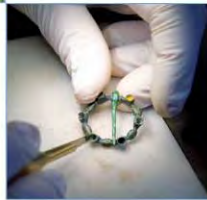
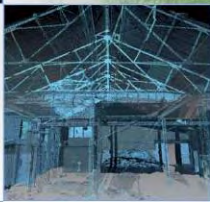
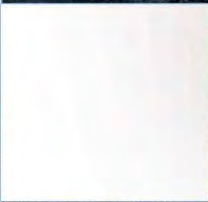
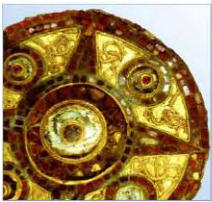


Warrender Primary School, Ruislip London Borough of Hillingdon: Archaeological Desk-Based Assessment

Project No: 32975
July 2015



ARCHAEOLOGY

HERITAGE

CONSERVATION

Warrender Primary School, Ruislip, London Borough of Hillingdon: Archaeological Desk-Based Assessment

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This document has been prepared in accordance with AOC standard operating procedures

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CONTENTS

	Page
LIST OF ILLUSTRATIONS	IV
LIST OF PLATES	IV
LIST OF TABLES	IV
1 INTRODUCTION	1
1.1 Project Background	1
1.2 Site Location & Description.....	1
1.3 Topographical & Geological Conditions.....	1
2 ASSESSMENT METHODOLOGY & CRITERIA	1
2.1 Assessment Methodology & Criteria.....	1
2.2 Assessment Criteria.....	2
2.3 Limitations.....	3
3 PLANNING BACKGROUND	3
3.1 Identified Heritage Assets & Key Planning Considerations.....	3
3.2 National & Local Planning Policy	3
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	7
4.1 The Prehistoric Periods (Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43) (Figure 4).....	7
4.2 The Roman Period (AD 43 – AD 410) (Figure 4).....	8
4.3 The Early Medieval (Saxon) Period (AD 410-1066) (Figure 4)	8
4.4 The Medieval Period (AD 1066-1500) (Figure 4).....	8
4.5 The Post-Medieval (AD 1500-1900) and Modern Period (post 1900) (Figure 4).....	8
5 ADDITIONAL BACKGROUND RESEARCH	11
5.1 Previous Archaeological Site Investigations	11
5.2 Previous Geotechnical Investigations	11
5.3 Site Walkover and Description.....	11
6 ASSESSMENT OF EVIDENCE	15
6.1 Past Impacts within the Site Boundary	15
6.2 Identified Archaeological Assets	15
6.3 Assessment of Archaeological Potential.....	16
7 SUMMARY OF IMPACTS & RECOMMENDATIONS	16
7.1 Development Proposal & Summary of Impacts	16
7.2 Further Works / Mitigations Recommendations	16
8 BIBLIOGRAPHY	18
APPENDIX A ASSESSMENT SCOPE & CRITERIA	30
Scope of the Assessment.....	30
Assessment Criteria	30
APPENDIX B GAZETTEER OF HERITAGE ASSETS	33
APPENDIX C GREATER LONDON HISTORIC ENVIRONMENT RECORD LIST OF ARCHAEOLOGICAL EVENTS ..	35

LIST OF ILLUSTRATIONS

Figure 1:	Site Location
Figure 2:	Detailed Site Location
Figure 3:	Designated Heritage Assets Map
Figure 4:	Heritage Assets Map
Figure 5:	Ordnance Survey Map of 1864
Figure 6:	Ordnance Survey Map of 1894-6
Figure 7:	Ordnance Survey Map of 1912-14
Figure 8:	Ordnance Survey Map of 1935
Figure 9:	Ordnance Survey Map of 1960-62
Figure 10:	Ordnance Survey Map of 1974

LIST OF PLATES

Plate 1:	Extract from A Map of the County of Middlesex by John Rocque (1754)
Plate 2:	Extract from Map of the Parish of Ruislip Middlesex as Inclosed by Act of Parliament in the Year 1806
Plate 3:	View east towards slope showing varying levels of ground
Plate 4:	View southeast showing slope at southeastern / southwestern boundaries
Plate 5:	View northwest along main pedestrian entrance
Plate 6:	View northwest along secondary access route from Eastcote Road
Plate 7:	View south across junior playground towards school buildings
Plate 8:	View southeast towards caretakers house
Plate 9:	View northeast along northeastern boundary showing dip in ground level

LIST OF TABLES

Table 1:	Assessing the Significance of a Heritage Assets
Table 2:	Criteria for Determining Magnitude of Impact
Table 3:	Gazetteer of Relevant Heritage Assets
Table 4:	Greater London Historic Environment Record Events List

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by Corporate and Property Construction, London Borough of Hillingdon to undertake an archaeological desk-based assessment for the proposed redevelopment of Warrender Primary School, Ruislip, London Borough of Hillingdon, National Grid Reference: TQ0996 8772 (**Figure 1**).
- 1.1.2 This report details the results of the assessment and aims to identify the character and nature of the known and potential heritage resource within the site; assess the impact from past development; and, where possible, summarise the likely impact from the proposed development works, upon the known and potential heritage resource.
- 1.1.3 The report will include recommendations for mitigation measures and / or further archaeological works; where required. The results of further works can be used to inform upon the nature of any subsequent mitigation measures (if needed).

1.2 Site Location & Description

- 1.2.1 The site covers a rectangular shaped parcel of land occupying a total area of 12333m². It is bounded by residential properties on all sides, which front onto Eastcote Road to the northwest, The Ridgeway to the northeast, Old Hatch Manor to the southeast and Windmill Hill to the southwest. A narrow strip of land extending northwest from the main area of the site provides access to the site from Eastcote Road. A narrow strip of land extending southeast from the main site area provides access to Old Hatch Manor (**Figure 2**).
- 1.2.2 The site is currently occupied by Warrender Primary School. The school buildings are situated in the southeastern part of the school with playing fields located in the northwestern part of the site.
- 1.2.3 The proposed development has not yet been finalised. There are several options under consideration for the redevelopment of the site, comprising: complete development, extension to the existing building, and a combination of new build and extension.

1.3 Topographical & Geological Conditions

- 1.3.1 The British Geological Survey map (BGS GeoIndex 2015) indicates that the site is underlain by bedrock geology of the Lambeth Group comprising of clay, silt and sand. This sedimentary bedrock formed approximately 56 to 66 million years ago in the Palaeogene Period. The Lambeth Group indicate that the local environment was previously dominated by swamps, estuaries and deltas.
- 1.3.2 No superficial deposits are recorded in the area of the site (BGS GeoIndex 2015).

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology & Criteria

- 2.1.1 This report aims to identify and map the nature of the heritage resource within the application site and includes an assessment of the relative value / importance of the known and potential heritage resource; and (where possible) the likely magnitude of impact upon such a resource from the proposed development.
- 2.1.2 The assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 1990, rev. 2008, 2011, 2013, 2014 & 2015) and with regard to relevant statutory requirements, national,

regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (March 2012) and regional and local planning policy.

2.1.3 A study area of 750m from the centre of the site has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area. This information forms the description of the heritage baseline conditions, together with:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archival and documentary sources held in house;
- An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
- Archival material and cartographic sources held at the Hillingdon Local Studies and Archives;
- Cartographic evidence for the study area;
- An assessment of relevant published and unpublished archaeological sources;
- A site walkover; and
- Published sources listed in Section 8.

2.1.4 The heritage assets and other relevant find spots or evidence, identified from the sources listed above, have been described and presented in the Gazetteer of Heritage Assets (**Appendix B**) and are displayed on the Designated Heritage Assets Map (**Figure 3**) and the Heritage Assets Maps (**Figure 4**). Where these appear within the text, the GLHER or Historic England reference number is shown in round brackets and can be referenced back to the details listed in Appendix B. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X) and detailed in Appendix B.

2.2 Assessment Criteria

2.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix A.

