

LONDON BOROUGH OF HOUNSLOW SMALL SITES SMALL BUILDERS PROGRAMME

GARAGE BLOCK ADJACENT TO 48 BEECH AVENUE, BRENTFORD, TW8 8NH

Archaeological Desktop Appraisal

10030793-ARC-XX-XX-RP-LH-0187-01

NOVEMBER 2019

Incorporating

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Hyder

Garage Block Adjacent to 48 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 Garages adjacent to 48 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 heritage assets located within the Site itself. A total of 65 heritage assets are located within 500m of the Site; the closest being 110m away. The Site does not lie within an Archaeological Priority Area (APA) but there are two within the 500m Study Area (**APA1, APA2**); there is considered to be potential for unrecorded archaeological remains to be present within the Site. This archaeological potential is based on the large quantity of non-designated heritage assets recorded within the 500m Study Area and the APAs, while giving due weight to past ground intrusion from modern development and possible Second World War bomb damage.

Historic mapping has identified the Site's historic use as enclosed fields, and later as a corner plot within a residential development, until being developed into garages in the 1980s. The historic mapping exercise shows that no development occurred at the Site prior to the installation of the garage block which may indicate potential for surviving archaeology. However, Brentford was heavily bombed during the Second World War, and a bomb explosion has been recorded close to the Site on Beech Avenue. It is possible that bomb damage and modern development may have impacted any potential archaeology within the Site.

There are no Scheduled Monuments within the Site, but there is one World Heritage Site, the Royal Botanical Gardens at Kew (**WHS1**) within the 500m Study Area. There are no Listed Buildings within the Site and 12 (**LB1-12**) within the 500m Study Area; the nearest to the Site is a Small Gateway to Syon Park (**LB6**), located 260m south of the Site. The Registered Park and Garden of Syon Park (**RPG1**) is located c. 250m south east of the Site. There are three locally listed buildings (**LLB1-3**) within the 500m Study Area.

The Site is not located within a Conservation Area but there are two within the Study Area, the Grand Union Canal and Boston Manor Conservation Area (**CA1**), and Isleworth Riverside Conservation Area (**CA2**). Although there is no current visibility between the Site and **CA1** and **CA2**, future re-development of the Site should consider impacts to the setting and character of the Conservation Areas.

For any future planning application, early consultation with the Greater London Archaeological Advisory Service (GLAAS), who advise the Local Planning Authority, is recommended to fully understand the requirements.

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 48 Beech Avenue, Brentford, TW8 8NH (the Site).

The London Borough of Hounslow authority is aiming to divest a series 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 or close to 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 at 516852, 177305 and covers an area of approximately 0.034 Ha. The Site is currently occupied by six vehicle parking garages and portions of hardstanding before reaching Beech Avenue which borders the north western boundary. The south western and north eastern boundary comprises the driveway of adjacent residential property. The south eastern boundary is a back garden of a residential property.

The Site topography is flat and sits at an elevation of approximately 6m Above Ordnance Datum (AOD). The immediate surrounding area is level, fluctuating between 5-7m AOD. The regional topography slopes down gently south west toward the River Thames.

The Site lies within an area dominated with residential developments. The River Brent lies c. 430m to the east and is oriented on a northwest southeast tangent and flows into the River Thames.

The Site is located on the 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). The superficial geology is made up of the Kempton Park Gravel Member- a sand and gravel combination formed approximately two million years ago in the Quaternary Period.

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 11th 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 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 and 2 and 3. Nationally designated heritage assets are displayed on Figure 1; locally designated heritage assets on Figure 2; non-designated heritage assets on Figure 3; and archaeological events on Figure 4.

4 Baseline Conditions

4.1 Designated Heritage Assets

There are no Scheduled Monuments located within the Site or within the 500m Study Area.

World Heritage Sites

The Site is not located within a World Heritage Site, but the buffer zone of one is located within the 500m Study Area, the Royal Botanical Gardens, Kew (**WHS1**) located c. 280m south of the Site. The Gardens themselves were established in 1759 and are located over 500m from the Site. **WHS1** is a historic landscape garden of both illustrative, historical and architectural value due to its built heritage of gardens from the 18th-20th centuries. The gardens have made significant contributions to the study of plant diversity and economic botany. Due to intervening urban form, redevelopment of the Site is unlikely to have an impact on the setting of **WHS1**.

