

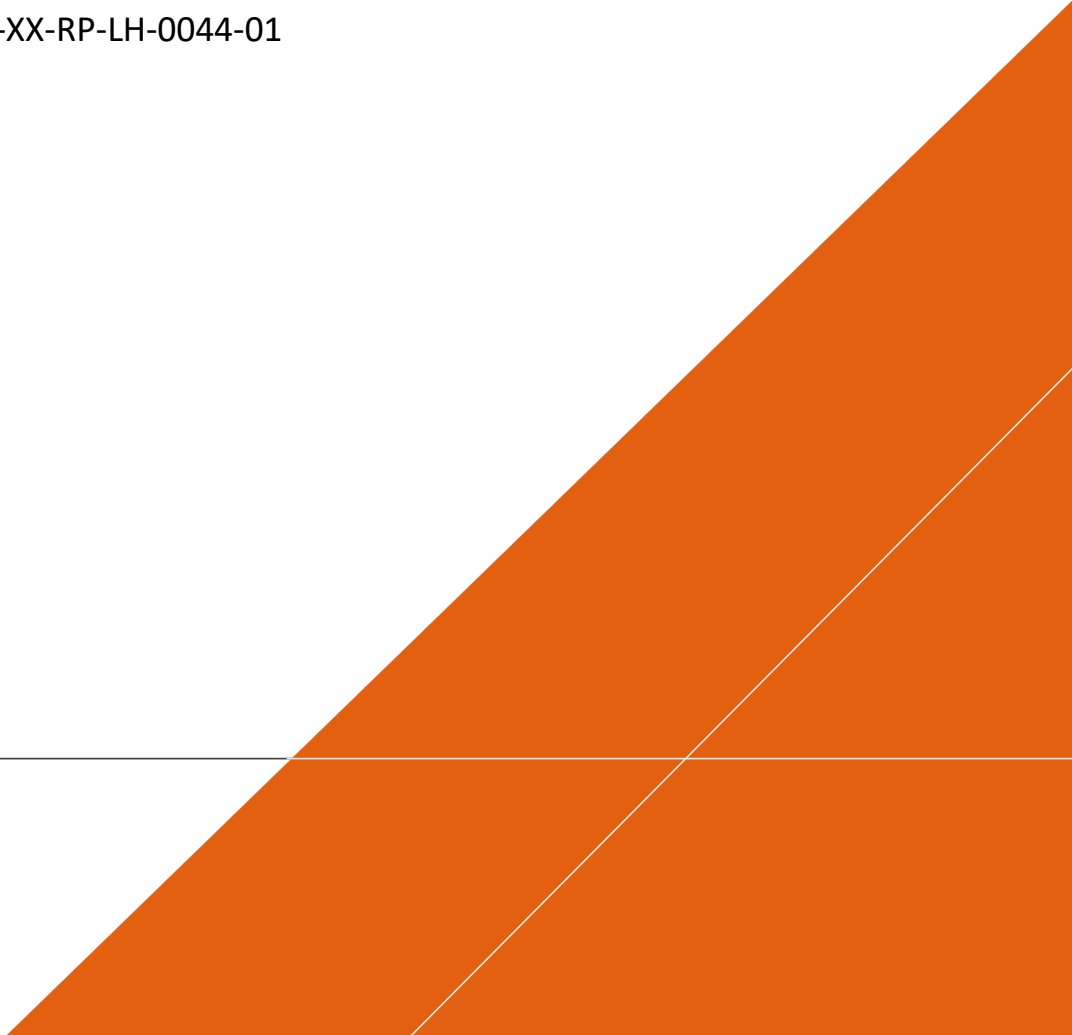
# **LONDON BOROUGH OF HOUNSLOW SMALL SITES SMALL BUILDERS PROGRAMME**

## **GARAGE BLOCK AT OXFORD COURT, CHISWICK, W4 4DJ**

Archaeological Desktop Appraisal

10030793-ARC-XX-XX-RP-LH-0044-01

APRIL 2019

A large, solid orange geometric shape, resembling a stylized triangle or a section of a larger triangle, is positioned in the bottom right corner of the page. It is composed of two overlapping triangular shapes, creating a complex, angular form that extends from the bottom edge towards the top right corner.

