtained from Ealing Council's website ([https://www.ealing.gov.uk/info/201158/conservation\\_areas/1022/acton\\_conservation\\_areas](https://www.ealing.gov.uk/info/201158/conservation_areas/1022/acton_conservation_areas))

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 to 3. All heritage assets, archaeological priority areas (APAs) and conservation area are shown on Figure 1.

## 4 Baseline Conditions

### 4.1 Designated Heritage Assets

There are no listed buildings, scheduled monuments, registered parks or gardens or registered battle fields within the Site or its study area. There are no conservation areas on the Site but there are two within the study area.

Acton Park conservation area is located 305m to the south west of the Site and was designated in 1982. The area mainly contains Victorian and Edwardian character buildings which date to the time when Ealing began to expand and flourish. The typical style of the structures include; stock and red brick laid in Flemish bond with stucco trimming, high pitched roofs covered with slates or tiles. The centre of the conservation area is Acton Park which is a hub of listed buildings, this part of the conservation area is outside of the study area (Acton Park Conservation Area: Character Appraisal

[https://www.ealing.gov.uk/downloads/download/736/acton\\_park\\_conservation\\_appraisal](https://www.ealing.gov.uk/downloads/download/736/acton_park_conservation_appraisal)).

Old Oak and Wornholt conservation area is located 146m to the east of the Site, and was designated in 2018. The conservation area is divided into three distinctive areas. The closest to the Site is Westway Environs and Wornholt Estate. The defining characteristic of the Western Environs area is long narrow block structures laid out parallel to Westway, Du Cane Road and the railway. The properties here are fully rendered, including the chimneys, and contain a significant amount of retail buildings. The Wornholt Estate contains communal gardens with greenery such as lawns and verges around street junctions. The buildings here are residential and constructed out of red brick with brown tiled roofs. Although the conservation area is within inter-visibility of the Site, particularly the western end of the Westway Environs, it will have little impact on the asset as the properties face away from the Site and the busy road, vegetation and to a certain extent some of the buildings screen it from view.

The Site is not located within an archaeological priority area (APA) but there is one within close proximity. 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/>).

The APA is for a Medieval hamlet of East Acton which existed in 1294 (also non-designated asset 7) located immediately to the west of the Site. Little information exists on the settlement but what is known is that there was a manor house to the south west which was in existence by 1532 (5). Due to the close proximity of the APA it adds archaeological potential to the Site.

### 4.2 Non-designated Heritage Assets

There are no non-designated heritage assets within the Site but there are 10 within the study area. These date from the Prehistoric to the Modern periods with one unknown asset (3).

#### **Prehistoric (BC500000-AD42)**

There are three finds spots within the study area which date to the Prehistoric period (1, 2, 4) all were found 393m north west of the Site. The first asset were some Palaeolithic (50000-1000BC) flint flakes (1). The second artefact (2) was a graver (type of axe head) and is believed to be Neolithic in date (1000-4000BC). The last asset is an assemblage of Palaeolithic and Neolithic (4000-2200BC) artefacts which comprised of a chipped flint axe, small flakes and scrapers (4) all of which were found in disturbed gravel.

#### **Roman (AD43-410)**

No assets were identified from the Roman period.

#### **Medieval (AD410-1540)**

The Medieval settlement of East Acton (7) was located 409m south west of the Site and its manor house (5) was located 423m south west of the Site. There is little information provided by GLHER on both assets, what is known is that the settlement comprised of farmhouses and cottages which were found to the north and

south of common land. The manor house (5), known as the Acton Manor House, was associated with the Goldsmith Estate.

A door key (6), with a kidney shaped bow, was found within allotments 410m to the south of the Site. It is not known if this artefact was residual or originated in this location. It adds little to the archaeological potential of the area.

### **Post Medieval (AD1540-1901)**

No assets were identified from the Post Medieval period.

### **Modern (AD1901-Present)**

Three assets, two extant (9, 10) and one non-extant (8), were found within the study area. A fish and chip shop (8) was located 173m south east of the Site and was constructed in the 1930's. It contained many original features and a building recording event (EV1) took place to preserve the asset in record form before the building was demolished.