Listed Buildings

There are no Listed Buildings located within the Site, and 12 located within the 500m Study Area. These comprise 11 Grade II Listed Buildings (**LB1-3, LB5-12**) and one Grade II* Listed Building; Syon Lodge (**LB4**). One Listed Building, the Toll House at Brentford Lock (**LB9**) is on the heritage at risk register. The closest Listed Building to the Site is a Small Gateway to Syon Park (**LB6**), located 260m south of the Site

Conservation Areas

The Site is not located within a Conservation Area, but two are located within the 500m Study Area. These are the Grand Union Canal and Boston Manor Conservation Area (**CA1**) and the Isleworth Riverside Conservation Area (**CA2**).

CA1 is located c. 290m east of the Site. The section of **CA1** within the 500m Study Area contains one Listed Building, the Toll House at Brentford Lock (**LB9**). **CA1** comprises the combined Grand Union Canal/River Brent and its banks from the borough boundary to the River Thames; Boston Manor Park and House; former and still active canal-related industrial areas; the western stretch of the High Street; a short central High Street frontage. The former dock basin, which is now a marina, is characterised by the historic canal and river (Conservation Area Appraisal, 2018). **CA1** has been found to be at risk and is subsequently on the heritage at risk register.

CA2 is located c. 240m south of the Site. The section of **CA2** within the 500m Study Area contains five Listed Buildings (**LB1-5**). The Conservation Area is characterised by a variety of building styles comprising Georgian, Victorian to mid- twentieth century architecture. These buildings are largely of high-quality low-rise architecture of two to four storeys, forming a compact and fine grain townscape. The special interest of (**CA1**) 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 (Conservation Area Appraisal, 2018).

Although there are no current lines of sight between the Site and **CA1** and **CA2**, any future re-development of the Site would still need to consider implications to the setting and overall character of the Conservation Area.

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**), located c. 270m south of the Site, was first landscaped in the 18th century, with later 19th and 20th century changes and is Grade I listed. There is no inter-visibility between the **RPG1** and the Site.

4.2 Non-designated Heritage Assets

There are no non-designated heritage assets within the Site, but there are two Archaeological Priority Areas (APAs), three locally listed buildings, and 65 non-designated heritage assets within the 500m Study Area; these date from the Prehistoric to the Modern period.

Archaeological Priority Areas

There are no APAs within the Site, but there are two within the 500m Study Area; Syon Park and Brentworth (**APA1**) and Staines Road/London Road (**APA2**).

Syon Park and Brentford (**APA1**) is the closest APA to the site, the boundary of which lies c. 200m south of the Site. The asset has a concentration of remarkable Prehistoric finds and shows the area was a focus for both ritual and settlement purposes from the Bronze Age, if not earlier. According to records, a significant Bronze Age site was destroyed when Brentford Dock was built. The APA indicates potential for Prehistoric activity at the Site.

Staines Road/London Road (**APA2**) follows the route of a main Roman road between London and Silchester along the line of Staines Road and London Road. The Roman road briefly runs beside the river at Brentford which was an important Roman settlement and trading post. Part of the road has been uncovered 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/>).

Locally Listed Buildings

There are no locally listed buildings within the Site and three locally listed buildings (LLB1-3) located within the 500m Study Area. The closest locally listed building to the Site is 1-11 London Road (LLB2) located c. 430m east of the Site. There is no inter-visibility between the locally listed buildings and the Site.

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://www.hounslow.gov.uk/info/20010/planning_and_building/1098/design_and_conservation/6).

Prehistoric

Six assets (**7, 8, 24, 30, 32, 45**) within the 350m Study Area date to the Prehistoric period (30,000-600BC). These include a settlement (**8**), south west of the Site at the site of Syon Lodge (**LB4**) and nearby findspots of a torc (neck ring) (**30**) and a Late Bronze Age plaque (**24**). Other findspots include Palaeolithic animal remains (**7**), struck flint and a leaf arrowhead (**45**). In 2013 Museum of London Archaeology conducted a local community and training excavation at Lion Gate (**EV24**) within Syon Park (**RPG1**); the event revealed a ditch containing charcoal and Middle Bronze Age pottery. The nearest asset to the Site, dated to the Prehistoric period, is that of a Palaeolithic axe (**32**) recovered 280m east south-east of the Site.

Late Iron Age to Roman

There are no known heritage assets of Late Iron Age to Roman date (100BC-43AD) within the Site, but there are two (**9, 58**) within the 500m Study Area. East of the Site, a series of ditches (**9**) were recorded during an archaeological watching brief at 2-10 London Road (**EV4**). Another pit and a ditch (**58**) are located c. 400m south west of the Site.

