ARCADIS Design & Consultancy for natural and built assets

LONDON BOROUGH OF HOUNSLOW SMALL SITES SMALL BUILDERS PROGRAMME

GARAGE BLOCK ADJACENT TO 86 BEECH AVENUE, BRENTFORD TW8 8NH

Archaeological Desktop Appraisal

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NOVEMBER 2019

Incorporating
EC HARRIS BUILT ASSET CONSULTANCY
Hyder

Garage Block Adjacent to 86 Beech Avenue, Brentford TW8 8NH

Archaeological Desktop Appraisal

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Summary

An archaeological desk-top appraisal has been carried out for a parcel of land currently occupied by a garage block and car parking adjacent to 86 Beech Avenue Brentford, TW8 8NH in the London Borough of Hounslow (the Site). This involved a rapid information-gathering and review of the known historic environment resource within the Site and a 500m study area using information from publicly held sources. A brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made.

There are no known non-designated heritage assets located within the Site itself. A total of 46 non-designated heritage assets are located within 500m of the Site; the closest being a Roman coin (**13)** c.200m to the southeast. The Site does not lie with an Archaeological Priority Area but there are two within the study area. It is considered that there is the potential for unrecorded archaeological remains to be present within the Site. This potential is based upon the large number of non-designated heritage assets within the study area, although there has been no previous recorded archaeological activity within close proximity to the Site (c.200m).

Historic mapping has identified that from at least the time of the 1865 OS map, the Site was occupied by enclosed fields until c.1915. Despite vast development in the surrounding area the Site remained an unoccupied corner plot until the garage block present on the Site today was constructed at some point during the 1980's; appearing on a map by 1988.

The Site is not located within a Conservation Area. There are no locally listed buildings within a 500m radius and the nearest listed building (**LB8**) is located over 200m away to the north. Due to the location of the Site, within a modern housing estate, any future proposed development of the Site is not likely to impact on the setting or character of any nearby designated asset due to the intervening urban form.

For any future planning application, early consultation with The Greater London Archaeological Advisory Service (GLAAS) is recommended to fully understand the requirements to submit a planning application for the Site.

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 for a garage block adjacent to 86 Beech Avenue, Brentford, TW8 8NH (the Site).

The London Borough of Hounslow authority 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 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 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 immediately to the south of number 86 Beech Avenue, Brentford, London at NGR 516776, 177359 and covers an area of approximately 0.01 hectares. The Site is currently occupied by a brick-built garage block with spaces for car parking on the hardstanding at the front. The topography of the site is generally flat at approximately 8 m Above Ordnance Datum (AOD). The topography of the immediate area is also generally flat, with the hardstanding slightly sloping down towards Almond Grove to the south.

To the west, the Site is bounded by a brick wall which separates the Site from the property to the west. To the north the Site boundary is delineated by the garage block of three bays and directly behind this is the garden of number 86 Beech Avenue. The garden curves around the side and bounds the Site to the east, on the corner of Beech Avenue and Almond Grove. Access to the Site and the garages is to the south on Almond Grove where the Site boundary is not fenced or marked in any way.

The Site lies within an urban residential area, surrounded by residential homes and industrial land to the north, within an approximate 200m radius. Industrial land uses appear to be mainly shopping outlets, car sales and workshops.

The bedrock geology of the Site is London Clay Formation – clay, silt and sand with the sedimentary bedrock being formed approximately 48 – 56 million years ago in the Palaeogene Period (British Geological Survey Online Map Viewer, accessed November 2019).

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 7th November 2019. Information regarding Conservation Areas was obtained from the London Borough of Hounslow website accessed 12th November 2019 (https://www.hounslow.gov.uk/info/20010/planning_and_building/1098/design_and_conservation).

Information on locally listed buildings was obtained from Hounslow's Local List accessed 13th November 2019 (https://www.hounslow.gov.uk/info/20010/planning_and_building/1098/design_and_conservation/6).

Non-designated data and information on Archaeological Priority Areas was received from the Greater London Historic Environment Record (GLHER) on the 11th November 2019.

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 and in bold 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, 3 and 4. All nationally designated heritage assets including World Heritage Sites, Registered Parks and Gardens, Conservation Areas and Listed Buildings are shown on Figure 1; all Archaeological Events and Priority Areas are shown on Figure 2; and all non-designated heritage assets are displayed in Figure 3.