To the north east, 197m, of the Site is the Old Oak Estate (9) which was constructed in 1912-13 to help with the housing demand in the area. The estate was designed by A S Soutar, F J Lucas and J M Cormont in a cottage style with two storey brick houses. The estate is noted for its use of privet hedges, trees, grass verges and front garden.

The last asset is the Wormholt Estate (10), 159m to the east of the Site. This settlement, built in 1926-8, was likewise built to stem the pressure of housing in the area. The estate was designed by H T Hare in red brick, the properties are set back from the road and located around small greens.

### **Unknown**

A non-extant earthwork (3) was recorded 424m to the west of the Site. The extent and nature of this asset is unknown but it was called 'Friars Place' but whether it is associated with an ecclesiastical place or person is unknown.

### **Historical Maps**

A brief historical map regression exercise was conducted to establish if there have been any impacts from past occupation or industrial activities on the Site. These impacts could have a bearing on the survival of archaeological remains. The websites used for this exercise were 'Old Maps' (<https://www.old-maps.co.uk/#/>), a free internet resource, and the National Library of Scotland's online historical map catalogue (<https://maps.nls.uk/>).

The earliest maps of the area, OS Town Plan London 1850 1:5,280 and OS County Series: London 1871 1:2,500, shows that the Site was part of a large field with a road to the south and east. It was not until 1935 that the Site began to resemble its current state, Western Avenue has now been established and the surrounding area populated with residential housing. The Sites boundaries have been established but its interior remains blank. By 1955-56 a rectangular building called Glendun Court can be seen on the Site along with some outbuildings to the west. It is not clear when these buildings were demolished but it was between 1988-1996 (last publicly accessible OS map) and 1999 (satellite imagery from Google Earth Pro). The Site then became, by 1999, an area of greenery that was not altered, apart from the planting of additional trees and shrubs, until present day.

According to online resources (<http://bombsight.org/#>) two high explosive bombs was dropped very close to the Site, to the south east, which fell during the Blitz in WWII. It is unclear how much of an impact these devices would have had on the Site.

### **Historic Landscape Character**

Historic landscape character (HLC) is a systematic way of identifying and mapping different characteristic of land use. This can lead to the recognition of distinctive regional or local identity and help with planning and strategy policies to retain and preserve local character. According to the data provided for GLHER the Site is



located within a large area of residential properties. To the south east is Hurlingham Park and to the north east is Old Oak Estate, a residential settlement. None of these HLC's have any bearing on the Site or its archaeological potential.

### 4.3 Built Heritage

Within the study area, 345m to the south west of the Site, there is one locally listed building, Goldsmiths Arm, which is within the Acton Park Conservation Area. The building resides on the site of a much older public house which was also used as a point to employ labourers. The half brick and timbre structure has a catslide tiled roof and timber-framed multi-paned windows on the upper floors. The use of orange paint, loss of garden and the poor signage detract from the aesthetics of the asset. The building will not be impacted by the proposed development as it is far enough away and screened from view by buildings.

### 4.4 Previous Archaeological Events

Only one archaeological event (**EV2**) has taken place on the Site and four (**EV1, EV3-5**) within the study area. A desk-based assessment (**EV2**) was conducted on fifteen sites either side of the A40 between Gypsy Corner and Western Circus in August 1998. However, the GLHER did not specify which site, 1-15, was located on the Western Avenue Site. What is known is that sites 1, 2, 7, 8, 10 and 13-15 had limited archaeological potential. Sites 4, 11 and 12 had medium to high potential for Medieval to Post-Medieval archaeology and sites 3, 5 and 6 had low potential for Medieval to Post-Medieval remains. The report did not specify what the potential was for site 9.

A building recording event (**EV1**), located 174m south east of the Site, took place for a fish and chip shop (**8**) and preserved by record the historical features of the building before it was demolished.

Three events took place to the south west of the Site, a desk-based assessment (**EV3**) 244m and two trial trenching events (**EV4** and **EV5**) 306m and 185m respectively. The desk-based assessment identified that there was a low potential for archaeological remains on the site due to Medieval and Post Medieval ploughing and 19<sup>th</sup> century developments. The trial trenches encountered no archaeological features or finds, just sterile soils that were interpreted as large levelling deposits.