2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.

2.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

2.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible.

Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

- 2.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Corporate and Property Construction, London Borough of Hillingdon and associated parties. All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (July 2015) and relevant United Kingdom standards and codes, technology and legislation.
- 2.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising Corporate and Property Construction, London Borough of Hillingdon or associated parties of the facts or implications of any such changes in the future. Measurements should be taken as approximations only and should not be used for detailed planning or design purposes.

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 There are no recorded heritage assets within the site boundary.
- 3.1.2 There are 15 Designated Heritage Assets within the 750m study area, comprising: Two Conservation Areas, two Grade II Listed Buildings, nine locally listed buildings and two Archaeological Priority Areas.
- 3.1.3 There are no other Designated Heritage Assets within the study area.

3.2 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment*.
- 3.2.2 The NPPF sets out 12 Core Planning Principles of which the conservation of heritage assets is one. One of the NPPF's core principles is that '*planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*'
- 3.2.3 In relation to the proposed development site, there are several key paragraphs relevant within the NPPF:

128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

132: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

137: *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

- 3.2.4 Setting is defined in the NPPF Glossary as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 3.2.5 Where designated assets are concerned great weight should be given to the asset's conservation and that loss of significance should require '*clear and convincing justification*'. Impacts upon non-designated heritage assets are also a pertinent planning consideration. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible.*' (Paragraph 141)'.

National Planning Policy Guidance 2014

- 3.2.6 The National Planning Policy Guidance (NPPG) was released in March 2014 by DCLG and replaced the Planning Policy Statement 5: Planning for the Historic Environment Practice Guide. The NPPG contains guidance on implementing the NPPF policies on conserving and enhancing the historic environment.
- 3.2.7 In relation to the proposed development site, the key considerations are the section on non-statutory heritage assets.
- 3.2.8 The NPPF and NPPG identifies two categories of non-designated site of archaeological interest:
- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework Paragraph 139); and
 - Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.
- 3.2.9 It is anticipated that the heritage assets likely to be located within or in proximity to Warrender Primary School will fall into this second category.

The London Plan March 2015 (FALP)

3.2.10 The London Plan including the Further Alterations London Plan (FALP) was adopted in March 2015 and includes the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. The London Plan states the following in Policy 7.8 Heritage Assets and Archaeology, “new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding recording, dissemination and archiving of that asset”

London Borough of Hillingdon Local Plan Part 2 – Development Management Policies (Consultation Draft Sept 2014)

3.2.11 The Development Management Policies Document is part of the Local Development Framework along with the London Plan. These are the main documents used to make planning decisions and set the strategy for development in Hillingdon. The Development Management Policies Document is currently in the process of consultation and thus not all policies may remain the same or be retained in the final version. Currently the following policies are relevant to this assessment:

Policy DMHB1: Heritage Assets

- A) Development that has an effect on heritage assets will only be supported where:
- i) it sustains and enhances the significance of the heritage asset and supports viable uses which add to the local character of an area and are appropriate to the conservation value of the asset; and
 - ii) it does not result in harm or loss of significance of the heritage asset.
 - iii) Any extensions or alterations should be designed in sympathy, without detracting from, or competing with, the heritage asset. Proposals should relate appropriately in terms of siting, style, scale, massing, height, design and materials.
 - iv) New buildings and structures within the curtilage of a heritage asset, or in close proximity to it, should not compromise its setting. Opportunities should be taken to preserve or enhance the setting, so that the significance of the asset can be appreciated more readily.
- B) Development proposals affecting designated heritage assets need to take account of the effects of climate change without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

Policy DMHB2: Scheduled Ancient Monuments

3.2.12 Scheduled Ancient Monuments and their settings will be required to be preserved. Development that would materially alter, or damage important archaeological remains of national importance will not be permitted unless there are very exceptional circumstances.

Policy DMHB3: Archaeological Priority Areas and Archaeological Priority Zones

3.2.13 The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

Policy DMHB4: Listed Buildings

- A) Applications for listed building consent and planning permission to alter, extend, or change the use of a statutorily listed building will only be permitted if they are considered appropriate in terms of the fabric, historic integrity and layout of the building and do not detract from its special architectural or historic interest. Any additions or alterations to a listed building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship. Applications should include a Statement of Significance which demonstrates a clear understanding of the impact of proposals on the significance of the listed building.
- B) The demolition of a statutorily listed building will only be permitted in exceptional circumstances when every option for a viable future use has been exhausted. Full archaeological recording will be required as a condition of demolition.
- C) Planning permission will not be granted for proposals which are considered detrimental to the setting of a listed building.

Policy DMHB5: Locally Listed Buildings

- 3.2.14 Extensions and alterations to locally listed buildings will be expected to preserve their local identity and character. They should be of appropriate design, scale and materials. Their replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the locally listed building. Applications should include a Statement of Significance which demonstrates a clear understanding of the impact of the proposals on the significance of the locally listed building.

Policy DMHB6: Conservation Areas

- 3.2.15 New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance its significance by making a positive contribution to its character and appearance. In order to achieve this, the Council will:
- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
 - B) Resist the loss of buildings, street patterns, views, trees, open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
 - C) Require planning applications to include a Design and Access Statement. This should demonstrate a clear understanding of the impact of the proposals on the significance of any heritage assets that are affected. Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area appraisals and management plans.

Policy DMHB7: Areas of Special Local Character

- 3.2.16 Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

- A) Extensions to dwellings should be subservient to, and respect, the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- B) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB9: Registered Historic Parks, Gardens and Landscapes

- i) Development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.
- ii) Development proposals should make provision (based on detailed research) for the restoration and long-term management of the park, garden or landscape.
- iii) Applications which impact detrimentally on a registered park or garden will normally be refused.

Policy DMHB10: War Memorials

- 3.2.17 Memorials and, where appropriate, their settings, should be protected, retained in situ, and be well maintained. Where new development would not permit its retention, the Memorial should be sensitively relocated.

Policy DMHB11: Heritage at Risk

- 3.2.18 Wherever possible the Council will seek to secure the repair and reuse of listed buildings and monuments and the enhancement of Conservation Areas on the Heritage at Risk Register, through negotiations with owners and through bids for external funding.

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 The Prehistoric Periods (Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43) (Figure 4)

- 4.1.1 The earliest evidence recorded in the 750m study radius is a find spot of Neolithic flints (**MLO10562**), including possible scrapers and arrowheads found in the garden of 35 Warrender Way, c.330m to the east of the site.
- 4.1.2 A ditch (**MLO98492**) of probable Iron Age date has been recorded during evaluation at Bishop Ramsey Church of England School in Warrender Way, c.570m to the east of the site. Six sherds of pottery were recovered from the ditch, which is thought to represent a field boundary.
- 4.1.3 Archaeological evidence suggests that early settlement was largely confined to the well-drained lighter soils and concentrated at Hillingdon and around Colham and Yiewsley in the extreme south-west of the parish (Baker, Cockburn and Pugh 1971). Some 20 Palaeolithic hand axes (**050016/00/00**) were recorded from 'town pits' in the Archaeological Priority Area of Hillingdon Common, to the south of Ruislip. The Hillingdon area is thought to have been attractive for early occupation given its 'commanding position' in an area of glacial gravels at about 190ft above sea level (Baker, Cockburn and Pugh 1971).

4.2 The Roman Period (AD 43 – AD 410) (Figure 4)

- 4.2.1 The GLHER records a single entry for the Roman period within the 750m study area. This relates to a find spot of a pottery fragment of a Redware flagon (**MLO268**) recovered from Parkers Field, c.320m to the northwest of the proposed development site.
- 4.2.2 In the wider landscape, a conjectured line of a Roman Road between Ruislip and Rickmansworth has been postulated to run along the course of Ducks Hill Road/ Bury Street/ West End Road, c.1.2km to the west of the proposed development site (Baker, Cockburn & Pugh 1971).
- 4.2.3 The main Roman settlement of Londinium, now covered by the City of London, was located approximately 15 miles away.