4 Baseline Conditions

4.1 Nationally Designated Heritage Assets

There are no designated assets within the Site itself. Within the 500m study area, there is one World Heritage Site; one Registered Park and Garden; two Conservation Areas and 12 Listed Buildings. There are however no Scheduled Monuments within the search area. A full list of the assets can be seen in Table 1 and Figure 1.

World Heritage Site

The buffer zone of one World Heritage Site (**WHS1**) extends within the study area, the Royal Botanic Gardens at Kew (**WHS1**), which is located over c.355m southwest of the Site. The Gardens themselves are located over 500m from the Site. The focus of the Gardens is to the east of the River Thames, although its buffer zone extends to the northwest, across the River. The A315 road lies within the area between the Site and the buffer zone boundary of the Gardens. (**WHS1**) was established in 1759 and is a historic landscape garden that has illustrative historical and architectural value for its built heritage of gardens from the 18th – 20th centuries. The gardens made significant contributions to the study of plant diversity and economic botany.

Listed Buildings

There are no Listed Buildings on the Site, but 12 Listed Buildings are located within the 500m study area. These comprise of one Grade II* Listed Building, Syon Lodge (**LB5**) located c.470m southwest, and 11 Grade II Listed Buildings. The closest Grade II Listed Building to the Site is Westlink House (**LB8**) located c.200m to the north; a Modernistic factory building built in 1928 by Wallis, Gilbert and partners. It is one of a number of factories from this period that line the Great West Road. This building is currently included within Historic England's Heritage at Risk Register, although it is noted that most repairs have now been completed and its imminent re-use is likely.

The majority of the Listed Buildings are located within two distinct linear formations; to the north (**LB4, LB7, LB10, LB11, LB8, LB9**), along the Great West Road; and to the south (**LB5, LB2, LB1, LB6, LB3, LB12**) on the far southern side of the A315 within **CA2**.

Conservation Areas

The Site is not located within a Conservation Area. There are, however, two Conservation Areas within the 500m study area. The Grand Union Canal & Boston Manor Conservation Area (**CA1**) is located to the north and east of the Site c.370m away and Isleworth Riverside (**CA2**) c.340m to the south. Any future re-development of the Site should not have any implications for the setting and overall character of these Conservation Areas due to their distance from the Site and the intervening urban form.

Registered Parks and Gardens

The Site is not located within a Registered Park and Garden but there is one within the study area. Syon Park (**RPG1**) is Grade I listed and located 335m southwest of the Site. The park has 17th century formal terraced gardens which were landscaped in the mid-18th century by Capability (Lancelot) Brown. Extensive development of the pleasure grounds continued in the later 19th and mid-20th century.

4.2 Non-designated Heritage Assets

There are no known non-designated heritage assets or Archaeological Priority Areas (APA) within the Site. However, there are 2 APA's and 46 non-designated heritage assets within the study area. These date from the Prehistoric to the Modern period, but the highest concentration of assets fall within the Roman and Post-Medieval period. A full list of the assets can be seen in Table 2 and Figure 3. There are no locally listed buildings within the Site or 500m study area.

Archaeological Priority Area

The Site does not fall with an Archaeological Priority Area (APA), but there are two within the 500m study area; Isleworth, Syon Park and Brentford (**APA1**) c.325m to the south, and Staines Road / London Road -

Line of Roman Road (**APA2**) c270m to the south. A full list of the assets can be seen in Table 4 and Figure 2.

(**APA1**) contains a concentration of Prehistoric finds from the area of Syon Park, as an area of ritual and settlement activity during the Bronze Age. Two settlements have been found within the area; a significant Bronze Age site which was destroyed when Brentford Dock was built in 1855, and north of Isleworth an early Bronze Age settlement (c. 700 – 500BC) has also been 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.

(**APA2**) represents the line of the main Roman Road from Londinium to Silchester and the West. The road has been found in the roadside settlement at Brentford, but its exact route has not been demonstrated elsewhere.

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/).

Prehistoric

There are eight non-designated assets within the study area which date to the Prehistoric period (**4, 5, 6, 14, 17, 18, 27, 44**).

Three of the assets relate to a possible Prehistoric occupation site and settlement (**5**) at Syon Lodge c.450m to the south of the Site. A total of 144 flint flakes and implements and 97 flint tempered potsherds were uncovered. Within close proximity to this settlement a Prehistoric Torc (**17**) was found in c.1467 on the banks of the Thames and a possible late Bronze Age plaque (**14**) was also discovered during excavations.