Roman

There are no known heritage assets of Roman date (43-410AD) located within the Site, but there are 24 (**5, 6, 10, 12, 13, 14, 15, 19, 20, 21, 22, 23, 27, 28, 29, 33, 34, 35, 37, 48, 49, 50, 53, 55**) located within the 500m Study Area.

Brentford was a prominent Roman settlement at a river fording point on the road from London to the west (Conservation Area Appraisal, 2018). Within the 500m Study Area, the most concentrated area of Roman activity lies to the east of the Site towards the north east end of London Road and the High Street. Evidence of occupation has been recorded at 141-147 High Street (**19-22, 27, 28**) and at Northumberland Wharf (**6**); including post holes (**13**), a ditch system (**14**), a pit (**29**), an enclosure and a stake hole (**15**). Two trenches

were excavated in 1974 at Northumberland Wharf (**EV21**) following the uncovering of Roman pottery fragments during construction work.

Roman activity was recorded during an archaeological watching brief at 2-10 London Road (**EV4**), features include ditches (**10, 33**), a surface (**34**), a post hole and stake hole (**35**), a pit (**36**), and a drainage ditch (**37**). Several assets of Roman date have been recorded at 107 London Road including a possible ditch (**48**), a series of post holes, a surface and hearth (**49**), and a cremation burial (**50**). Trial trenching at no.29 London Road (**EV8**) revealed Roman pottery sherds.

South of the Site, Roman settlement activity has been recorded in the area of Syon Park (**RPG1**) which falls within **APA1**. A training excavation at Lion Gate (**EV24**) produced several finds including pottery, tiles, metal objects and two hearths. A Roman surface, ditch, dump and fire debris (**55**) have also been discovered within the park during archaeological excavations (**EV13-14**). An archaeological evaluation was conducted at the Park Tavern (**EV11**) which revealed an archaeological sequence including Roman field/property boundaries and Roman housing. Evidence of Roman occupation (**5**) lies south west of the Site at the site of Syon Lodge (**LB4**), where Roman pottery and a gully (**53**) were recorded (**EV17-18**).

Roman pottery was found c. 500m north of the Site during an archaeological evaluation of the former Rank Audio Visual and Trico-Folberth Site (**EV2, EV3**). The nearest Roman asset to the Site is the findspot of a Roman coin (**23**) recovered c. 100m south east of the Site boundary.

Early Medieval

There are no known heritage assets of Early Medieval date (410-1066AD) located within the Site or 500m Study Area. However, the place names *Breguntford*, and *Bregentforda* are documented on Anglo-Saxon charters; likely relating to a ford over the River Brent (Mills, *A Dictionary of London Place-Names* 2nd Edition, 2010).

Medieval

There are no known assets of Medieval date (1066-1540AD) within the Site, but there are ten (**4, 11, 16, 17, 18, 25, 26, 31, 56, 60**) within the 500m Study Area.

Brentford was an important port, fishing, and market town during the Medieval period (Conservation Area Appraisal, 2018). Settlement activity is recorded east of the Site, including that of a Medieval village at New Brentford (**31**) situated near the High Street, a site of occupation at 141-171 High Street (**18**), including evidence of Medieval buildings (**16, 17**). A series of postholes (**11**) of Medieval date at 2-6 London Road provide further evidence of Medieval settlement in the area.

The Country Estate (**60**) of Boston Manor is located on the northern perimeter of the 500m Study Area and lies within **CA1**. Records of the original manor (earlier called *Bordeston*, *Borstone* and then *Burston*) and its grounds date back to the 12th century.

Other assets include a non-extant chapel (**26**) which was incorporated into a later leper hospital (**4**) located, c. 360m south east of the Site; Medieval pottery (**56**) recovered during excavation at Syon Park (**RPG1**) (**EV13-14**); and the site of a demolished Almshouse (**25**).

Post Medieval

There are no known assets of Post Medieval (1540-1901) date within the Site, but there are 20 (**1, 2, 3, 36, 38, 39, 40, 41, 43, 44, 46, 47, 51, 52, 57, 61, 62, 63, 64, 66**) within the 500m Study Area. One asset is north west of the Site is a wall (**46**) and a dump (**47**) located at Nazareth House, which were recorded during an archaeological watching brief (**EV1**).

Several assets are associated with the creation of Brentford's canal and railway during the 19th century, including a canal dock at Durham Wharf (**63**), a canal lock and footbridge at Brentford High Street (**62**), a bridge (**41**) and footbridge (**64**), and a watermill (**42**). A landfill site (**39**) is recorded at Brent Lea Northumberland Wharf south east of the Site, and another landfill site (**40**) lies north of the Site.