4.3 The Early Medieval (Saxon) Period (AD 410-1066) (Figure 4)

- 4.3.1 The GLHER records no entries relating to the early medieval period.
- 4.3.2 The description of the nearby Archaeological Priority Area, provided by the GLHER, suggests that settlement was established at Ruislip in the Saxon/early medieval period, although there is currently no archaeological evidence to support this.

4.4 The Medieval Period (AD 1066-1500) (Figure 4)

- 4.4.1 The parish of Ruislip is recorded in the Domesday Survey of 1086 as having 53 occupants along with extensive areas of woodland, enough to support 1500 pigs, and a park for wild beasts, thought to be in the north of the parish. Ruislip village was centred round the church, which was in existence by the 12th century (Baker, Cockburn & Pugh 1971). The medieval manor house of Eastcote is located some distance to the north of Warrender Primary School.
- 4.4.2 The route of a medieval leat (**MLO4663**) joining the River Pinn from Bury Street to Fore Street passes the site at its closest point c. 780m to the north-west of the site.
- 4.4.3 The most significant medieval activity in the wider area is the Scheduled Monument of Manor Farm motte and bailey (**MLO10247**), c. 950m to the northwest of the site. The castle was built soon after the conquest of 1066. After 1097 the manor passed into the hands of the Abbey of Bec, who founded a small house on the site of the castle; this was dissolved in 1446. Later a farmhouse was built on the site, and the bailey ditches were filled in at the end of the 19th century.
- 4.4.4 The approximate site of Hale End (**MLO68686**), inhabited by the Hale family from the 13th century, is recorded on Eastcote Road, c. 970m to the northeast of the site. The house was demolished in the 18th century.
- 4.4.5 The whole parish to the south of Eastcote Road (at to the northwest boundary), was covered by open fields (Baker, Cockburn & Pugh 1971). Evidence for agricultural activity has been recorded on Moat Drive, c. 960m to the northwest of the site, where a system of banks and ditches (possibly fishponds) (**MLO4551**) were found.

4.5 The Post-Medieval (AD 1500-1900) and Modern Period (post 1900) (Figure 4)

- 4.5.1 The area around Ruislip and Eastcote remained predominantly rural throughout the post-medieval period, characterised by open fields and scattered farmhouses. The whole parish to the south of Eastcote Road, at the northwestern limit of the site, was covered by open fields until they were inclosed under the 1804 Inclosure Act (Baker, Cockburn & Pugh 1971).
- 4.5.2 A survey covering the whole manor was undertaken in 1565 called the Terrier (landroll), on behalf of Kings College, who owned a large amount of land in the manor. The site itself was located within a

field called 'Great Windmill Field'. This field and the adjacent 'Little Windmill Field' were named in reference to the memory of a windmill mentioned in the extent of the manor taken in 1294 (Bowlt 1989), although there is no entry on the GLHER referring to a windmill within the study area.

- 4.5.3 Post-medieval features comprising two pits (**MLO100446**) have been recorded during evaluation at RAF Eastcote, c. 960m to the northeast of the site.
- 4.5.4 Two 'messuages' or dwellings / out buildings (**MLO98510**), were identified during a desk-based assessment at Bishop Ramsey School, c. 700m to the northeast of the site.
- 4.5.5 High Grove House (**MLO84943**), c. 990m to the northeast of the site, was built in 1881 to replace an earlier building that had been destroyed by fire.



Plate 1: Extract from A Map of the County of Middlesex by John Rocque (1754)

- 4.5.6 John Rocque's maps of 1754 (**Plate 1**) shows that the site is located in an open field, in a rural area outside the extent of 18th century settlement in Ruislip ('Rifelp'). The route of Eastcote Road passes close to the north of the site.



Plate 2: Extract from Map of the Parish of Ruislip Middlesex as Inclosed by Act of Parliament in the Year 1806

- 4.5.7 The Inclosure map of 1806 (**Plate 2**) shows that the site is within a large field, part of the lands previously owned by Kings College. This map indicates that the lands are passing from Kings College to Mrs Deane. No built development or other features are indicated within the site area.
- 4.5.8 The first edition Ordnance Survey (OS) map of 1864 (**Figure 5**) shows the site within a large field on Windmill Hill. The summit of Windmill Hill is shown to the southwest of the site; the height is given as 192.6 feet. No buildings or features are indicated within the site boundary.
- 4.5.9 The OS map of 1894-6 (**Figure 6**) shows no changes within the site boundary or immediate proximity
- 4.5.10 The 1912-14 OS map (**Figure 7**) shows no changes within the site or immediate proximity. In the wider area, new street patterns and residential housing is under development, as indicated by dotted lines marking out the street pattern.
- 4.5.11 By 1935, the OS map (**Figure 8**) shows that the settlement of Ruislip and Eastcote have spread across the area and joined up. Residential streets area shown across the study area, including Old Hatch Manor to the southeast of the site; Windmill Hill to the southwest of the site and the Ridgeway to the northeast, The Ridgeway is under construction as indicated by dotted lines marking out the street alignment. The site area remains an undeveloped island of land surrounded by built development.
- 4.5.12 Several locally listed buildings situated within the study area date to the 1930s expansion of development across the area including: Ruislip Manor Station (**AOC 2**), built c. 1938, c. 690m to the south of the site; Wodelark's Oak, 98 Park Avenue (**AOC 3**), which incorporates timber framing from an earlier house; and Church of the Most Sacred Heart (**AOC 9**), which was opened in 1938. Additional listed buildings in the area reflect the 1930s 'Garden Suburb style' of architecture, typically semi-detached housing with occasional terraces, including: 1-4 Priory Close (**AOC 5**); 1-3 Manor Way (**AOC 7**); 30-44 Manor Way (**AOC 6**) and 71-73 Manor Way (**AOC 8**).
- 4.5.13 Modern remains relating to wartime activity are recorded within the study area, including the Grade II Listed Former Air Raid Precautions Building (**MLO85312**), c. 180m to the south of the site. It was

built in 1941 by Ruislip and Northwood UDC as a gas de-contamination centre to counter the expected gas warfare on civilians and was later used as a church hall.

- 4.5.14 The Ministry of Defence site at Eastcote (**MLO98405**), c. 960m to the northeast of the site, originally comprised of four office blocks, described as spider blocks. Block 1 had been erected by April 1942. Block 2 and the northern part of Block 3 were added in the autumn of 1943 when the site was adapted as an outstation for the code-breaking centre at Bletchley Park, to accommodate code-breaking machinery and the naval operators. In April 1946 GCHQ moved to this site from its wartime base at Bletchley Park, staying until 1953, when the organisation relocated to its present site at Cheltenham. The remainder of Blocks 3 and 4 were erected in 1947, for GCHQ. Users of the site after 1953 include the Post Office, Board of Trade and the United States Navy. The site has now demolished to make way for housing.
- 4.5.15 Post-war OS mapping of the site published in 1960-62 (**Figure 9**) shows no changes within the site but does show that the site is surrounded by built development. Residential properties lining the surrounding streets form the boundaries of the site on all sides.
- 4.5.16 The Warrender Primary School is first shown on the OS map of 1974 (**Figure 10**). The footprint of the main school building does not appear significantly different from its current layout. The school buildings occupy the southern part of the site while playing fields are shown in the northern half of the site. Hachures between the school building and the playing field mark a terraced area. Hachures are also shown in the southern corner of the site, indicating some change in ground level / terracing.
- 4.5.17 The locally listed South Ruislip Methodist Church (**AOC 4**), Queens Walk, was built in 1997.

5 ADDITIONAL BACKGROUND RESEARCH

5.1 Previous Archaeological Site Investigations

- 5.1.1 The GLHER does not record any previous archaeological events within the site or immediate proximity.