Two assets relate to Palaeolithic find spots (**4, 18**) including faunal remains and a lower or middle Palaeolithic handaxe. Many non-designated assets are clustered around the London Road area including a series of late Iron Age ditches with pottery and struck flint (**6, 44**) and a Neolithic leaf-shaped arrowhead (**27**). All of these finds are located over 350m south of the Site.

Roman

There are 16 non-designated assets within the study area which date to the Roman period (**3, 7, 9, 10, 11, 12, 13, 19, 20, 21, 23, 30, 31, 32, 35, 41**). All are located to the southwest, south and southeast of the Site and all fall within the two Archaeological Priority Areas with one exception, a Roman ditch (**7**) which falls just to the north of **APA1**.

Four assets are located at Northumberland Wharf where West London Archaeological Field Group found evidence of a Roman Settlement during excavation (**EV16**) including a ditch system which was possibly used for drainage or boundary marking purposes (**11, 9**), a post hole (**10**) and a circular enclosure formed by a line of stake holes (**12**). A further four assets are located at 2-10 London Road, which were uncovered during an archaeological watching brief (**EV4**) which include several ditches (**19, 23**) a late Roman gravel surface (**20**) and post and stake holes (**21**). Further Roman ditches are located at 2-6 and 107 London Road (**7, 30**), and also at Syon Park where an archaeological evaluation carried out by R.Cowie on behalf of Museum of London Archaeology Service uncovered drainage ditches, 1st and 2nd century pottery, and further evidence of occupation in the form of a fire damaged building and dumps containing pottery (**41**). Further Roman assets include a coin (**13**); evidence of post hole and stake hole alignments, and a hearth (**31**); a possible human cremation burial (**32**); a gully containing a small collection of pottery (**35**); and further ditches (**3**).

Medieval

There are seven non-designated assets within the study area which date to the Medieval period (**2, 8, 15, 16, 36, 38, 42**). All of these assets are located approximately 320m to the southeast of the Site, with the exception of (**36**) the Boston Manor Country Estate located c.450m to the north, which has origins in the twelfth century, although the brick-built manor house that stands today dates to 1623.

To the south east archaeological remains include; the non-extant remains of a hospital (**2**) founded in 1446 which incorporated the chapel beside Old Bath Rodd (**16**); the nearby non-extant location of Medieval Almshouses (**15**) which were demolished by 1729; and two Medieval post holes (**8**). The pleasure grounds of Syon Park were built upon the site of 15th century monastic gardens (**38**) and a findspot at Syon Park (**42**) represents two residual sherds of Kingston-type ware, dated to 1240-1400, recovered from Post-Medieval plough soil.

Post-Medieval

There are 13 non-designated assets within the study area which date to the Post-Medieval period (**1, 22, 24, 25, 26, 28, 29, 33, 34, 37, 39, 43, 46**). The two closest assets to the Site are (**28, 29**) which relate to the grounds of Nazareth House Convent and Grounds c.290m northwest of the Site. The convent was formerly the country estate of Isleworth House, an 18th century property. Test pits as part of an archaeological watching brief in 2002 revealed a dump and deposits containing ceramic building material, and sand, which may represent the infilling of a stream channel (**29**). A silty layer was also found to overlay a masonry wall of unfrogged bricks which appears to be part of a garden wall or a building (**28**).

The 1642 Civil War Battle of Brentford which resulted in a victory for the Royalists (**37**) occurred over 270m to the southeast of the Site and many of the Post-Medieval assets are clustered within this area. Many of these assets are Post-Medieval pits (**22, 26**) including at Syon Park where a number of 18th and 19th century pits and dumps were found (**43**). Other assets include landfill sites taken from British Geological Survey data (**24, 25**); plough soil deposits (**33**); a 19th century footbridge near Boston Manor where the London and South Western Railway crosses (**39**); no longer-extant Post-Medieval houses and inns (**1, 34**); and finally a late 18th century house and gardens (**46**).

Modern

There is one non-designated asset within the study which dates to the Modern period (**45**) c.380m southeast of the Site. This asset is the Brent Lea recreation ground which was probably laid out post World War II on former agricultural land, possibly an orchard. It is bounded by the wall of Syon Park.