A large concentration of assets lie within the High Street area around the canal including pottery evidence associated with the original road (**2**) and a rubbish layer (**3**). Several archaeological events have been

conducted at the lock (**EV5-7**) revealing the remains of 18th and 19th century buildings (**1**) and a cellar (**38**). A pit (**36**) was at 2-10 London Road and another pit (**44**) at 181 London Road.

The route along London Road is the site of the Battle of Brentford (**61**) which took place during the English Civil War. Clashes between Royalist and parliamentary soldiers occurred as the Royalist army advanced north east along London Road towards Brentford. However, the exact location of these events is unknown but may have occurred as close as c. 90m south of the Site.

South of the Site, the excavation at Park Tavern revealed Post Medieval plough soil (**51**) and archaeology associated with the former Angel Inn (**52**); these are the closest Post Medieval assets to the Site. A pit and dump (**57**) are located within Syon Park (**RPG1**) (**EV13-14**). A Post Medieval pit (**44**) lies close to the site of Syon Lodge (**LB4**).

Modern

There are no known non-designated heritage assets dated to the Modern Period located within the Site, but there are two within the 500m Study Area (**43, 65**). These include Brent Lea Recreation Ground (**65**) bounded by a wall of Syon Park (**RPG1**) c. 290m south east of the Site and made ground and a building (**43**) on the West Bank Site of Brentford Lock.

Unknown

There is one non-designated heritage asset of unknown date within the 500m Study Area which is a Paleochannel (**54**) located c. 430m south east of the Site; the channel is broad in nature and cuts into river terrace gravel.

4.3 Historic Mapping Analysis

Historic mapping for the Site has been analysed through receipt of mapping through a Groundsure order. The earliest map is OS historic mapping from 1865 which shows the Site occupied by enclosed fields until c. 1915. OS maps between 1915 and 1935 show substantial urbanisation of Brentford and a residential estate was developed in the area of the Site; this was most likely triggered by the opening of the new Great West Road bypass. The Site itself remained an unoccupied corner plot with Maple Grove (modern-day Beech Avenue) to the north east and Almond Grove to the north west. The present-day configuration of garages at the Site was constructed during the 1980's appearing on the OS map by 1988. No significant changes occur at the Site to the present day.

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					
WHS1	KEW ROYAL BOTANICAL GARDENS	I	1000102	517659	176232
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	GATES TO SYON LODGE SYON LODGE	II*	1190017	516669	176888
LB5	SYON PARK ENTRANCE LODGES AND GATES, LONDON ROAD	I	1190136	516841	176999

Project ID	Asset Name	Designation Grade	NHLE/GLHER Entry Number	Easting	Northing
LB6	WESTLINK HOUSE	II	1255218	516720	177560
LB7	991, GREAT WEST ROAD	II	1260638	516876	177648
LB8	PART OF FORMER COTY FACTORY PREMISES SITUATED ABOUT 50 METRES SOUTH EAST OF THE JUNCTION WITH HARLEQUIN AVENUE	II	1270424	516460	177410
LB9	TOLL HOUSE AT BRENTFORD LOCK	II	1380285	517354	177370
LB10	CENTRAL GATES, GATE PIERS AND RAILINGS TO THE FORMER FIRESTONE FACTORY	II	1389664	516602	177554
LB11	69 AND ATTACHED GARDEN WALL TO NORTH AND EAST	II	1390959	517091	177148
LB12	CENTRAL GATES, GATE PIERS AND RAILINGS TO THE FORMER FIRESTONE FACTORY	II	1389664	516594	177577
Conservation Areas					
CA1	Grand Union Canal and Boston Manor	-	-	517123	177789
CA2	Isleworth Riverside	-	-	516918	176374
Registered Parks and Gardens					
RPG1	Syon Park	I	1000148	517181	176682

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

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
Locally Listed Buildings						
LLB1	Brentford Bridge	Building	-	-	517302	517302
LLB2	1-11 London Road	Building	-	-	517274	517274
LLB3	New Brentford High School	Building	-	-	517336	517336
Archaeological Priority Areas						
APA1	Isleworth, Syon Park and Brentford	-	Prehistoric	-	-	-
APA2	Staines Road/London Road – Line of Roman Road	-	Roman	-	-	-