# Garage Block at Oxford Court, Chiswick, W4 4DJ

## Archaeological Desktop Appraisal

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### VERSION CONTROL

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## SUMMARY

An archaeological desk-top appraisal has been carried out for a parcel of land at Oxford Court, Chiswick, W4 4DJ ('the Site') in the London Borough of Hounslow. This involved a rapid information-gathering and review of the known historic environment resource within the Site and a 500m study area around it, using information from publicly held sources. A brief summary of potential heritage/archaeological constraints and opportunities at the Site has been made, based on the data sources reviewed.

The Site is not located within an Archaeological Priority Area but there are two within the study area. There is one Listed Building and four Conservation Areas within the study area, however these assets do not lie within the Site itself. Wellesley Road Conservation Area has inter-visibility with the Site. The other Conservation Areas and Listed Building are either too far away or screened from view by buildings or well-established vegetation.

The data provided by the Greater London Historic Environment Record (GLHER) and London Borough of Hounslow council revealed that there are no non-designated heritage assets or locally listed buildings within the Site. There is one locally listed building and 13 non-designated heritage assets within the study area. These, together with the Archaeological Priority Area, do indicate that there could be a medium to high potential for Prehistoric remains and low to medium potential for remains from other time periods to be present on the Site.

The archaeological events (records from previous archaeological assessments and investigations) within the study area give little indication to the archaeological potential for the Site.

For any future planning application, the Greater London Archaeological Advisory Service (GLAAS), who advise the local planning authority, should be consulted at an early stage of the planning process. GLAAS might recommend a full archaeological desk-based assessment for the Site to support an application. A field evaluation may also be required to be undertaken prior to planning permission being determined in order to establish the presence, significance and extent of any archaeological remains. Consultation with GLAAS at the earliest opportunity will clarify if any field investigations, such as trial trenching, are required.

# **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 at Oxford Court, Chiswick, London, W4 4DJ (the Site).

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

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

## **1.2 Scope of Works**

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

## **1.3 Limitations**

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## 2 Site Overview

The Site is located at Oxford Court, Chiswick, at grid reference TQ196 782. The Site is roughly rectangular to 'L' in shape and is currently occupied by parking and garages for a flat complex located immediately south of the Site. The topography of the Site is fairly flat, and it lies at c.14m AOD.

The Site is bounded to the west by a low wall located along a pathway next to Oxford Road North. To the north a fence bounds the Site to the side and rear gardens of the properties along Oxford Road North and Chaseley Drive. To the east is a brick wall at the rear of a block of flats on Chaseley Drive. To the south is a grassed area with a very low wall which divides the car parking and garages on the Site from the Oxford Court flat complex.

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

### 3 Data Sources

Information on designated and non-designated heritage assets that are located within 500m of the Site were assessed. Designated data was derived from the National Heritage List for England on 4<sup>th</sup> of April 2019. Non-designated data was received from the Greater London Historic Environment Record (GLHER) on the 6<sup>th</sup> April 2019. Information regarding Conservation Areas and locally listed buildings were found on the London Borough of Hounslow website, accessed 4<sup>th</sup> of April 2019 ([https://www.hounslow.gov.uk/info/20010/planning\\_and\\_building/1098/design\\_and\\_conservation](https://www.hounslow.gov.uk/info/20010/planning_and_building/1098/design_and_conservation)).

Information on Archaeological Priority Areas was obtained from the GLHER on the 6<sup>th</sup> April 2019.

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.

## 4 Baseline Conditions

### 4.1 Designated Heritage Assets

There are no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites within the Site or its 500m study area.