Unknown

There is one non-designated heritage asset of unknown date within the study area (**40**) c.480m southeast of the Site. This record contains details of the undated paleochannel encountered during the evaluation undertaken during **EV10**.

4.3 Historic Mapping Analysis

A brief historic map regression exercise was conducted, through a Groundsure report, 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 within the Site. OS historic mapping shows that in 1865 the Site was occupied by enclosed fields until c.1915. Between 1915 and 1935 the area surrounding the Site underwent rapid urbanisation forming street patterns that remain largely the same today. This development was triggered by the opening of the new Great West Road by-pass that cut through the previously agricultural landscape of north Brentford and Hounslow. The Site at this time was still an unoccupied corner plot with Maple Grove (now Beech Avenue) to the east and Almond Grove to the south. The garage block present on the Site today was constructed at some point during the 1980's appearing on the map by 1988. No further changes of note occur at the Site to the present day.

4.4 Previous Archaeological Events

No archaeological investigations have taken place within the Site. However, 19 archaeological events/investigations have occurred within the 500m study area. The closest to the Site is **EV1** which is the historical event of the Battle of Brentford over 270m to the south of the Site. To the northwest at Brentford Lock four archaeological events occurred c.380m from the Site. Three were undertaken by Museum of London Archaeology including five evaluation trenches in 2012 (**EV12**), further excavation in 2013 (**EV13**), and a second phase of trial trenching in 2016 (**EV17**). Test pits were also undertaken at the lock in 2001 by Pre-Construct Archaeology.

The only archaeological event to occur within the northwest of the Sites study boundary was a watching brief at Nazareth house (**EV19**). To the north c.450m from the Site Museum of London Archaeology Service conducted an archaeological evaluation of the former Rank Audio Visual and Trico-Folberth Site (**EV2, EV3**) where the single largest group of finds were represented by Roman pottery.

To the south, southeast and southwest all the archaeological events occurred either along London Road or within Syon Park. (**EV4**) was an archaeological watching brief at 2-10 London Road where Roman features were uncovered. Roman sherds were found during trial trenching at no.29 (**EV6**), whilst further investigations included excavation at no.2-6 (**EV8**); trial trenching at no.107 (**EV9**) and no.181 (**EV15**) and a watching brief (**EV7**). Two trenches were excavated in 1974 at Northumberland Wharf when construction works uncovered Roman pottery fragments (**EV16**).

At Syon Park to the south of the Site four archaeological events have occurred. (**EV10, EV11**) represent trenching that revealed evidence of Roman, Medieval and Post-Medieval activity. In 2013 Museum of London Archaeology conducted a local community and training excavation at Lion Gate within the park (**EV18**). Finally, archaeological trenching near Syon Lodge uncovered a small collection of Roman pottery sherds (**EV14**).

Table 1: Designated Heritage Assets within the 500m study area.

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
World Heritage Sites					
WH1	Royal Botanic Gardens, Kew	-	1000102	517659	176232
Listed Buildings					
LB1	Coach and horses public house	II	1080313	516752	176950
LB2	Park cottages	II	1080314	516697	176916
LB3	Small gateway to Syon park to north east of park entrance	II	1080319	516920	177046
LB4	K6 telephone kiosk outside gillette building	II	1096906	516273	177390
LB5	"Gates to Syon lodge, Syon lodge	II*	1190017	516669	176888
LB6	Syon park entrance lodges and gates, london road	II	1190136	516841	176999
LB7	The national westminster bank	II	1241144	516325	177422
LB8	Westlink house	II	1255218	516720	177560
LB9	991, great west road	II	1260638	516876	177648
LB10	Part of former coty factory premises situated about 50 metres south east of the junction with harlequin avenue	II	1270424	516460	177410
LB11	Central gates, gate piers and railings to the former firestone factory	II	1389664	516603	177555

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
LB12	69 and attached garden wall to north and east	II	1390959	517091	177149
Registered Parks and Gardens					
RPG1	Syon Park	I	1000148	517181	176682
Conservation Areas					
CA1	Grand Union Canal & Boston Manor	-	-	517006	177850
CA2	Isleworth Riverside	-	-	516906	176313