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
Non-Designated Heritage Assets						
1	LONDON ROAD	HOUSE	Post Medieval	MLO10580	517205	177205
2	141-147 HIGH STREET	ROAD	Post Medieval	MLO10650	517355	177255
3	175 HIGH ST	RUBBISH LAYER	Post Medieval	MLO17558	517355	177325
4	LONDON RD (SOUTH OF)	HOSPITAL	Medieval	MLO17756	517205	177205
5	SYON LODGE	OCCUPATION SITE	Roman	MLO20973	516645	176905
6	NORTHUMBERLAND WHARF	PIT; OCCUPATION SITE	Roman	MLO21168	517245	177165
7	BRENTFORD	FINDSPOT	Palaeolithic	MLO2148	517005	177005
8	SYON LODGE	SETTLEMENT; OCCUPATION SITE	Prehistoric	MLO2151	516645	176905
9	2-6 LONDON RD	DITCH	Late Iron Age to Roman	MLO22190	517150	177320
10	2-6 LONDON RD	DITCH	Roman	MLO22191	517170	177280
11	2-6 LONDON RD	POST HOLE	Medieval	MLO22192	517150	177320
12	NORTHUMBERLAND WHARF	DITCH	Roman	MLO22938	517235	177225
13	NORTHUMBERLAND WHARF	POST HOLE; OCCUPATION SITE	Roman	MLO23428	517230	177230
14	NORTHUMBERLAND WHARF	DITCH SYSTEM	Roman	MLO23886	517235	177225
15	NORTHUMBERLAND WHARF	ENCLOSURE; STAKE HOLE	Roman	MLO23902	517235	177225
16	141-147 HIGH ST	BUILDING	Medieval	MLO25135	517355	177255
17	141-147 HIGH ST	BUILDING	Medieval	MLO25585	517355	177255
18	141-147 HIGH ST	OCCUPATION SITE	Medieval	MLO25586	517355	177255
19	141-147 HIGH ST	OCCUPATION SITE	Roman	MLO25588	517355	177255
20	141-147 HIGH ST	OCCUPATION SITE	Roman	MLO25589	517355	177255

Archaeological Desktop Appraisal – Garage block adjacent to 48 Beech Avenue

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
21	141-147 HIGH ST	DITCH	Roman	MLO25590	517355	177255
22	141-147 HIGH ST	DITCH; OCCUPATION SITE	Roman	MLO25591	517355	177255
23	19 HAWTHORN HATCH	FINDSPOT	Roman	MLO2651	516905	177205
24	BUSCH CORNER	PLAQUE	Late Bronze Age	MLO28320	516645	176905
25	LONDON RD (SOUTH OF)	ALMSHOUSE; ALMSHOUSE	Medieval	MLO28323	517205	177205
26	LONDON RD (SOUTH OF)	CHAPEL; CHAPEL	Medieval	MLO28324	517205	177205
27	141-147 HIGH ST	OCCUPATION SITE	Roman	MLO34816	517355	177255
28	141-147 HIGH ST	STRUCTURE	Roman	MLO53682	517355	177255
29	NORTHUMBERLAND WHARF	PIT; OCCUPATION SITE	Roman	MLO57234	517245	177165
30	ISLEWORTH	FINDSPOT	Prehistoric	MLO662	516705	176905
31	HIGH ST (NEAR)	VILLAGE	Medieval	MLO68898	517355	177305
32	2-10 LONDON RD	FINDSPOT	Palaeolithic	MLO68953	517155	177255
33	2-10 LONDON RD	DITCH	Roman	MLO68954	517155	177255
34	2-10 LONDON RD	SURFACE	Roman	MLO68955	517155	177255
35	2-10 LONDON RD	POST HOLE; STAKE HOLE	Roman	MLO68957	517155	177255
36	2-10 LONDON RD	PIT	Post Medieval	MLO68958	517155	177255
37	2-10 LONDON RD	DITCH; DRAIN	Roman	MLO68959	517155	177255
38	152-158 HIGH ST	CELLAR	Post Medieval	MLO7002	517335	177275
39	BRENT LEA NORTHUMBERLAND WHARF	LANDFILL SITE	Post Medieval	MLO72700	517205	177205
40	TRANSPORT AVE	LANDFILL SITE	Post Medieval	MLO72717	516705	177705
41	GRAND UNION CANAL	BRIDGE	Post Medieval	MLO73015	517335	177415
42	HIGH ST	WATERMILL	Post Medieval	MLO74449	517325	177355