5.2 Previous Geotechnical Investigations

- 5.2.1 AOC is not aware of any geotechnical investigations within the proposed development site.

5.3 Site Walkover and Description

- 5.3.1 The proposed development site was visited on the 20th July 2015 to assess existing land use and the potential for heritage constraints.
- 5.3.2 The topography of the site slopes down significantly from southeast to northwest. Several changes in ground level are visible within the site, specifically a sloped bank, which divides the site into two parts (**Plate 3**): the higher ground in the southeastern part is occupied by the current buildings, while the northwestern part of the site is used as playing fields. A similar sloped bank is visible in the southern part of the site, rising to a grassed strip of higher ground along the southern parts of the southwestern and southeastern boundaries (**Plate 4**). This appears to indicate that the site was terraced during the construction of the school, to enable the school to be built into the sloping topography.



Plate 3: View east towards slope showing varying levels of ground



Plate 4: View southeast showing slope at southeastern / southwestern boundaries

- 5.3.3 The main entrance to the site leads from Old Hatch Manor, down a gated driveway into a small carpark in the southeast of the site with a separate pedestrian pathway leading to the school entrance (**Plate 5**). A second, locked gate provides access directly onto the playing fields in the northwestern part of the site, leading from Eastcote Road (**Plate 6**).



Plate 5: View northwest along main pedestrian entrance



Plate 6: View northwest along secondary access route from Eastcote Road

- 5.3.4 The school buildings occupy the southeastern part of the site and generally comprise prefabricated structures on brick and concrete footings (**Plate 7**). The school was established in 1971 (Pers Comm: School Office Staff), and the majority of buildings survive from this date or later. A caretaker's house and garage are located in the eastern corner of the site (**Plate 8**), adjacent to the car park. No buildings of heritage interest were noted within the site.



Plate 7: View south across junior playground towards school buildings



Plate 8: View southeast towards caretakers house

- 5.3.5 The buildings are surrounded by tarmac playgrounds/ play areas. The junior playground (**Plate 7 & 8**) is located on the northeastern side of the buildings, while the infant playground (**Plate 4**) and nursery area is located in the southwest of the site.
- 5.3.6 As previously mentioned, the northwestern part of the site is in use as playing fields (**Plate 9**). This area is grassed and generally flat but the ground falls away at the northeastern boundary.



Plate 9: View northeast along northeastern boundary showing dip in ground level

6 ASSESSMENT OF EVIDENCE

6.1 Past Impacts within the Site Boundary

- 6.1.1 The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 6.1.2 Cartographic sources indicate that the site was within a rural landscape until the 1930s when the surrounding area was subject to sprawling residential development from the 1930s onwards but the site itself remained undeveloped prior to the construction of the school in later 20th century.
- 6.1.3 Past impacts from agricultural activity may have had some shallow impacts across the site. The main impact is likely to have been from the construction of the school itself (and later additions / extensions), including terracing of the naturally sloping ground, foundations and services etc. With the exception of the probable terracing of the ground level, the majority of such impacts will be limited to the current footprint of the school buildings, while areas under playgrounds are unlikely to have been subject to any significant impacts (beyond landscaping / terracing).
- 6.1.4 The extent of these impacts cannot be ascertained without further information regarding the below ground deposits (e.g. geotechnical investigations). Depending on the nature of the previous landscaping / terracing episode within the site, it is possible that terracing may have removed buried deposits down to natural bedrock in some areas; alternatively, deposits could survive below/ beyond the extent of terracing activity. This would need to be confirmed by further investigation (e.g. geotechnical investigations and/or archaeological evaluation).

6.2 Identified Archaeological Assets

- 6.2.1 The GLHER has not identified any previously recorded heritage assets within the site boundary or surrounding area.

6.3 Assessment of Archaeological Potential

- 6.3.1 The site is not located within an Archaeological Priority Area, but is located adjacent to Ruislip Archaeological Priority Area. There is little prehistoric evidence in the APA and only a few Roman artefacts, the main focus of the APA is the medieval settlement of Ruislip and associated features, including an early example of a deer park, ancient woodland, a motte and bailey, a manor farm, a church, evidence of a 14th century brick and tile industry and the old village centre. Archaeological Priority Areas are usually designated using arbitrary boundaries, and the potential for similar remains to be found could extend into the site, However, the focus of medieval settlement was around the crossroads of High Street with Eastcote Road, c. 1.3km to the northwest of the site, and the site is likely to have remained in the rural hinterland outside the settled area.
- 6.3.2 There is very little evidence for prehistoric and Roman activity and no evidence for early medieval or medieval activity within the 750m radius itself, although there was significant medieval activity in the wider area, as previously discussed. It is also noted that the GLHER does not contain a large number of archaeological events within the study area, so the lack of archaeological remains recorded may correlate with a lack of previous research / investigation.
- 6.3.3 The available evidence indicates that the site was within open fields prior to the Inclosure Act of 1806 and continued as agricultural land until the early 20th century.
- 6.3.4 Past impacts within the site relate to the construction of the current school buildings, which is likely to have included a phase of terracing, which may have removed or truncated any potentially surviving archaeological remains (*if present*).
- 6.3.5 Based on the available evidence assessed during this report, there is considered to be a Low Potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) dating from all periods. Should evidence survive it is considered to be of Local- Regional Significance, depending on the date and type of remains encountered.

7 SUMMARY OF IMPACTS & RECOMMENDATIONS

7.1 Development Proposal & Summary of Impacts

- 7.1.1 No proposed development plans are currently available (July 2015).
- 7.1.2 There are several options under consideration for the redevelopment of the site, comprising: complete development, extension to the existing building, and a combination of new build and extension.
- 7.1.3 No geotechnical investigations have been undertaken and no details regarding the below ground deposits are available. However, where any proposed groundworks extend below the level of modern made ground (previous impact) there is likely to be an impact upon any potentially surviving archaeological deposits (*if present*).
- 7.1.4 There are no Listed Buildings, Conservation Areas or other heritage assets in the immediate vicinity of the site or visible from within the site boundary. The site is surrounded by built development which would shield views into the site from more distant heritage assets. Therefore, there is not considered to be any impact upon the setting of any specific heritage asset/s.

7.2 Further Works / Mitigations Recommendations

- 7.2.1 The level of mitigation recommended by AOC is dependent on the scale of any proposals.

- 7.2.2 If completely new development is proposed, in the form of new blocks of structures, AOC Archaeology recommend a programme of evaluation / trial trenching, targeted within the area of proposed impact (i.e. within the footprint of the new extension) to ensure that no previously unrecorded archaeological deposits are impacted as a result of the development.
- 7.2.3 This programme of works would establish the potential for any surviving archaeological deposits and record the nature and extent of any remains encountered (preservation by record).
- 7.2.4 The results of this archaeological evaluation can be used to inform on the potential requirement and nature of any further archaeological mitigation, such as watching brief and / or open area excavation. Should no archaeological remains be recorded during this phase then no further works are advised.
- 7.2.5 Should only minor development, extensions to existing structures or similar be proposed, AOC would recommend archaeological monitoring during construction, or, if the development proposals are within previously disturbed grounds, no further archaeological mitigation at all.
- 7.2.6 This recommended programme of works is subject to review and approval by Sandy Kidd of the Greater London Archaeology Advisory Service (GLAAS) who acts as archaeological advisor to the London Borough of Hillingdon.