Table 2: Non-Designated Heritage Assets within the 500m study area

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
1	LONDON ROAD	HOUSE	Post Medieval	MLO2202	517205	177205
2	LONDON RD (SOUTH OF)	HOSPITAL	Medieval	MLO10580	517205	177205
3	SYON LODGE	OCCUPATION SITE	Roman	MLO17756	516645	176905
4	BRENTFORD	FINDSPOT	Palaeolithic	MLO20973	517005	177005
5	SYON LODGE	SETTLEMENT; OCCUPATION SITE	Prehistoric	MLO2148	516645	176905
6	2-6 LONDON RD	DITCH	Late Iron Age to Roman	MLO2151	517130	177260
7	2-6 LONDON RD	DITCH	Roman	MLO22190	517120	177270
8	2-6 LONDON RD	POST HOLE	Medieval	MLO22191	517130	177260
9	NORTHUMBERLAND WHARF	DITCH	Roman	MLO22192	517235	177225
10	NORTHUMBERLAND WHARF	POST HOLE; OCCUPATION SITE	Roman	MLO22938	517230	177220
11	NORTHUMBERLAND WHARF	DITCH SYSTEM	Roman	MLO23428	517235	177225
12	NORTHUMBERLAND WHARF	ENCLOSURE; STAKE HOLE	Roman	MLO23886	517235	177225
13	19 HAWTHORN HATCH	FINDSPOT	Roman	MLO23902	516905	177205

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
14	BUSCH CORNER	PLAQUE	Late Bronze Age	MLO2651	516645	176905
15	LONDON RD (SOUTH OF)	ALMSHOUSE; ALMSHOUSE	Medieval to Post Medieval	MLO28320	517205	177205
16	LONDON RD (SOUTH OF)	CHAPEL; CHAPEL	Medieval to Post Medieval	MLO28323	517205	177205
17	ISLEWORTH	FINDSPOT	Prehistoric	MLO28324	516705	176905
18	2-10 LONDON RD	FINDSPOT; FINDSPOT	Palaeolithic	MLO662	517155	177255
19	2-10 LONDON RD	DITCH	Roman	MLO68953	517155	177255
20	2-10 LONDON RD	SURFACE	Roman	MLO68954	517155	177255
21	2-10 LONDON RD	POST HOLE; STAKE HOLE	Roman	MLO68955	517155	177255
22	2-10 LONDON RD	PIT	Post Medieval	MLO68957	517155	177255
23	2-10 LONDON RD	DITCH; DRAIN	Roman	MLO68958	517155	177255
24	BRENT LEA NORTHUMBERLAND WHARF	LANDFILL SITE	Post Medieval	MLO68959	517205	177205
25	TRANSPORT AVE	LANDFILL SITE	Post Medieval	MLO72700	516705	177705
26	181 LONDON ROAD	PIT	Post Medieval	MLO72717	516750	176910
27	107 LONDON ROAD	FINDSPOT	Neolithic	MLO76087	517100	177200
28	NAZARETH HOUSE	WALL	Post Medieval	MLO76089	516500	177500
29	NAZARETH HOUSE	DUMP	Post Medieval	MLO76090	516510	177500
30	107 LONDON ROAD	DITCH; LINEAR FEATURE; DITCH; DITCH	Roman	MLO76966	517105	177205
31	107 LONDON ROAD	POST/STAKE HOLE ALIGNMENT; HEARTH; SURFACE	Roman	MLO76973	517105	177205
32	107 LONDON ROAD	CREMATION	Roman	MLO76974	517105	177205
33	107 LONDON ROAD	PLOUGH SOIL	Post Medieval	MLO76975	517105	177205
34	107 LONDON ROAD	INN	Post Medieval	MLO76976	517105	177205