Archaeological Desktop Appraisal – Garage block adjacent to 48 Beech Avenue

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
43	Brentford Lock, West Bank Site (Shingle End)	MADE GROUND; BUILDING	Modern	MLO76071	517300	177300
44	181 London Road	PIT	Post Medieval	MLO76087	516750	176910
45	107 London Road	FINDSPOT	Neolithic	MLO76089	517100	177200
46	Nazareth House	WALL	Post Medieval	MLO76090	516500	177500
47	Nazareth House	DUMP	Post Medieval	MLO76966	516510	177500
48	107 London Road	DITCH; LINEAR FEATURE; DITCH; DITCH	Roman	MLO76973	517105	177205
49	107 London Road	POST/STAKE HOLE ALIGNMENT; HEARTH; SURFACE	Roman	MLO76974	517105	177205
50	107 London Road	CREMATION	Roman	MLO76975	517105	177205
51	107 London Road	PLOUGH SOIL	Post Medieval	MLO76976	517105	177205
52	107 London Road	INN	Post Medieval	MLO76977	517105	177205
53	Syon Lodge, London Road, Isleworth	GULLY	Roman	MLO78276	516730	176880
54	Syon Park, Brentford	PALAEOCHANNEL	Unknown	MLO97893	517125	176959
55	Syon Park, Brentford	DITCH; SURFACE; DUMP; FIRE DEBRIS	Roman	MLO97894	517125	176959
56	Syon Park, Brentford	FINDSPOT	Medieval	MLO97895	517125	176959
57	Syon Park, Brentford	PIT; DUMP	Post Medieval	MLO97896	517125	176959
58	Syon Lodge, London Road, Isleworth	DITCH; PIT	Late Iron Age to Roman	MLO97897	516730	176880
59	69 London Road, Isleworth	HOUSE; GARDEN WALL	Post Medieval	MLO85834	517091	177164
60	Boston Manor/Boston Gardens	COUNTRY ESTATE; KITCHEN GARDEN; BOWLING GREEN;	Medieval	MLO104451	516818	178125

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
		TENNIS CLUB; PUBLIC PARK				
61	Battle of Brentford - Site of Civil War Battle, London Road/High Street	BATTLEFIELD	Post Medieval	MLO105139	517437	177316
62	19th century canal lock and footbridge	LOCK; FOOTBRIDGE	Post Medieval	MLO73013	517333	177365
63	Durham Wharf - 19th century canal dock	DOCK	Post Medieval	MLO73014	517309	177389
64	19th century footbridge	FOOTBRIDGE	Post Medieval	MLO73017	517134	177689
65	Brent Lea Recreation Ground	RECREATION GROUND; ORCHARD	Modern	MLO108863	517135	177062

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV1	Nazareth House, Islesworth (Watching Brief)	2002	WATCHING BRIEF	ELO591	516500	516500
EV2	Great West Road [former Rank Audio Visual and Trico-Folberth Site] Brentford: Evaluation	1998	TRIAL TRENCH	ELO9655	516995	177931
EV3	Great West Road [Former Rank Audio Visual and Trico-Folberth Site] Brentford TW8: Excavation	1998	OPEN AREA EXCAVATION	ELO3319	516995	177930
EV4	London Road (Nos 2-10) Brentford Hounslow: Watching Brief	1996	WATCHING BRIEF	ELO3849	517154	177261
EV5	Brentford High Street (Nos. 159-188) Brentford Greater London TW8: Evaluation	1996	TRIAL TRENCH	ELO2825	517403	177337
EV6	High Street [Brentford lock] Hounslow TW8: Excavation	2001	EXCAVATION	ELO576	517411	177344
EV7	Commerce road [Brentford Lock West Bank Site Shingle End] Brentford Hounslow: Evaluation	2001	TEST PIT	ELO574	517293	177365
EV8	London Road (No 29) Brentford Hounslow: Archaeological Evaluation	2013	TRIAL TRENCH	ELO13929	517196	177212