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

Asset Name	Designation Grade
Acton Park	Conservation Area

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

Project ID	Asset Name	Site Type	Period	GLHER Number
1	Flint flakes	Findspot	Prehistoric	MLO1375
2	Graver	Findspot	Prehistoric	MLO1418
3	Friars place	Findspot	Unknown	MLO285
4	East Action Railway Station finds assemblage	Findspot	Prehistoric	MLO4521
5	East Acton Manor House	Building	Medieval	MLO4576

Project ID	Asset Name	Site Type	Period	GLHER Number
6	Door Key	Findspot	Medieval	MLO4581
7	East Acton Hamlet	Settlement	Medieval	MLO7324
8	Burrows Fish and Chip Shop	Building	Modern	MLO10053
9	Old Oak Estate	Settlement	Modern	MLO10825
10	Wormholt Estate	Settlement	Modern	MLO10854

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number
EV1	Burrows Fish and Chip Shop	7 July - 25 August 2009	Building recording	ELO1034
EV2	A10 Gypsy Corner/ Western Circle	1-31 August 1998	Desk-based assessment	ELO14962
EV3	East Acton Lane	1-30 June 2015	Desk-based assessment	ELO15536
EV4	East Acton Lane	8-10 August 2016	Trial trenching	ELO17073
EV5	East Acton Lane	8-10 August 2016	Trial trenching	ELO18239

## 5 Key Constraints and Risks

This review indicates a medium to high potential for buried archaeology dating to the Modern period, a medium to low potential for Medieval remains and low potential for all other time periods to survive on the Site. This potential mainly resides in the close proximity that the Site has to the Medieval East Acton APA and the artefacts and archaeology found within the study area. However due to the construction and demolition of the flats and the bomb damage inflicted during the Blitz, it is not clear how well the remains would have survived. The Modern period is well represented on the Site as it once contained a block of flats. This housing could remain as below ground archaeological remains in the form of brick foundations and occupation debris.

