

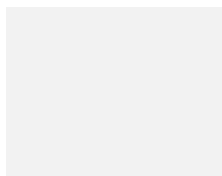
TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE NORTH EALING CAR PARK, NORTH EALING STATION, W5 3AF

Archaeological Desktop Appraisal

FEBRUARY 2019



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SUMMARY

An archaeological desk-top review for North Ealing Car Park in the London Borough of Ealing ('the Site') has been carried out. This involved a rapid information-gathering and review of 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 designated assets within the Site but there are 13 grade II listed buildings and five conservation areas within the study area. There are no archaeological propriety areas on the Site but there is one within the study area.

The data received from the Greater London Historic Environment Record (GLHER) revealed the presence of Prehistoric archaeology present in the study area with artefacts, with the archaeological propriety area recognised for its Prehistoric remains.

There have been no archaeological interventions or investigation on the Site and those within the study area lend little weight to the archaeological potential of the Site. A map regression exercise revealed that the Site has not been affected by Modern buildings which could mean that potential below ground archaeological remains could have survived well.

There are areas of non-designated built heritage within the study area, but seemingly no inter-visibility with the Site.

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS) should be consulted before proceeding with any submission. They might recommend a full archaeological desk-based assessment (DBA) for the Site to support an application, possibly with the results of an intrusive investigation to establish the presence, significance and extent of any remains. The designated built heritage located within close proximity to the Site makes the likelihood high that any future planning submission will have to take into account the setting of the asset and possibly even building conservation considerations.

1 Introduction

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) have been commissioned by Transport for London ('TfL') 'the Client' to undertake an archaeological desk-top appraisal at North Ealing Car Park ('the Site') in the London Borough of Ealing.

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 sensibly de-risks each of the Sites such that unreasonable 'abnormal' development costs are not incurred by developers.

The objective of this archaeological 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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This report has been compiled from a number of sources, which Arcadis believes to be trustworthy. However, Arcadis is unable to guarantee the accuracy of information provided by others. The report is based on information available at the time. Consequently, there is a potential for further information to become available, which may change this report's conclusion and for which Arcadis cannot be responsible.

2 Site Overview

The Site is located North Ealing Car Park, Hanger Hill, Ealing, at grid reference TQ188813. The Site is bounded to the north west and north east by the rear gardens of properties which face on to Boileau Road. To the south east is a railway line and to the south west is North Ealing Underground Station. The Site is currently occupied by a car park for this station. The topography of the Site is flat and is c.45m AOD.

The local geological bedrock (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) for the Site is London Clay Formation which is a mixture of clay, sand and silt. There are superficial deposits of Langley Silt Member which is composed of clay and silt.

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 on 13th February 2019. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on the 25th February 2019. Information on conservation areas and locally listed buildings was obtained from Ealing Council (https://www.ealing.gov.uk/info/201158/conservation_areas and http://maps.ealing.gov.uk/map/Aurora.svc/run?script=%5cAurora%5cConservation.AuroraScript%24&nocache=504339599&resize=always&margin_bottom=1).

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 areas are shown on Figure 1 and 2.

4 Baseline Conditions

4.1 Designated Heritage Assets

There are no world heritage sites, scheduled monuments, registered parks and gardens or registered battle fields within the Site or study area. There are no listed buildings or conservation within the Site but there are 13 grade II listed buildings (**LB1-13**) and five conservation areas (**CA1-5**) within the study area.

Listed Buildings

The closest listed building to the Site is North Ealing Station (**LB12**), 71m to the south west of the Site. The building was constructed in 1899 by the District Railway in roughcast brick with red brick and stone dressing and a slate roof with Dormer windows. The symmetrical rectangular two storey building contains a booking hall and ticket office and access to a footbridge, which is included in the listing. The building retains many of its original features such as the Venetian and sashed windows, a central porch way with metal brackets and double doors, timber shelters and canopy, bargeboards, signage and clock. The footbridge retains its original wrought iron lattice work girder and roof. The building is the only surviving station of the westward expansion of the District Railway from the 1899 to 1903. It remains largely unaltered and usually richly detailed.