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV9	London Road [land at] Brentford Hounslow: Watching Brief	2013	WATCHING BRIEF; GEOTECHNICAL TEST PIT	ELO13352	517196	177213
EV10	London Road (Nos 2-6) Brentford Hounslow: Excavation	1989	TRIAL TRENCH; EXCAVATION	ELO2875	517160	177264
EV11	London Road (107) [Park Tavern] TW8: Excavation	2001	TRIAL TRENCH	ELO590	517047	177090
EV12	Brentford lock [land at] (The Island Site) Brentford: Evaluation	2001	TEST PIT	ELO575	517357	177494
EV13	Syon Park [land at] Brentford TW8: evaluation	2004	TRIAL TRENCH	ELO6371	517107	176996
EV14	Syon Park - London TW8: Excavation	2008	POST EXCAVATION ASSESSMENT	ELO11151	517106	176995
EV15	Commerce Road [Brentford Lock] Brentford Hounslow TW8: Evaluation	2012	TRIAL TRENCH	ELO13480	517225	177450
EV16	Commerce Road [Brentford Lock] Brentford Hounslow TW8: Excavation	2013	EXCAVATION	ELO13481	517226	177449
EV17	London Road [land at] Syon Lodge Isleworth: Excavation	2004	EXCAVATION	ELO6440	516723	176887
EV18	London Road [land at] Syon Lodge Isleworth: Evaluation	2004	TRIAL TRENCH	ELO5964	516723	176887
EV19	London Road (181) Isleworth Hounslow: Evaluation	2002	TRIAL TRENCH	ELO589	516761	176923
EV20	The Ham [The Ham Recreation Ground] Brentford: Evaluation	1966	TRIAL TRENCH	ELO2865	517388	177161
EV21	London road [Northumberland Wharf] Brentford Middlesex TW8: Excavation	1974	OPEN AREA EXCAVATION	ELO4176	517248	177195
EV22	Commerce Road [Brentford Lock West] Brentford TW8: Evaluation	2016	TRIAL TRENCH	ELO19950	517168	177514
EV23	High Street (Nos. 152-158) Brentford TW8: Evaluation	1987	TRIAL TRENCH	ELO19952	517328	177268

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EV24	Syon Park [Lion Gate] Brentford Hounslow TW8: Excavation	2013	OPEN AREA EXCAVATION	ELO19992	516882	177009

5 Discussion

Based on current understanding of the Site, there is considered to be potential for unknown archaeology within the Site. This potential takes into consideration the substantial level of archaeological activity within the 500m Study Area and the two APAs (**APA1**, **APA2**) while giving due weight to the potential impacts caused by the installation of the garage block and hardcore, as well as possible Second World War bomb damage. However, the level of impact caused if any is unknown. The historic mapping analysis shows that no development occurred at the Site prior to the installation of the garage block which may indicate potential for surviving archaeology. The level of potential for unknown archaeology at the Site can only be ascertained through detailed assessment and potentially archaeological investigation.

In summary, there are no designated heritage assets located within the Site. Due to intervening urban form, designated heritage assets within the 500m Study Area are unlikely to be impacted by re-development of the Site. However, any future re-development of the Site would still need to consider implications to the setting and overall character of the two Conservation Areas (**CA1** and **CA2**) which both lie within 300m of the Site. This is particularly important as **CA1** is on the heritage at risk register.

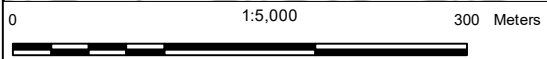
There are no non-designated heritage assets within the Site. The 500m Study Area contains 65 non-designated heritage assets, which provide evidence of settlement activity from the Prehistoric to the Modern period. The highest concentration of archaeological activity is associated with the Roman period (43-410AD) which includes occupation sites, a Roman Road (**APA2**), and numerous findspots.

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.

FIGURES

Figure 1: Nationally Designated Heritage Assets



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

- Legend**
- Red Line Boundary
 - 500m Buffer Study Area
 - Listed Building
 - World Heritage Sites
 - Registered Parks and Gardens
 - Conservation Areas

Client



Site
Garages Adjacent to
48 Beech Avenue
Brentford, TW8 8NH
London

London Borough of Hounslow

Client

London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW9 3EB

Suitability Description:
Issued for information

Designed	J. Summers	Date	21 Nov 19	Signed
Drawn	Y. Giri	Date	21 Nov 19	Signed
Checked	J. Norman	Date	21 Nov 19	Signed
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 1:
Nationally Designated Heritage Assets,
Site 18 - 48 Beech Avenue, Brentford