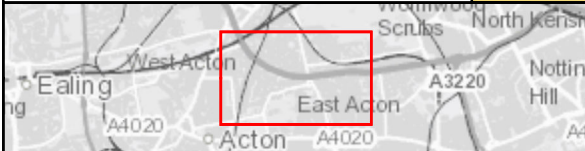
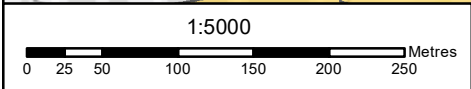
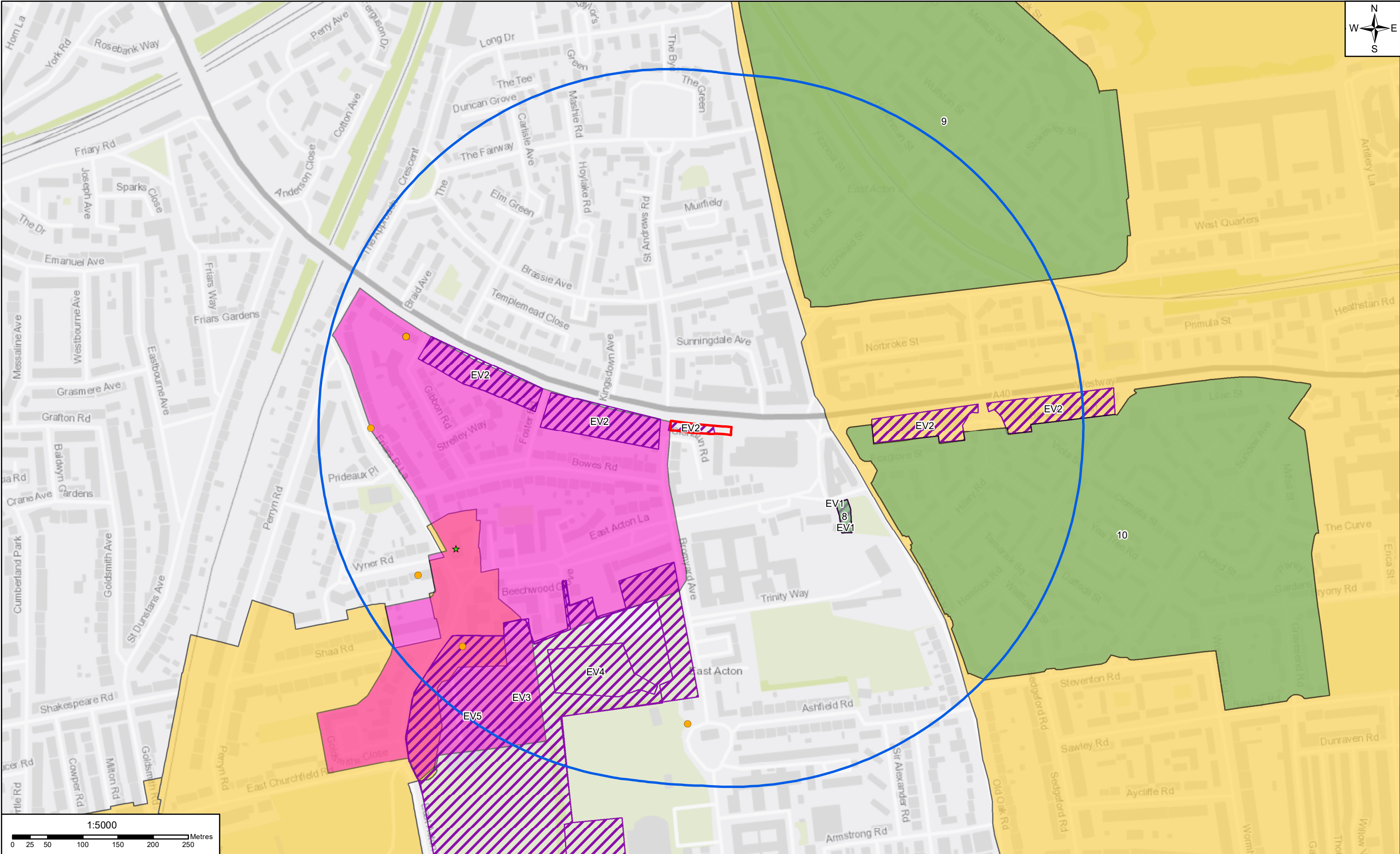
None of the assets recorded by Historic England, GLHER or Ealing Council will be impacted by the proposed development as they are either non-extant, removed from their original find location, too far away or screened from view by well-established vegetation of buildings. However, the close proximity of the APA could indicate a Medieval presence on the Site.

In summary, there are no designated assets within the Site but there is one conservation area with one locally listed building within the study area. There are no non-designated assets on the Site but there are 10 within the study area. These mainly relate to Prehistoric, Medieval and Modern assets. The Prehistoric finds add archaeological potential to this part of the study area and could suggest a presence on the Site, although this is a low potential. The Medieval period is much more prolific in the study area and within close proximity to the Site. The non-extant remains of the Medieval hamlet of East Acton could be present on the Site but due to Modern disturbance this has been given a medium to low potential. There is a high potential for Modern remains from the residential properties to be on the Site.

## 6 Recommendations

Given the possibility of future planning applications for the site involving development, it is thought likely that the local planning authority archaeological advisory service would recommend a full detailed assessment and the results of an archaeological investigation inform planning determination. If archaeological features are encountered these could be identified, dated and characterised. Should archaeological remains exist which warrant mitigation, these need not be a bar to development. They are likely to be dealt with as a condition of planning consent.

Prior consultation with the Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority is recommended at an early stage in the planning process to appreciate the historic environment requirements of any planning application.



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01	14/02/19	Initial Issue	MS	JN	JG
REV	Date	Description	Drawn	Check	Approv

**LEGEND:**

- Site Boundary
- 500m Buffer
- Goldsmith Arms
- Non-Designated Assets
- Non-Designated Assets
- Archaeological Events
- Archaeological Priority Areas
- Conservation Areas

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**PROJECT:**

**TFL - SMALL SITES PROJECT  
DUE DILIGENCE**

**TITLE:**

**TFL SMALL SITES  
WESTERN AVENUE**

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