#### Listed Buildings

There are no Listed Buildings on the Site but there are two semi-detached buildings which are registered under the same Grade II listing (**LB1**) within the 500m study area. Nos. 3-9 Harvard Road (**LB1**) are located 408m to the south east of the Site, they were constructed in 1878-9 and based on the designs by Richard Norman Shaw. They are built over two storeys with attics out of stock brick and tiled roofs. These symmetrical buildings have large front and rear chimneys with white painted Dormer attic windows in the roof. The first floor has a large balcony over bay windows on the ground floor. All windows, which are large, wood work and large plain cornicing are painted white which adds to the buildings distinctive Queen Anne Revival architecture.

#### Conservation Areas

The Site is not located within a Conservation Area but there are four (**CA1-4**) within the study area, one (**CA1**) is within close proximity and has inter-visibility with the Site.

Wellesley Road Conservation Area (**CA1**) was designated in December 2003 for its high-quality middle class 19<sup>th</sup> century housing complexes which were designed by Adam Askew who developed large areas into suburban housing, the first of its kind in the area. The Conservation Area has also been recognised for its historical connection to the ancient route of Wellesley Road which later developed into the road from the market gardens of West Middlesex to Convent Garden. The Site lies on the edge of this Conservation Area.

Located 50m to the north of the Site is Thorney Hedge Conservation Area (**CA2**). The area features attractive Victorian era architecture which relates to William John Tomlinson design typology. Some of the buildings were designed by his son Richard. The residential properties in this area are constructed in red brick with white detailing around the doorways and over key aspects of the window surrounds.

To the west, 426m, from the Site is Turnham Green Conservation Area (**CA3**). The focal point of **CA3** is Turnham Green, an area of open space bound by mature trees. Only the western end of the Conservation Area is within the study area. This part of the Conservation Area is recognised for its 1930s houses which are constructed out of brick, with metal window frames. These properties are set back from the road. Other buildings in the area include distinctive large mansion houses which are six storeys high with mansard roofs.

To the north west, 434m, of the Site is Gunnersbury Park Conservation Area (**CA4**). The area's special architectural and historic interest lies primarily in the large and small mansions, garden buildings, outbuildings and park. The park is Grade II\* registered but is outside the study area. The estate is considered to be a complete and relatively unspoilt example of a 1920s garden suburb.

#### Locally Listed Buildings

There are no locally listed buildings within the Site but there is one within the study area. The Gunnersbury (**LLB1**) is located 160m north east of the Site. It is a three-story structure built out of stock brick. The ground floor bricks are painted white with symmetrical bay windows either side of the main entrance. Above this on the first floor is a balcony with a canopy. The windows are large with simple decorative window surrounds. The building to the west is an extension of the asset but is not in keeping with the main structure.

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

#### Archaeological Priority Areas

The Site is not located within an Archaeological Priority Area but there are two within the study area (**APA1** and **APA2**). Staines Road (**APA1**), located 55m to the north of the Site, also known as London Road APA, is



the line of the main Roman road from London to Silchester and the west. The APA runs diagonally across the study area on a north east to south west alignment.

Isleworth, Syon Park and Brentford APA (**APA2**), located 210m to the west of the Site, has been recognised for its prehistoric finds which indicate the presence of a Bronze Age ritual and settlement site. A significant Bronze Age site was destroyed when Brentford Dock was built. An Early Iron Age (c.700-500 BC) settlement has been found north of Isleworth along with Saxon and Medieval villages which are mentioned in the Domesday Book. Brentwood has been identified as a Roman roadside station on the route from London to Silchester via Staines. The area continued to be occupied through to the Medieval period when it became a market town. Roman huts, or perhaps fish traps, have been found on the Syon foreshore. At Syon Park is a stately home which originated as an abbey established in 1422 and dissolved in 1539.