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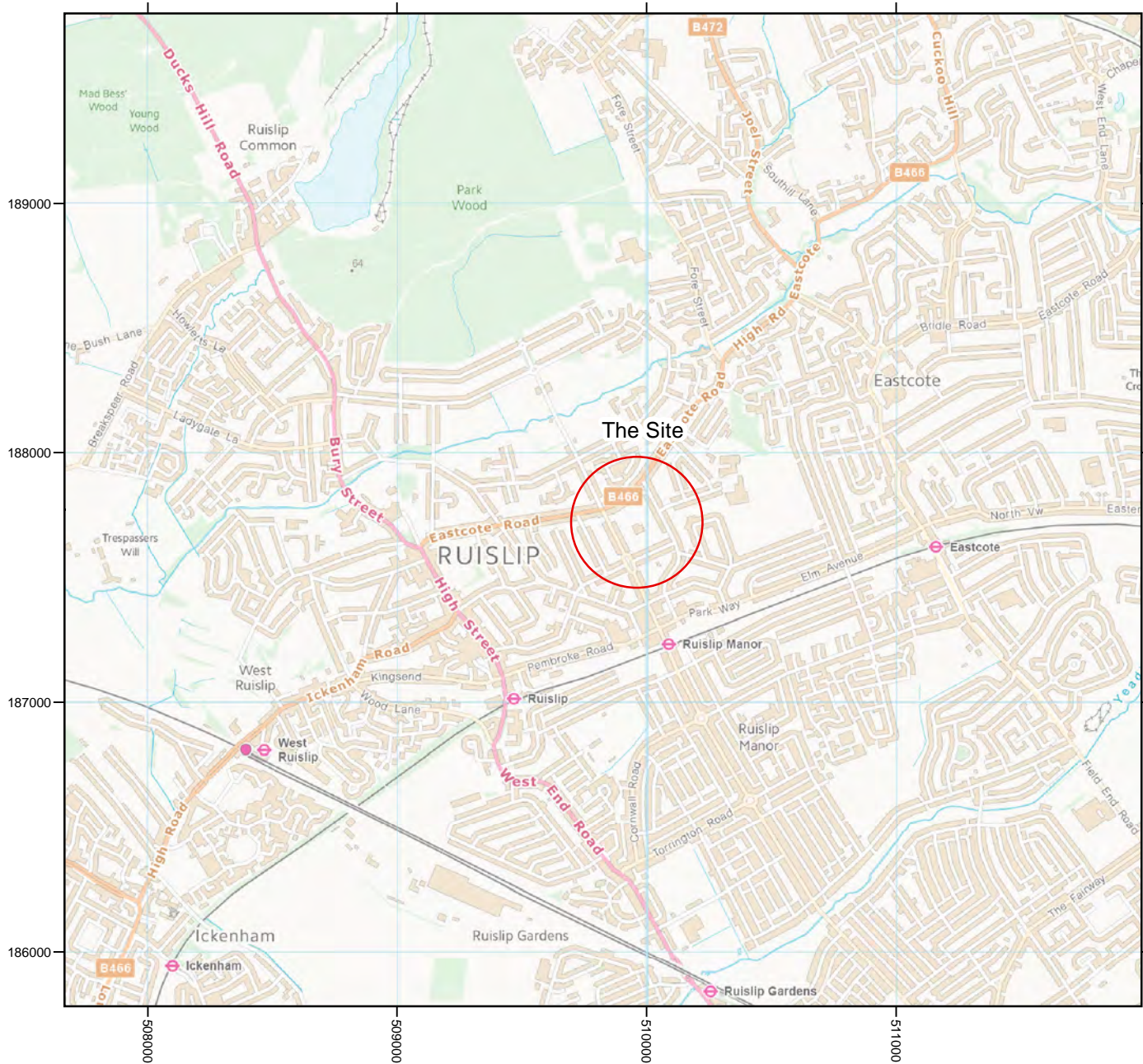
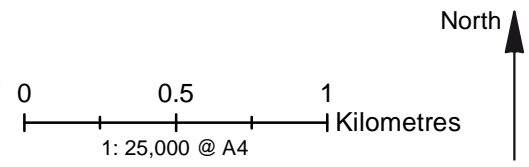


Figure 1:
Site Location



Contains Ordnance Survey data
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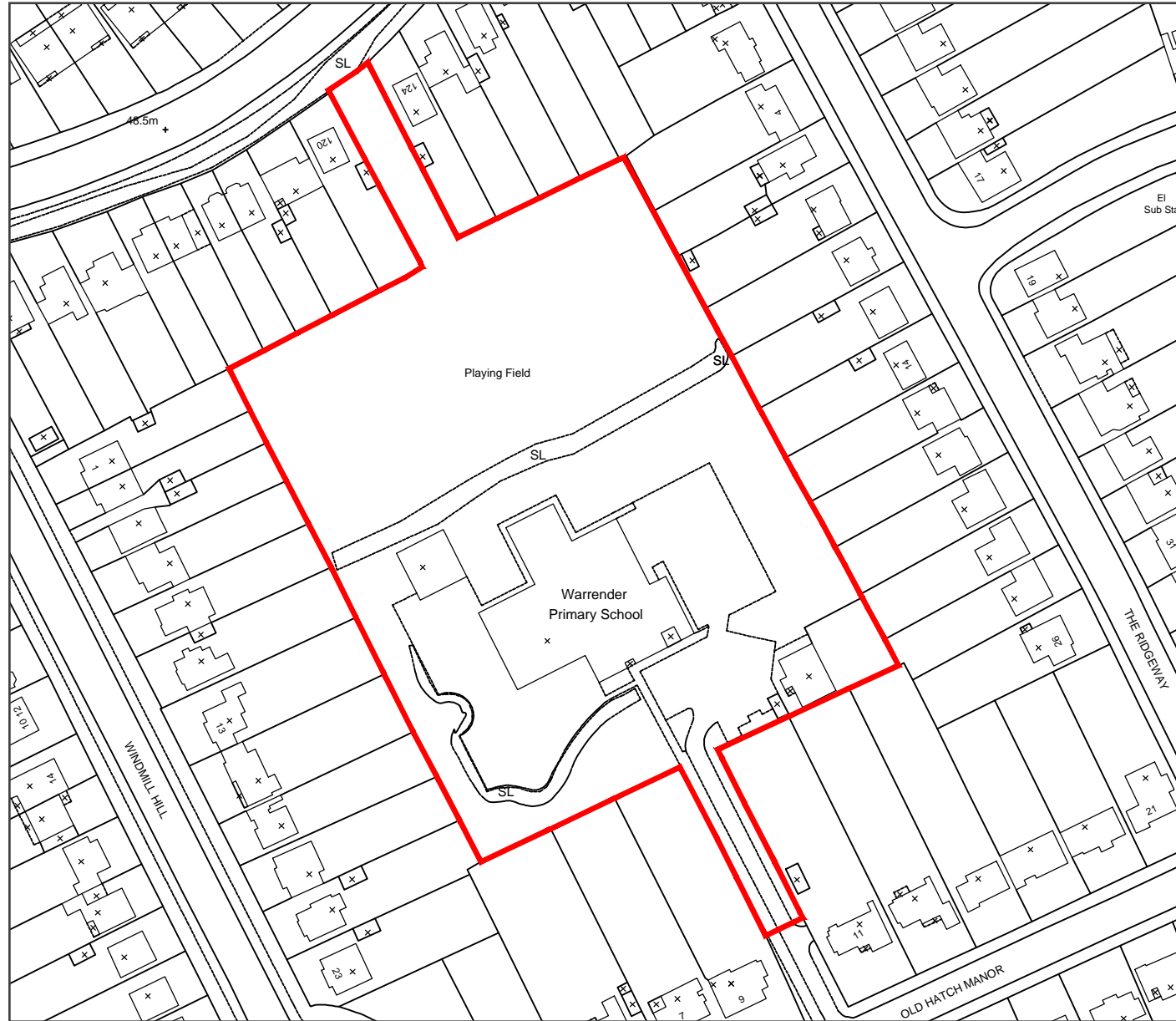