To the south west of the Site are a collection of eleven listed buildings and street furniture (**LB1 to 11**) which are part of Ealing Village. These measure between 327m to 500m away from the Site. The buildings include a clubroom (**LB3**), swimming pool (**LB8**) and residential properties (**LB4, 6, 7, 9, 10**). The street furniture relates to four listed lamp posts (**LB1, 2, 5, 11**).

Ealing Village was built by R Toms and Partners for the Bell Property Company in the early to mid-1930's in the colonial style. The idea behind the estate was to create a mini-Hollywood to attract film stars from Ealing Studios. The complex had a clubhouse (**LB3**), swimming pool (**LB8**), tennis court, bowling green and croquet lawn. The residential buildings had advanced features such as fitted kitchens and the interiors boasted high-status materials such as red pitch pine tongue and groove flooring from Canada (<http://www.ealingvillage.com/About/History.aspx>).

The single storey square plan clubroom (**LB3**) is located opposite the residential buildings, it is constructed out of brick and was later painted white to match the surrounding village character. The hipped roof has green pantiles. The rear outer edge to the building has deep boxed eaves, recessed areas and a portico and veranda roof. The wide central door way has six glass doors. Behind the clubhouse (**LB3**) is the rectangular swimming pool (**LB8**) constructed out of concrete and yellow tiles. Surrounding the pool is tiled and concrete paving. On the southern side of the pool is a pediment fountain and statue of a lion's head. Just behind the fountain, and included in the listing, is a single storey plant room which has white painted brick work with hipped roof clad in green pantiles. The structure has three bays with three round arched windows.

Flanking the entrance way into Ealing Village are two identical lodges, no. 131-132 (**LB10**) and no.129-130 (**LB7**). These L shaped single storey buildings, with attics, have white brick walls with green pantiles on half hipped mansard roofs with Dormer windows and large chimneys. The front elevation has a large ornate gable end with red detailing around the roof edge and large windows. The recessed entrance ways are located along the road leading into the complex. Originally no. 131-132 (**LB10**) was home to the head keeper and gardener of the estate.

To the west of the lodges (**LB7, LB10**) is no. 97-128 Ealing Village (**LB6**). This is a large three storey flat complex with attics. It has been constructed out of white painted bricks, with red detailing, white painted chimneys and green pantiles on the mansard roof which contain Dormer windows and doorways which lead out onto balconies. The symmetrical building has four Dutch gables with decorative brick panels along the southern façade. These contain the main entrance way and stair cases which access the flats. Each flat has a balcony.

The next set of flats, no. 73-96 (**LB9**), located to the west of no. 97-128 (**LB6**) are almost identical. The only difference here is that there are less flats and one less Dutch Gable. To the west of no 73-96 (**LB9**), and exactly the same, is another flat complex, no. 49-72 (**LB4**).

The street furniture in the Village has also been listed. The lamp posts (**LB1, 2, 5, 11**) are all the same and have steel tapered fluted columns with bulbous tops which support a mantel with a truncated pyramid screen.

To the east of the Site, 492m, is West Acton Underground Station (**LB13**), an electrified railway station. The building was constructed in the late 1930's by Brian Lewis, Chief Architect of the Great Western Railway in the Modern style. The station is an exemplar of the buildings constructed under the New Works Programme developed by the railway company and has remained largely unaltered. The building is a concrete block with brick cladding, the full-length windows have concrete mullion surrounds. Internally and on the platform several original features have survived including the vitreous enamel destination boards and two unique bull-nosed platform shelters.

The listed buildings lie at some distance from the Site and are screened from view by buildings and well-established vegetation. North Ealing Station (**LB12**) has the greatest potential of all the buildings to be affected by any development on the Site.

Conservation Area

There are two conservation areas within close proximity to the Site, Hanger Hill Garden Estate (**CA1**) located 97m to the north east of the Site and Hanger Hill Haymills Estate (**CA2**), 94m to the north of the Site. The Haymills Estate (**CA1**) comprises of four semi-circular roads which afford views over an area to the west, away from the Site. The estate was constructed between 1928 and 1939, each plot is large with either detached or semi-detached properties which represent a wide variety of architectural styles such as mock Tudor, Neo Georgian and Moderne Movement. The area is known for its greenery.