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 but there are 13 within the study area. These date from the Prehistoric to the Modern period.

### Prehistoric

During an evaluation at the former London Bus Works (**EVE11**), located 204m to the north east, three Prehistoric non-designated assets (**2, 3, 6**) were recorded. A transverse type Neolithic arrowhead (**2**) was recovered but the context in which the artefact was found is unknown i.e. surface find or sealed within a feature. The northern edge of Late Iron Age settlement (**3**) was also encountered. This comprised of pits, postholes and ditches which contained some hooked rimmed jars which were dated to 1200-900BC. The last asset was a series of small pits (**6**), these contained no dating evidence but are believed to date from the broad Prehistoric period.

### Roman

No non-designated assets were located within the Site or the study area which date to this time period.

### Medieval

The evaluation at the former London Bus Works (**EVE11**) also revealed several pieces of Medieval pottery (**4**). These were not found within a feature.

The non-extant Medieval to Post Medieval settlement of Little Sutton (**7**) was located 446m to the east of the Site. It was first recorded in 1181 and by the 1450's it was known as Sutton Beauregard, it now contained a water mill. The hamlet was described in 1706 as 'only a few poor cottages'. It was still extant by 1746 when Rocque depicted it on his map of London, where it was noted as 'Little Sudden'.

A tenement called The Grove (**10**), located 408m to the south west of the Site, was first mentioned in the early 13<sup>th</sup> century and later known as Chiswick Grove in the 18<sup>th</sup> century. It was described in 1792 as having three storeys with an Ionic portico, but it was later reduced to two storeys and demolished in c.1928.

### Post Medieval

The evaluation at the former London Bus Works (**EVE11**) also revealed a small cluster of pits and ditches from the 17<sup>th</sup> – 19<sup>th</sup> century (**5**) along with a Victorian gravel quarry.

A pit (**8**) and drain (**9**), located 331m to the north west of the Site, was identified during an evaluation (**EVE5**).

A landfill (**12**), located 359m west of the Site, was identified from a geological survey by the Environment Agency.

Bedding trenches (**13**) were identified during an evaluation (**EVE5**). The event recorded that the subsoil was cut by these trenches which ran parallel to one another in a north to south direction. One was cut by a later pit and another by a brick-lined soakaway

### Modern

A World War II (WWII) pillbox (**1**), located 379m to the north west of the Site, was recorded as part of the Defence of Britain project from field and documentary evidence. All that is known about this asset is that it is square in shape and constructed out of concrete.

Gunnerbury Cemetery (**11**), also known as Kensington Cemetery, is located 452m north west of the Site, it is a 22-acre cemetery opened in 1936 and was formerly part of Gunnersbury Park. It contains a simple brick chapel, recently refurbished, and a Garden of Remembrance. The most notable monument in the cemetery is the memorial to the 1940 Katyn Forest massacre in Poland, designed by Louis Fitzgibbon and Count Stefan Zamoyski. It was dedicated in 1976 amid much controversy. It was erected over the location of a Roman Catholic chapel destroyed by bombing in WWII.

### Historic Maps

A brief historic 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 maps revealed that prior to 1894 the Site was a field, from 1894 onwards residential properties were constructed, the eastern part of the Site was less impacted as this was where the rear gardens were located. By 1989 the properties were replaced, and the Site became as it is today.

According to the Bombsite website (<http://bombsight.org/#>), which is dedicated to the recording of bombs dropped in WWII, a high explosive bomb was dropped either on the Site or within very close proximity. It is not clear how this explosive would have affected the Site (see UXO report for further information).

## 4.3 Previous Archaeological Events

No archaeological investigation has taken place within the Site and 13 have taken place within the study area. Only those events that were intrusive are discussed below, those that have been scoped out appear in table 3 and in Figure 1.