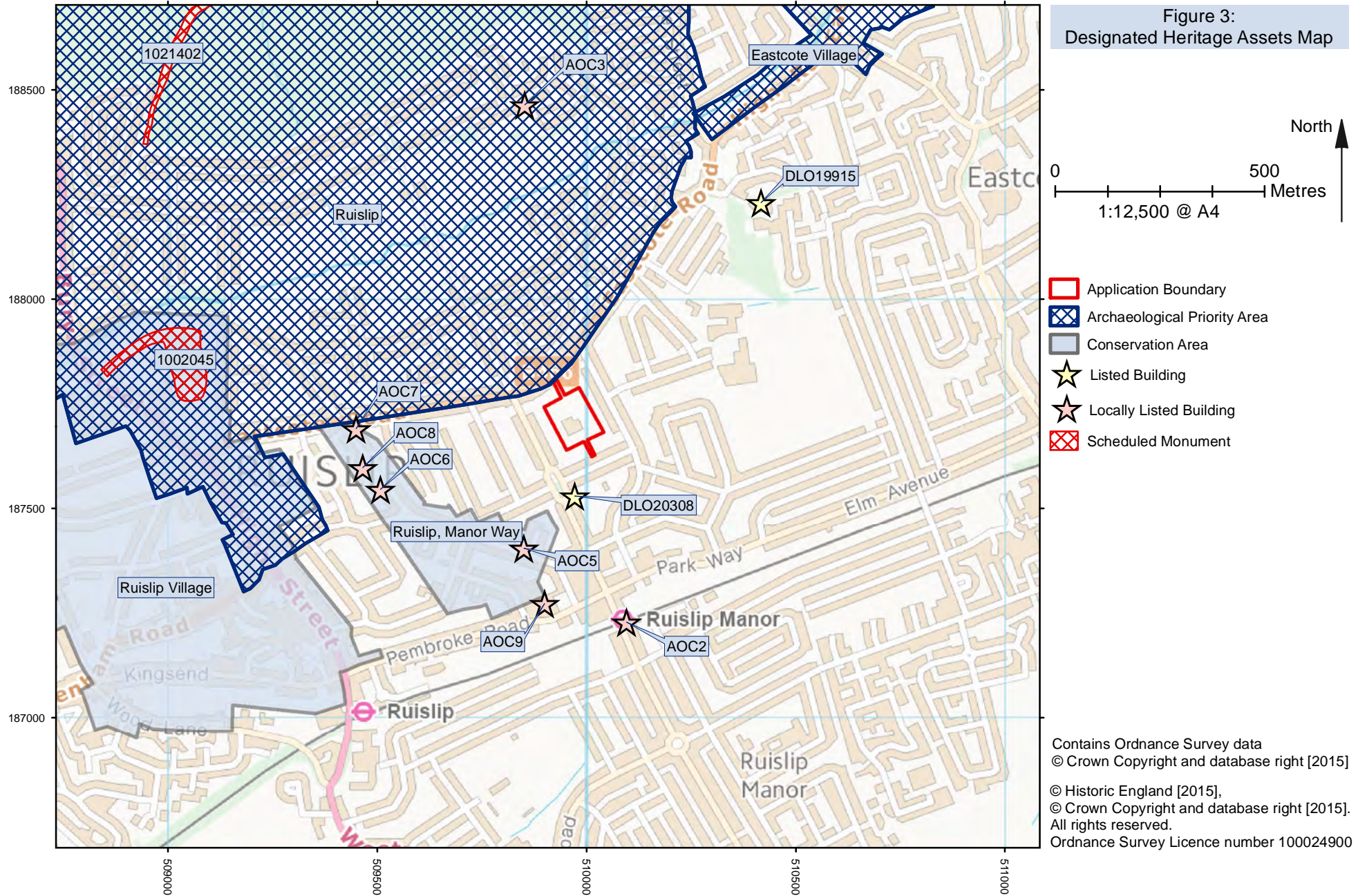
Figure 2:
Detailed Site Location

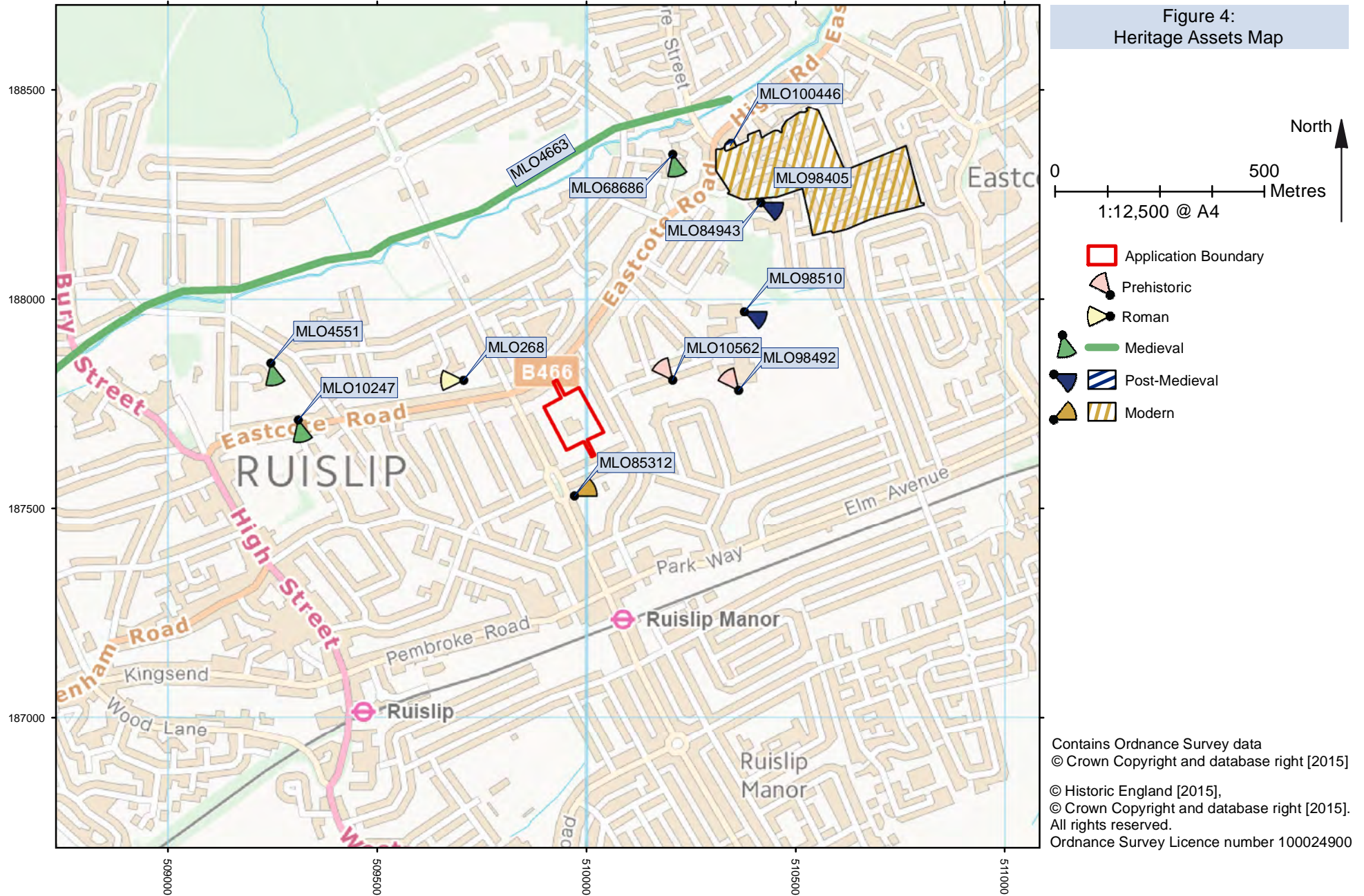
Site Boundary

Not to Scale

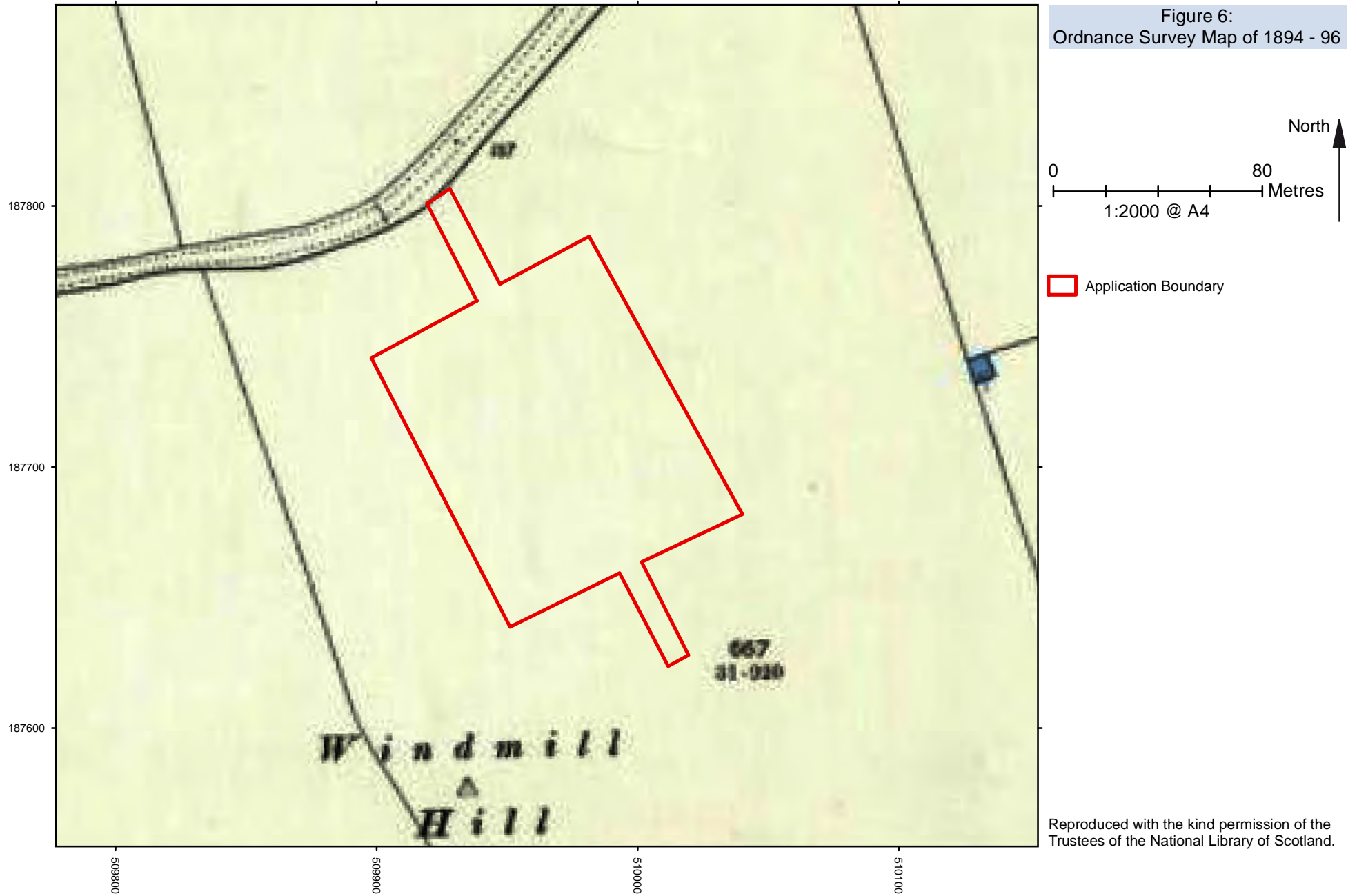


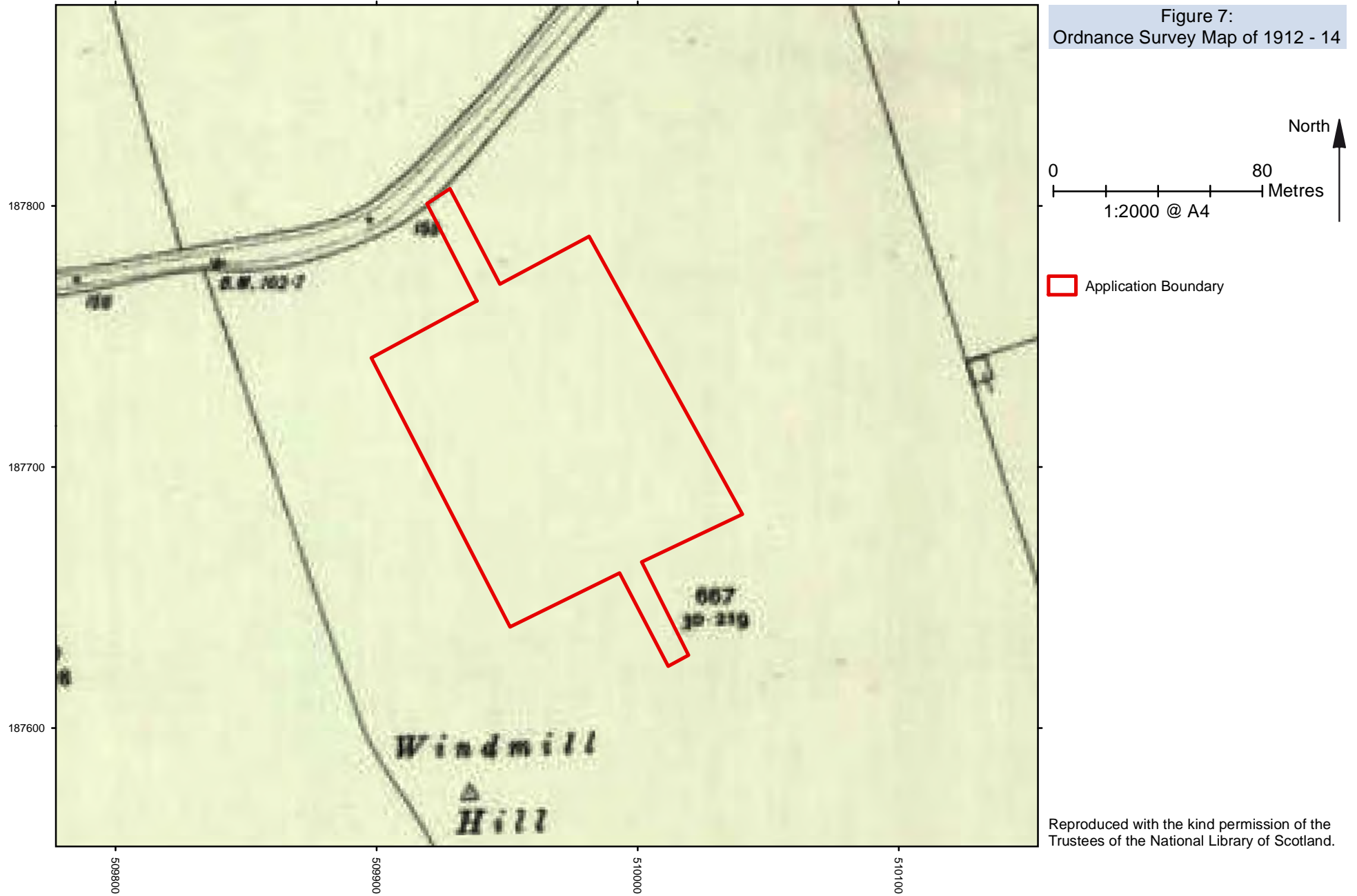
Plan provided by client

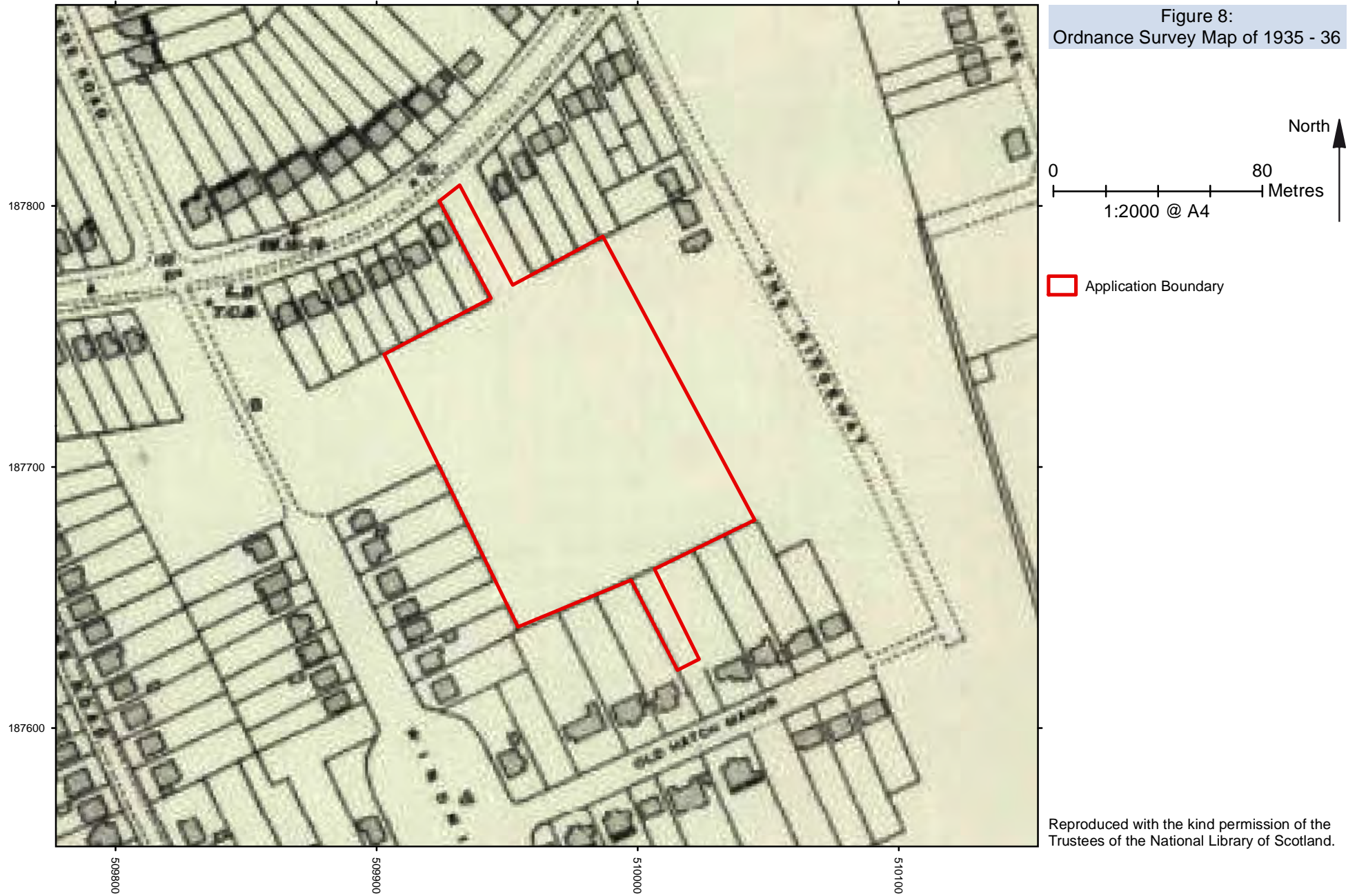












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APPENDICES

APPENDIX A ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an archaeological and built heritage assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from the proposed development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development

The assessment has used the sources listed in below to identify and map Heritage Assets and other relevant find spots or evidence within the site and defined study area. Heritage Assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low – The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Significance of a Heritage Assets

SIGNIFICANCE OF HERITAGE ASSET IMPORTANCE	
NATIONAL	The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 3 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites,
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.

LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

APPENDIX B GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area comprising a 750m radius from the centre of the site was adopted to collate data from the Greater London Historic Environment Record and other sources in Section 