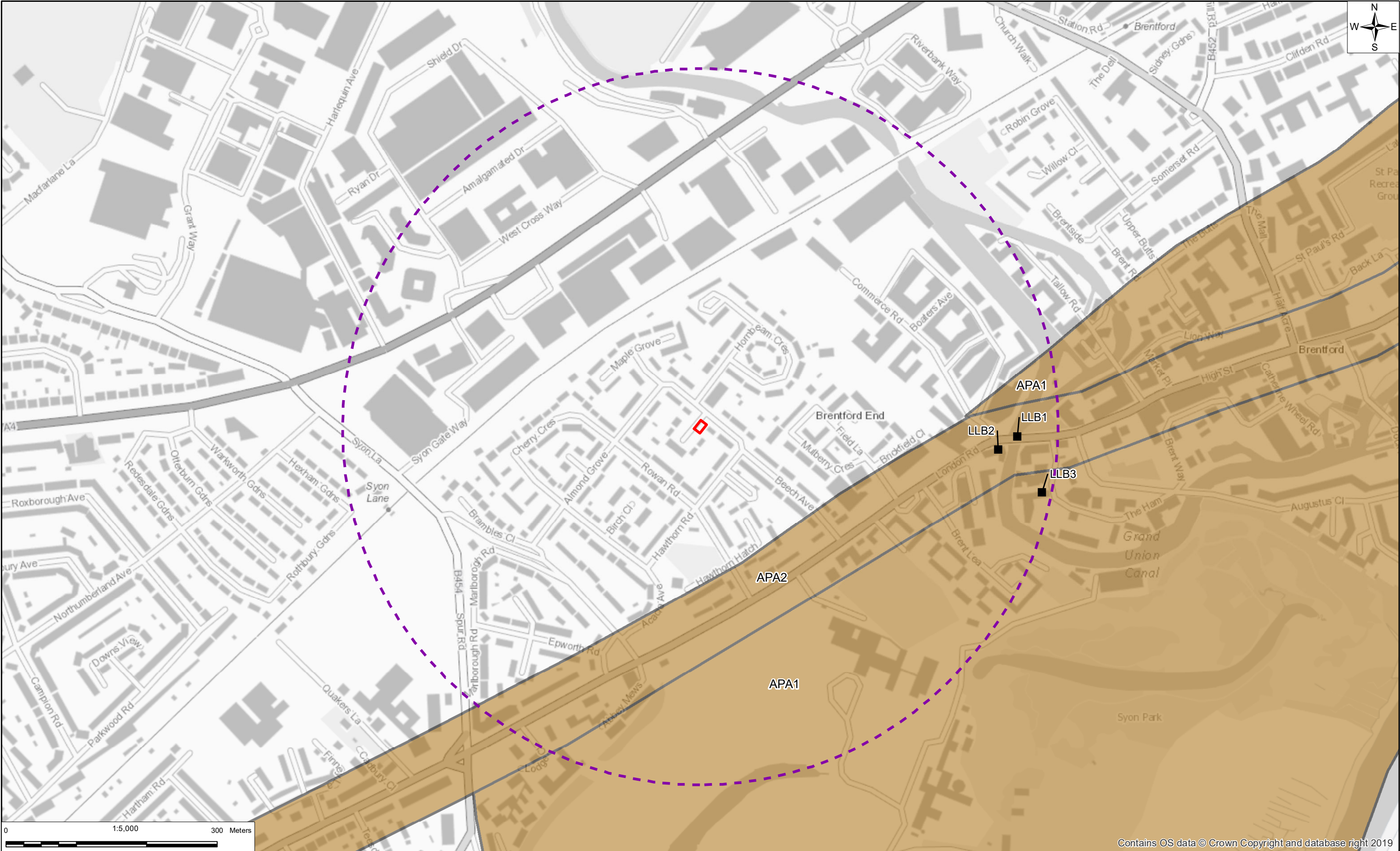
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Registered office: Arcadis House, 34 York Way, London, N1 9AB
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Revision: 01

Figure 2: Locally Designated Heritage Assets



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

Legend

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

Client

London Borough of Hounslow

Client

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

Suitability Description: Issued for information			
Designed	J. Summers	Date 21 Nov 19	Signed
Drawn	Y. Giri	Date 21 Nov 19	Signed
Checked	J. Norman	Date 21 Nov 19	Signed
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 2:
Locally Designated Heritage Assets,
Site 18 - 48 Beech Avenue, Brentford

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Revision: 01

Figure 3: Non-designated Heritage Assets



0 1:5,000 300 Meters

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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
48 Beech Avenue
Brentford, TW8 8NH
London

Suitability Description: Issued for information			
Designed	S. Jason	Date 21 Nov 19	Signed
Drawn	Y. Giri	Date 21 Nov 19	Signed
Checked	J. Norman	Date 21 Nov 19	Signed
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 18 - 48 Beech Avenue, Brentford

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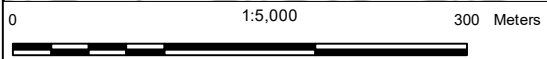
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Revision:
01

Figure 4: Archaeological Events



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

Legend

- Red Line Boundary
- 500m Buffer Study Area
- Archaeological Events**
- Points
- Polygons

Client

London Borough of Hounslow

Client

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

Suitability Description:			
Issued for information			
Designed	J. Summers	Date 21 Nov 19	Signed
Drawn	Y. Giri	Date 21 Nov 19	Signed
Checked	J. Norman	Date 21 Nov 19	Signed
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 4:
Archaeological Events,
Site 18 - 48 Beech Avenue, Brentford

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Revision:

01

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