Pre-Construct Archaeology conducted a trial trenching event (**EVE3**), located 71m to the north east of the Site, at Gunnersbury Mews. Three trenches were excavated and revealed Post Medieval agricultural soil which a 17<sup>th</sup> century ditch cut.

An evaluation was carried out at the site of The Pinnacle (**EVE5**), located 310m to the north west of the Site, by the MOLAS. Two trenches were excavated and produced a number of Post Medieval features including bedding trenches (**13**) probably associated with market gardens and a 19<sup>th</sup> century pit and soakaway.

Thames Valley Archaeological Services conducted the event (**EVE6**), located 145m to the north of the Site, at 610-624 Chiswick High Road. The site lay within an area of potential Prehistoric and Roman remains, but no archaeological finds or deposits were recorded.

An archaeological evaluation (**EVE7**), located 176m to the north east of the Site, was carried out at 590 Chiswick High Road, Hounslow, by Wessex Archaeology. No archaeological features were encountered.

Archaeology South East conducted an archaeological evaluation (**EVE9**), located 36m to the west of the Site, at Wheatstone House. Four trenches were excavated, no archaeological features were recorded.

The Museum of London carried out an event (**EVE11**), located 206m to the north east of the Site, at the London Bus Works. Nine trenches were excavated and revealed a Late Bronze Age settlement (**3**) dating to around 1000 BC and other archaeological features and finds (**2, 4, 5, 6**).

The event (**EVE2**), located 112m to the north east of the Site, was undertaken at Gunnersbury Mews by Pre-Construct Archaeology. The watching brief revealed a 17<sup>th</sup> century ditch.

The watching brief (**EVE8**), located 122m to the north of the Site, was carried out at 610-624 Chiswick High Road by Thames Valley Archaeological Services. No archaeological finds or deposits were observed.

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

Project ID	Asset Name	Designation Grade	NHLE Entry Number	Easting	Northing
LB1	Nos. 3-9 Harvard Road	II	1390999	520063	178111
LLB1	The Gunnersbury	Locally listed building		519792	178477
CA1	Wellesley Road	Conservation Area		519823	178188
CA2	Thorney Hedge	Conservation Area		519683	178573
CA3	Turnham Green	Conservation Area		520463	178386
CA4	Gunnersbury Park	Conservation Area		518855	179002
APA1	Staines Road	Archaeological Priority Area		514511	176064
APA2	Isleworth, Syon Park and Brentford	Archaeological Priority Area		517544	177010

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

Project ID	Asset Name	Site Type	Period	GLHER Number	Easting	Northing
1	Pillbox	Monument	Modern	MLO105602	519300	178500
2	Arrow head	Find spot	Neolithic	MLO22185	519300	178500
3	Settlement	Monument	Late Bronze Age	MLO22186	519300	178500
4	Pottery	Find spot	Medieval	MLO22187	519300	178500
5	Pits	Monument	Post Medieval	MLO22188	519300	178500
6	Pits	Monument	Prehistoric	MLO22189	519300	178500
7	Settlement	Monument	Medieval to Post Medieval	MLO68842	520155	178340
8	Pit	Monument	Post Medieval	MLO73419	519319	178423
9	Drain	Monument	Post Medieval	MLO73420	519324	178427
10	House	Monument	Medieval to Post Medieval	MLO68854	519208	178170

11	Gunnerbury Cemetery	Monument	Modern	MLO69004	519137	178675
12	Landfill	Monument	Post Medieval	MLO72697	519152	178302
13	Bedding trenches	Monument	Post Medieval	MLO73418	519321	178426