2.1 (e.g. National Heritage List for England). The following gazetteer represents all of the entries from the Greater London Historic Environment Record; deletions of HER entries with the same number in different locations has only occurred if not relevant to the site. No Event entries are recorded within the 750m study area. The entries are sorted by designation followed by period. Where relevant to the site the HER description summary is supplemented with the full description. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X).

Abbreviations:

- AOC No.:** Number assigned to sites or features not previously recorded, referred to in the text in round brackets e.g. (AOC 1)
- GLHER:** Greater London Historic Environments Record
- MONUID:** Greater London Historic Environments Record monument identification reference number
- EVUID:** Greater London Historic Environments Record events identification reference number
- DESUID:** Greater London Historic Environments Record / National Heritage List for England Listed Building identification reference number
- NGR:** National Grid Reference

TABLE 3: Gazetteer of Relevant Heritage Assets

MONUID, EVUID, DESIGUID REF. OR AOC NO.	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO10247	MEDIEVAL	BURY STREET [MANOR FARM], RUISLIP, HILLINGDON {EARLY MEDIEVAL MOTTE AND BAILEY CASTLE AND LATER SMALL ABBEY SITE}	EARTHWORK, ENCLOSURE, BANK (EARTHWORK), MOAT, MOTTE AND BAILEY, SETTLEMENT, MOATED SITE, MANOR HOUSE, FARMHOUSE, DITCH	SCHEDULED MONUMENT