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
35	SYON LODGE. LONDON ROAD, ISLEWORTH	GULLY	Roman	MLO76977	516730	176880
36	BOSTON MANOR ROAD/BOSTON GARDENS [BOSTON MANOR PARK] BOSTON MANOR, HOUNSLOW, TW8 {PARK SURROUNDS THE OLD MANOR HOUSE}	COUNTRY ESTATE; KITCHEN GARDEN; BOWLING GREEN; TENNIS CLUB; PUBLIC PARK	Medieval to Modern	MLO78276	516818	178125
37	BRENTFORD, LONDON ROAD/HIGH STREET [BATTLE OF BRENTFORD], {SITE OF CIVIL WAR BATTLE}	BATTLEFIELD	Stuart	MLO104451	517437	177316
38	LONDON ROAD, [SYON PARK] {18TH/19TH CENTURY PARK}	GARDEN; PARK; PUBLIC PARK; GARDEN CENTRE	Medieval to Modern	MLO105139	517182	176683
39	GREAT WEST ROAD, BOSTON MANOR, HOUNSLOW {19TH CENTURY FOOTBRIDGE}	FOOTBRIDGE	Post Medieval to Modern	MLO59269	517134	177689
40	Syon Park, Brentford	PALAEOCHANNEL	Unknown	MLO97893	517112	176993
41	Syon Park, Brentford	DITCH; SURFACE; DUMP; FIRE DEBRIS	Roman	MLO97894	517112	176993
42	Syon Park, Brentford	FINDSPOT	Medieval	MLO97895	517112	176993
43	Syon Park, Brentford	PIT; DUMP	Post Medieval	MLO97896	517112	176993
44	Syon Lodge, London Road, Isleworth	DITCH; PIT	Late Iron Age to Roman	MLO97897	516721	176885
45	Half Moon Close off London Road, Brentford [Brent Lea Recreation Ground], Hounslow, TW8 {20th century recreation ground}	RECREATION GROUND; ORCHARD	World War Two to Modern	MLO108863	517135	177062
46	London Road, [No 69], Isleworth, {late 18th/early 19th century house and garden walls}	HOUSE; GARDEN WALL; ESTATE BUILDING?; HIPPED ROOF; APARTMENT	Post Medieval to Modern	MLO85834	517091	177164

Table 3: Archaeological Events within 500m study area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV1	The Battle of Brentford 1642			ELO13652	517437	177316
EV2	Great West Road [former Rank Audio Visual and Trico-Folberth Site] Brentford		TRIAL TRENCH	ELO9655	516995	177931
EV3	Great West Road [Former Rank Audio Visual and Trico-Folberth Site] Brentford TW8		OPEN AREA EXCAVATION	ELO3319	516995	177930
EV4	London Road (Nos 2-10) Brentford Hounslow		WATCHING BRIEF	ELO3849	517154	177261
EV5	Commerce road [Brentford Lock West Bank Site Shingle End] Brentford Houndslow		TEST PIT	ELO574	517293	177365
EV6	London Road (No 29) Brentford Hounslow		TRIAL TRENCH	ELO13929	517196	177212
EV7	London Road [land at] Brentford Hounslow		WATCHING BRIEF; GEOTECHNICAL TEST PIT	ELO13352	517196	177213
EV8	London Road (Nos 2-6) Brentford Hounslow		TRIAL TRENCH; EXCAVATION	ELO2875	517160	177264
EV9	London Road (107) [Park Tavern] TW8		TRIAL TRENCH	ELO590	517047	177090
EV10	Syon Park [land at] Brentford TW8		TRIAL TRENCH	ELO6371	517107	176996
EV11	Syon Park [land at] London TW8		POST EXCAVATION ASSESSMENT	ELO11151	517106	176995
EV12	Commerce Road [Brentford Lock] Brentford Hounslow TW8		TRIAL TRENCH	ELO13480	517225	177450
EV13	Commerce Road [Brentford Lock] Brentford Hounslow TW8		EXCAVATION	ELO13481	517226	177449
EV14	London Road [land at] Syon Lodge Isleworth		TRIAL TRENCH	ELO5964	516723	176887
EV15	London Road (181) Isleworth Hounslow		TRIAL TRENCH	ELO589	516761	176923
EV16	London Road [Northumberland Wharf] Brentford Middlesex TW8		OPEN AREA EXCAVATION	ELO4176	517248	177195

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV17	Commerce Road [Brentford Lock West] Brentford TW8		TRIAL TRENCH	ELO19950	517168	177514
EV18	Syon Park [Lion Gate] Brentford Hounslow TW8		OPEN AREA EXCAVATION	ELO19992	516882	177009
EV19	Nazareth House, Isleworth		WATCHING BRIEF	ELO591	516500	177500

Table 4 Archaeological Priority Areas

Project ID	Asset Name	Designation Grade	NHLE Number	Easting	Northing
APA1	Isleworth, Syon Park and Brentford	-	DLO33009	-	-
APA2	Staines Road / London Road - Line of Roman Road	-	DLO35691	-	-

5 Key Constraints and Risks

The potential for buried archaeological remains to survive at the Site can only be borne out through detailed assessment and archaeological investigation. Based on the current understanding of the Site, there is considered to be potential for unrecorded archaeological remains to be present within the Site.