Table 3: Archaeological Events within 500m Study Area

Project ID	Event Name	Event Date	Event Type	GLHER Number	Easting	Northing
EVE1	Northern London Railway and the Gospel Oak to Barking Line	February 2008	Heritage Audit Trail	ELO14946	519824	178361
EVE2	Gunnersbury Mews	April and May 2013	Watching Brief	ELO13146	519794	178405
EVE3	Gunnersbury Mews	April 2013	Evaluation	ELO13148	519795	178408
EVE4	No 500 Chiswick High Road and No 30-32 Chiswick Road	November 2013	Historic Environment Assessment	ELO13533	520190	178575
EVE5	No 30-32 Chiswick High Road	August 1998	Evaluation	ELO4256	519328	178422
EVE6	Nos 610-624 Chiswick High Road	2007	Evaluation	ELO7467	519687	178494
EVE7	No 590 Chiswick High Road	2008	Evaluation	ELO8041	519788	178512
EVE8	Nos 610-624 Chiswick High Road	July 2008	Watching Brief	ELO8126	519684	178481
EVE9	No. 650-654 Chiswick High Road (Wheatstone House)	October 2016	Evaluation	ELO17543	519241	178322
EVE10	Capital Interchange Way	November 2017	Desk Based Assessment	ELO17833	519108	178323

EVE11	Former London Bus Works	1989	Evaluation	ELO3938	519887	178612
EVE12	Nos 361-365 Chiswick High Road and Marlborough Road	November 2000	Desk Based Assessment	ELO9679	520126	178481
EVE13	Nos 532-546 Chiswick High Road	November 1997	Desk Based Assessment	ELO9668	520064	178537

## 5 Key Constraints and Risks

In summary, there are no designated assets within the Site but there are several within the study area. A pair of detached houses which are listed will not be impacted by the Site as they are too far away and are screened from view by buildings and well-established vegetation.

Three of the Conservation Areas (**CA2**, **CA3** and **CA4**) will not be impacted by the Site as they are too far away or are screened from view by buildings and well-established vegetation. Only Wellesley Road Conservation Area (**CA1**) will be impacted by the Site as it is within close proximity and has inter-visibility with the Site.

The locally listed building - Gunnersbury (**LLB1**) - will not be impacted by the Site as it is screened from view by buildings.

The Site is not located within an APA but the presence of the two APAs within the study area could indicate at a Prehistoric and Roman presence within the Site. However, the GLHER has not recorded any Roman remains on the Site nor its study area. Therefore, there is a low potential for Roman remains to be on the Site.

There are no non-designated assets on the Site but there are 13 within the study area, none of these will be impacted by the Site as they are too far away. The assets do show that there is a Prehistoric settlement area to the north east of the Site which adds weight to **APA1** which also recognises the Prehistoric potential in the area. The other remains are non-extant buildings or settlement remains dating to the Medieval and Post Medieval period which are common in London as it is a large settlement and re-development of land and occupation sites are common.