The Garden Estate (**CA2**) is a collection of tightly formed, single family, terraced residential properties with gardens to the rear. There are several blocks of flats on the periphery of the Estate with communal gardens which have been included in the designated area. Work began on the Estate between 1928 and 1930 on an old airfield. The character of the area is uniform, Neo Tudor with bricks and red plain tiles, due to the limited use of architectural styles and materials used. The use of green areas gives the illusion of open spaces and attributed to the area's name.

To the west, 182m, of the Site is Ealing Cricket Ground (**CA3**). The area comprises two streets, Crofton Road and Woodville Gardens. Where the two meet is the cricket ground. The architecture of this area is arts and crafts with red bricks and stone dressing with white timber detailing. The structures typically have pitched roof, turrets, gables, porches, balconies and greenery.

To the south, 375m, of the Site is Creffield (**CA4**) which is an area of 18th to 19th century large villas set back from the roads with large gardens. The properties typically have barge boards and decorative brick detailing.

The last conservation area is Ealing Common (**CA5**) 417m to the south west, which has many Victorian and Edwardian residential properties with commercial and transport infrastructure surrounding a green common. The majority of the properties here have stock and red bricks with a Flemish bond, stucco trimmings and low to high pitched roofs which are covered in slate or tiles.

The conservation areas lie at some distance from the Site or are screened from view by buildings or well-established vegetation.

Archaeological Priority Area

The Site is not located within an archaeological priority area (APA) but Lynch Hill (**APA1**) is one such area and lies 418m to the south east of the Site. Here gravel terraces have revealed Middle Palaeolithic and Mesolithic tools and an ancient stream bed.

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 non-designated heritage assets within the Site and only two assets **(1,2)** which date to the Prehistoric period (BC500,000-AD42) have been found within the study area.

The first asset **(1)** was a Lower Palaeolithic (50,000 to 15,000BC) flint flake found 122m to the west of the Site. The second **(2)** was a find assemblage of eight flakes and five hand axes, all of which date to the Palaeolithic period (50,000 to 10,001BC) which were located 315m to the south east of the Site.

The context in which these artefacts **(1,2)** were recovered is unknown, but they are some distance away from the APA which is recognised for its Prehistoric finds, this could suggest that the spread of artefacts and remains from this time period is wider than originally thought and could indicate a potential Prehistoric presence on the Site.

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 within the Site. 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, shows that the Site was a part of a large field at this time with a road, Hanger Vale Lane to the north west. It was not until 1919 that the Site boundaries were established by the creation of Boileau Road and the Metropolitan District Railway line. At this time the station to the south west has not been constructed and the Site is blank. By 1934 the station has been built and the railway line has been renamed as L.P.T.B. Piccadilly line. The site remains devoid of structures up until the present day.

The exercise has revealed that there have been no impacts from Modern interventions on the Site. This could indicate that any below ground archaeological remains could have survived well.

According to the Bombsite website (<http://bombsight.org/#>), which is dedicated to the recording of bombs dropped in WWII, there was one high explosive bomb and a parachute mine which were dropped close to the Site along Boileau Road. It is not clear how these explosives would have affected the Site.

Locally Listed Buildings

There are no locally listed buildings within the Site but there are 29 locally listed buildings **(LLB1-29)** within the study area. These can be grouped together under their locations which are: Hanger Hill Haymills Estate **(LLB1-7)**, Hanger Hill Garden Estate **(LLB8)** and Madeley Road **(LLB9-29)**.

The assets within Hanger Hill Haymills Estate **(CA2)** include the Church of the Ascension **(LLB1)** and its associated vicarage **(LLB2)**, an electricity pillar **(LLB3)**, no.1 **(LLB4)** and no.8 **(LLB5)** The Ridings, no. 27 Beaufort Road **(LLB6)** and no. 54 Audley Road **(LLB7)**. All of these assets date to the 19th to 20th century are in keeping with the aesthetics and style types of the conservation area.