This potential is based on the range of known archaeological assets within the 500m study area, as well as the small degree of development within the Site itself. Excavations within the study area have established a range of evidence for human occupation from the Prehistoric to the Modern periods; although all of these known archaeological events and finds have taken place over 200m from the Site boundary. These non-designated assets are primarily either related to Roman activity or Post-Medieval pits and deposits.

The Site is not located within a Conservation Area, there are no locally listed buildings within a 500m radius and the nearest listed building (**LB8**) is located over 200m away to the north. The location of the Site within a modern housing estate, therefore, indicates that any future proposed development of the Site is not likely to impact on the setting or character of any nearby designated asset.

6 Recommendations

For any future planning application, the potential for below ground archaeological remains need to be considered. The Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority might recommend a full archaeological desk-based assessment (DBA) for the Site. The DBA would include a specific archaeology site walkover, relevant documentary research, a map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets. Intrusive archaeological investigations, if determined to be required, would likely consist of a programme of trial trenching and subsequent reporting. This investigation may be added as a planning condition for any development on the Site or could be required prior to a planning decision. Early consultation with GLAAS is highly recommended to understand the requirements. Should archaeological remains of significance be located, additional mitigation would be required prior to construction commencing.

FIGURE

Figure 1: Nationally Designated Heritage Assets



REV	Date	Description	Drawn	Check	Approv
01	21 Nov 19	INITIAL ISSUE	YG	JN	JG

50mm on Original

Legend

- Red Line Boundary
- 500m Buffer Study Area
- Listed Building
- World Heritage Site
- Registered Park and Gardens
- Conservation Area

Client

London Borough of Hounslow

Client

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

Site

Garages Adjacent to 86 Beech Avenue Brentford, TW8 8NH London

Suitability Description: Issued for information

		Date	Signed
Designed	J. Manders-Wilde	21 Nov 19	
Drawn	Y. Giri	21 Nov 19	
Checked	J. Norman	21 Nov 19	
Approved	J. Gidman	21 Nov 19	
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 Designated Heritage Assets, Site 19 -Garages Adjacent to 86 Beech Avenue, Brentford

ARCADIS Design & Consultancy for natural and built assets

Registered office: Arcadis House 34 York Way, London N1 9AB

Coordinating office: Level 1 2 Glass Wharf Temple Quay Bristol BS2 0FR

www.arcadis.com

Drawing Number: 10030793-ARC-XX-XX-DR-LH-0193-01

Revision: 01

Print Date : 21-11-19 K:\Environment UK_GIS\10030793 - Small Sites Small Builders Pro\D. Mxd (Drawings)\Symbology\Drawing Nos Site 21\10030793-ARC-XX-XX-DR-LH-0193-01-Nationally Designated Heritage Assets Site 19.mxd

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Figure 2: Archaeological Events and Priority Areas



0 1:5,000 300 Meters

REV	Date	Description	Drawn	Check	Approv
01	21 Nov 19	INITIAL ISSUE	YG	JN	JG

50mm on Original

Legend

- Red Line Boundary
- 500m Buffer Study Area
- Archaeological Priority Areas

Archaeological Events

- Points
- Polygons

Client

London Borough of Hounslow

Client

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

Site

Garages Adjacent to 86 Beech Avenue Brentford, TW8 8NH London

Suitability Description: Issued for information

Designed	J. Manders Wilde	Date 21 Nov 19	Signed
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Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	10030793

PROJECT:

Hounslow Small Sites

TITLE:

Figure 2:
Archaeological Events and Priority Areas,
Site 19 -Garages Adjacent to 86 Beech Avenue, Brentford