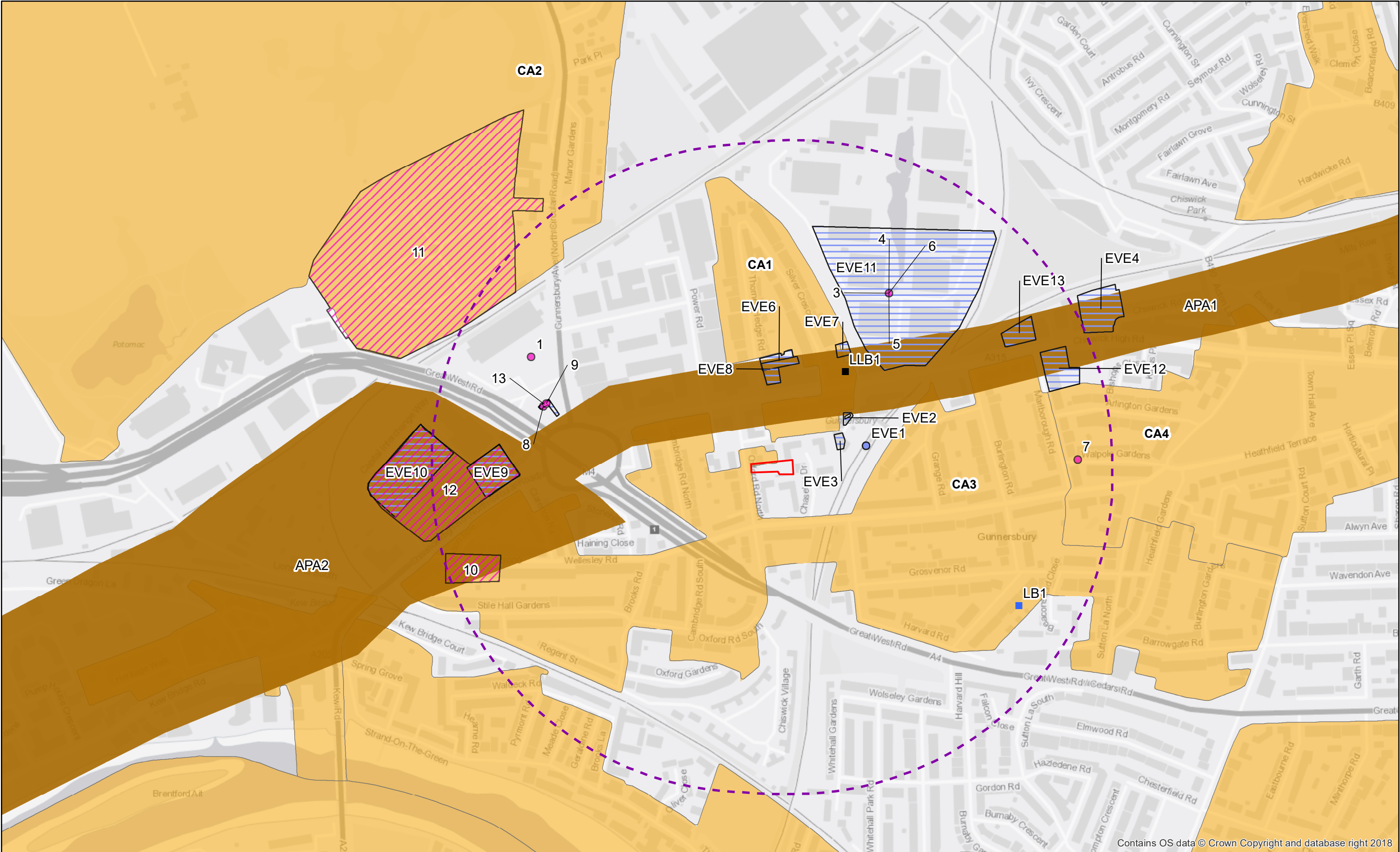
The historic map regression exercise revealed that the Site has been impacted by Modern housing, however, this is restricted to the western side of the Site as the eastern side formed part of the garden to the property. This could mean that there is a potential for below ground archaeological remains to survive.

## 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 DBA for the Site as well as archaeological field 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. Any planning submission might have to address the issue of the setting of historic assets, whether designated or non-designated.

# FIGURES





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REV	Date	Description	Drawn	Check	Approv
01	24 Apr 19	INITIAL ISSUE	PN	KC	GF

Legend					
	Red Line Boundary		Point		Polygons
	500m Buffer Study Area		Listed Buildings		Locally Listed Buildings
	Archaeological Priority Areas		Conservation Area		Non-Designated Heritage Assets
	Non-Designated Heritage Assets		Point		Polygons

Archaeological Events	
	Point
	Polygons

Client



London Borough of Hounslow

Client

Site  
Oxford Court  
Chiswick, W4 4DJ  
London

Suitability Description:

Issued for information

Designed	A. LATHAM	Date	24 Apr 19	Signed	
Drawn	P. NEHETE	Date	24 Apr 19	Signed	
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Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	10030793		

PROJECT:

Hounslow Small Sites

TITLE:

Figure 1  
Heritage Asset and Event Locations,  
Site 7 - Oxford Court



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