Only one building, the Church of the Holy Family **(LLB8)**, can be found within the Hanger Hill Garden Estate **(CA1)**. It is a Modern church with a landmark roof covered in silver coloured cladding. The building is not in keeping with the surrounding conservation area.

The majority of the locally listed buildings can be found along Madeley Road, they all relate to residential properties and are in close proximity to Ealing Village. The properties at the eastern end of Madeley Road **(LLB9-14)** all have a similar frontage style with red bricks with half timbered turret towers and white wood work. Those along the north western part **(LLB15-18)** also have red brick but differ with stone and stucco detailing, recessed porches and large bay windows. Those along the southern side have pale brown bricks with red brick and white wooden detailing. The front elevations have two storey bay windows and recessed arched entrance ways.

None of these locally listed assets will be impacted by the Site as they have no inter-visibility.

4.3 Previous Archaeological Events

No archaeological assessments, investigations or mitigation ('events') have taken place within the Site but five (**EV1-5**) have occurred within the study area. The closest events to the Site, 202m to the north west, are a desk-based assessment (DBA, **EV4**) and later a trial trenching event (**EV5**) which occurred at the same location. The DBA (**EV4**) concluded that there was a low potential for archaeological remains in this part of the study area. However, the report did reveal that the area was located close to the Medieval, Post Medieval and Modern settlement of Ealing Village.

The trial trenching event (**EV5**) comprised of 12 trenches in the grounds of a proposed school area. Two of the trenches produced archaeological features; a boundary ditch which was backfilled in the 18th century and a brick and tile drain which related to a building seen on Rocque's 1745 map of London.

Two other events which were located within the same area (**EV2, EV3**), 341m to the south west of the Site, were a DBA (**EV3**) and a watching brief (**EV2**). The DBA (**EV3**) concluded that there was a low potential for archaeological remains from any period to be within this location of the study area. The following watching brief (**EV2**) was conducted on nine test pits but no archaeological remains or finds were encountered.

The last event, located 441m to the south west of the Site, was a large DBA for the Cross-Rail Project (**EV1**). A series of areas were considered for their archaeological potential along the route and as such this parcel of land was investigated. However, the report has a general conclusion and not one specific for the archaeological potential of the event area.

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

Project ID	Asset Name	Designation Grade	NHLE Entry Number
LB1	Lamp post outside of no. 97-128	II	1079333
LB2	Lamp post outside of no. 93-96	II	1079334
LB3	Clubroom	II	1079335
LB4	49-72 Ealing Village	II	1249903
LB5	Lamp post outside of no. 97-128	II	1249905
LB6	97-128 Ealing Village	II	1249907
LB7	129-130 Ealing Village	II	1249908
LB8	Swimming Pool	II	1249909
LB9	73-96 Ealing Village	II	1358802
LB10	131-132 Ealing Village	II	1358803
LB11	Lamp post outside of no. 49-72	II	1358804
LB12	North Ealing Station	II	1390751
LB13	West Acton Underground Station	II	1400997

Project ID	Asset Name	Designation Grade	NHLE Entry Number
CA1	Hanger Hill Garden Estate	Conservation Area	-
CA2	Hanger Hill Haymills Estate	Conservation Area	-
CA3	Ealing Cricket Ground	Conservation Area	-
CA4	Creffield	Conservation Area	-
CA5	Ealing Common	Conservation Area	-

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

Project ID	Asset Name	Site Type	Period	GLHER Number
1	Lithic Implement	Find spot	Lower Palaeolithic	MLO240
2	Lithic Implement	Find spot	Palaeolithic	MLO477
LLB1	Church of the Ascension	Locally Listed Building	Modern	-
LLB2	Church of the Ascension Vicarage	Locally Listed Building	Modern	-
LLB3	Electricity Pillar	Locally Listed Building	Modern	-
LLB4	No. 1 The Ridings	Locally Listed Building	Modern	-
LLB5	No. 8 The Ridings	Locally Listed Building	Modern	-
LLB6	No. 27 Beaufort Road	Locally Listed Building	Modern	-
LLB7	No. 54 Audley Road	Locally Listed Building	Modern	-
LLB8	Church of the Holy Family	Locally Listed Building	Modern	-
LLB9	No. 71 Madeley Road	Locally Listed Building	Modern	-
LLB10	No. 75 Madeley Road	Locally Listed Building	Modern	-
LLB11	No. 79 Madeley Road	Locally Listed Building	Modern	-
LLB12	No. 81 Madeley Road	Locally Listed Building	Modern	-