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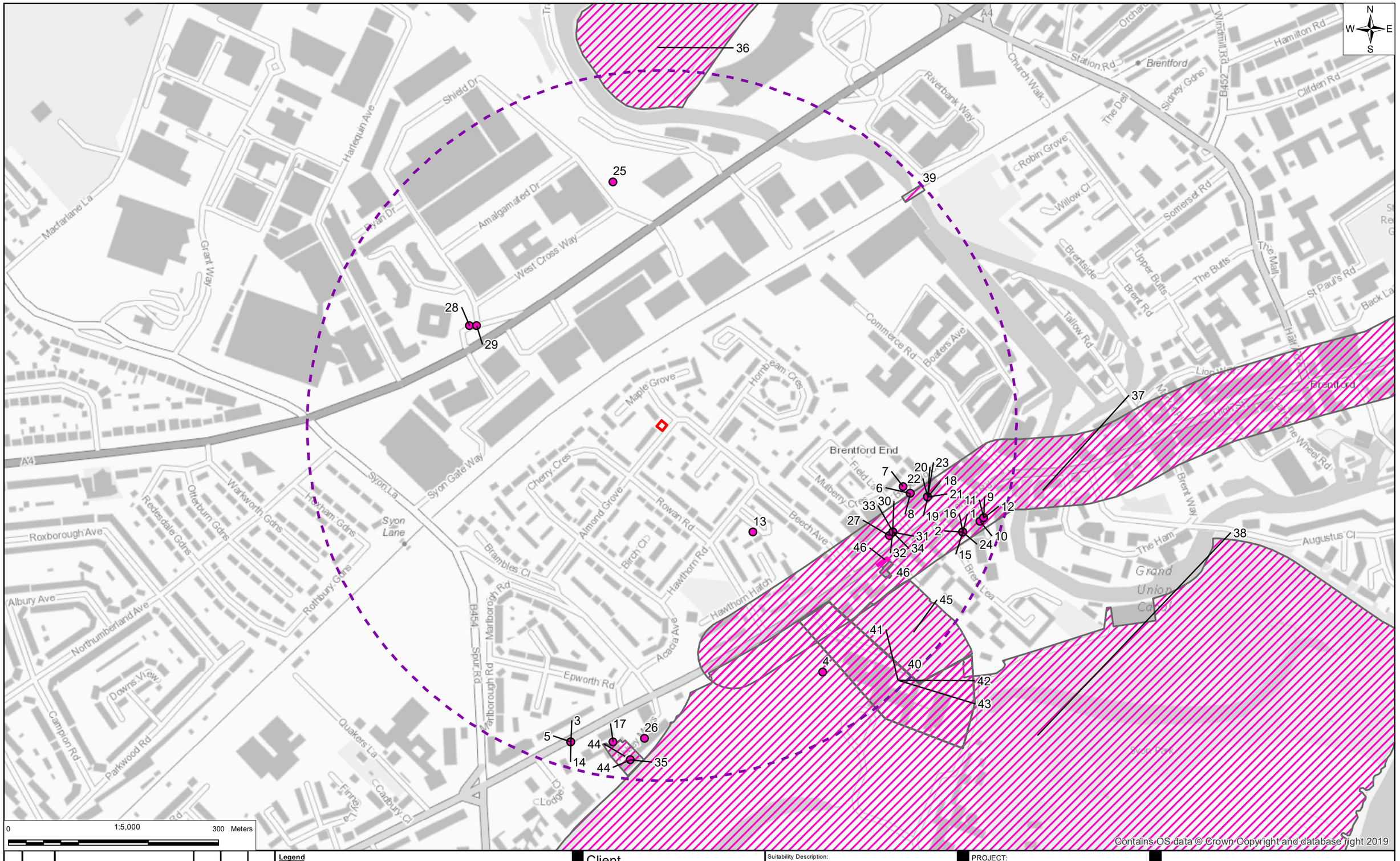
Drawing Number: 10030793-ARC-XX-XX-DR-LH-0194-01

Revision: 01

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Figure 3: Non-designated heritage assets



REV	Date	Description	Drawn	Check	Approv
01	21 Nov 19	INITIAL ISSUE	YG	JN	JG

Legend

- Red Line Boundary
- 500m Buffer Study Area

Non-designated Heritage Assets

- Points
- Lines
- Polygons

Client

London Borough of Hounslow

Client

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

Site

Garages Adjacent to 86 Beech Avenue Brentford, TW8 8NH London

Suitability Description: Issued for information

Designed	J. Manders Wilde	Date 21 Nov 19	Signed
Drawn	Y. Giri	Date 21 Nov 19	Signed
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Approved	J. Gidman	Date 21 Nov 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 3:
Non-designated Heritage Assets,
Site 19 -Garages Adjacent to
86 Beech Avenue, Brentford

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