Project ID	Asset Name	Site Type	Period	GLHER Number
LLB13	No. 83 Madeley Road	Locally Listed Building	Modern	-
LLB14	No. 85 Madeley Road	Locally Listed Building	Modern	-
LLB15	No. 51 Madeley Road	Locally Listed Building	Modern	-
LLB16	No. 53 Madeley Road	Locally Listed Building	Modern	-
LLB17	No. 55 Madeley Road	Locally Listed Building	Modern	-
LLB18	No. 59 Madeley Road	Locally Listed Building	Modern	-
LLB19	No. 62 Madeley Road	Locally Listed Building	Modern	-
LLB20	No. 64 Madeley Road	Locally Listed Building	Modern	-
LLB21	No. 66 Madeley Road	Locally Listed Building	Modern	-
LLB22	No. 68 Madeley Road	Locally Listed Building	Modern	-
LLB23	No. 70 Madeley Road	Locally Listed Building	Modern	-
LLB24	No. 72 Madeley Road	Locally Listed Building	Modern	-
LLB25	No. 74 Madeley Road	Locally Listed Building	Modern	-
LLB26	No. 76 Madeley Road	Locally Listed Building	Modern	-
LLB27	No. 82 Madeley Road	Locally Listed Building	Modern	-
LLB28	No. 84 Madeley Road	Locally Listed Building	Modern	-
LLB29	No. 80 Madeley Road	Locally Listed Building	Modern	-

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number
EV1	Paddington to Aylesbury/Reading and Liverpool Street to Shenfield London	January 1994	DBA	ELO10972
EV2	Hanger Lane	19-30 th March 1996	Watching Brief	ELO11080
EV3	Hanger Lane	March 1996	DBA	ELO9230
EV4	Park View – Ada Lovelace School/ former Barclays Sports Ground	September 2018	DBA	ELO18892
EV5	Park View – Ada Lovelace School	7-11 th January 2019	Trial trenching	ELO19213

5 Key Constraints and Risks

In summary, there are no designated assets within the Site but there are 13 grade II listed buildings (**LB1-13**) and five conservation areas (**CA1-5**) within the study area. There are no archaeological priority areas (APAs) on the Site but there is one within the study area, Lynch Hill (**APA1**).

The data received from the GLHER revealed that there is not much information on archaeological remains covering the Site and study area.

The built heritage within the study area, both designated and non-designated around the Site is abundant but there is no inter-visibility from street level.

The archaeological events within the study area offers little evidence for the archaeological potential of the Site, but this could well be an absence of evidence rather than evidence of an absence of archaeological remains.

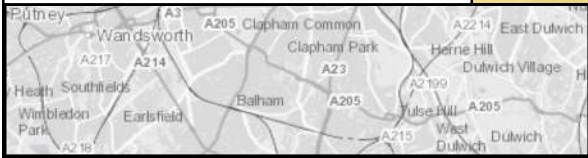
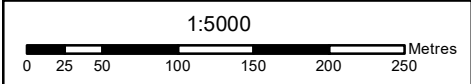
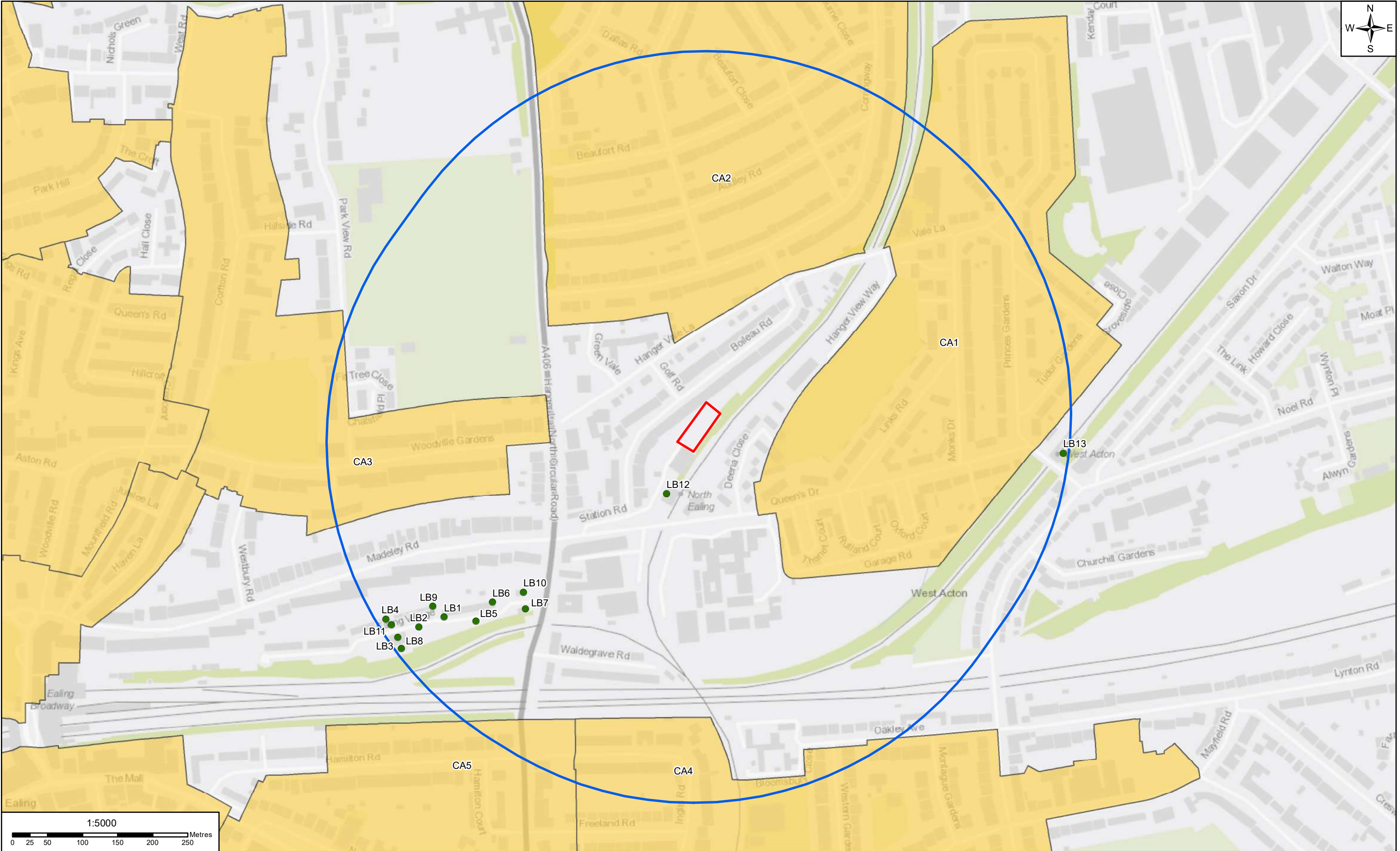
The map regression exercise revealed that the Site has not been affected by Modern development which could mean that any below ground archaeological remains, if present, might survive well.

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 might recommend a full archaeological desk-based assessment (DBA) for the Site as well as archaeological investigation. The DBA, if carried out, would have to include a specific archaeological site walkover, relevant documentary research, a map regression exercise as well as preparation of distribution maps showing designated and undesignated heritage assets. The archaeological evaluation, if required, 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 archaeological mitigation. Should it be necessary, this requirement would be dealt with through a condition of planning consent. Due to the built heritage located within close proximity to the Site, North Ealing Station (**LB12**), it is possible that an impact statement or statement of significance may be required.

FIGURES

Figure 1



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01	27/02/19	Initial Issue	MS	JN	JG
REV	Date	Description	Drawn	Check	Approv

- LEGEND:**
- Redline
 - 500m Study Area
 - Listed Buildings
 - Conservation Areas

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PROJECT:

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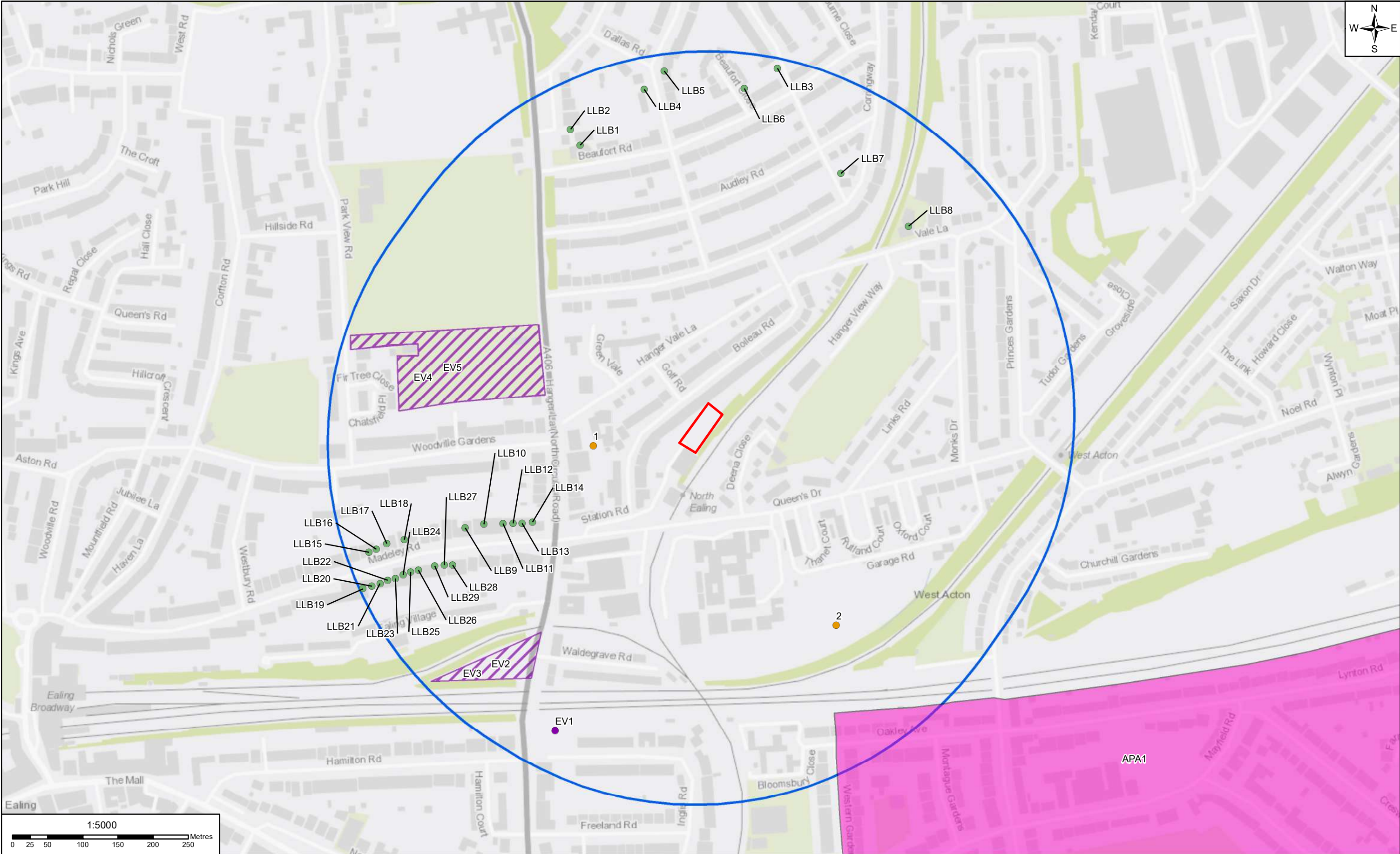
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01	27/02/19	Initial Issue	MS	JN
REV	Date	Description	Drawn	Check

LEGEND:

- Redline
- 500m Study Area
- Locally Listed Buildings
- Non-Designated Assets
- Archaeological Events
- Archaeological Priority Areas
- Archaeological Events

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