MLO84943, DLO19915	POST-MEDIEVAL	HIGH GROVE HOUSE	HOUSE	GRADE II LISTED BUILDING
MLO85312, DLO20308	MODERN	FORMER AIR RAID PRECAUTIONS BUILDING	WATER TANK, CONCRETE FRAMED BUILDING, BOILER HOUSE, CHURCH HALL, DECONTAMINATION BUILDING	GRADE II LISTED BUILDING
AOC 2	MODERN	RUISLIP MANOR STATION	STATION	LOCALLY LISTED BUILDING
AOC 3	MODERN	WODELARK'S OAK	HOUSE	LOCALLY LISTED BUILDING
AOC 4	MODERN	SOUTH RUISLIP METHODIST CHURCH	CHURCH	LOCALLY LISTED BUILDING
AOC 5	MODERN	1-4 PRIORY CLOSE	SEMI-DETACHED HOUSE	LOCALLY LISTED BUILDING

WARRENDER PRIMARY SCHOOL, RUISLIP, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC 6	UNDATED - MODERN?	30-44 MANOR WAY	SEMI-DETACHED HOUSE, TERRACE	LOCALLY LISTED BUILDING
AOC 7	UNDATED - MODERN?	1-3 MANOR WAY	SEMI-DETACHED HOUSE	LOCALLY LISTED BUILDING
AOC 8	UNDATED - MODERN?	71-73 MANOR WAY		LOCALLY LISTED BUILDING
AOC 9	UNDATED - MODERN?	CHURCH OF THE MOST SACRED HEART	CHURCH	LOCALLY LISTED BUILDING
MLO98492	PREHISTORIC (IRON AGE)	WARRENDER WAY [BISHOP RAMSEY CHURCH OF ENGLAND SCHOOL], RUISLIP, HILLINGDON, HA4 {POSSIBLE IRON AGE DITCH}	DITCH	
MLO10562	PREHISTORIC (NEOLITHIC)	35 WARRENDER WAY	FINDSPOT	
MLO268	ROMAN	PARKERS FIELDOFF	FINDSPOT	
MLO4551	MEDIEVAL	MOAT DRIVE	FISHPOND, EARTHWORK	
MLO68686	MEDIEVAL	EASTCOTE RD	BUILDING	
MLO4663	MEDIEVAL	BURY STREET/FORE STREET, RUISLIP, HILLINGDON {ROUTE OF A LEAT}	LEAT	
MLO98510	POST-MEDIEVAL	WARRENDER WAY [BISHOP RAMSEY CHURCH OF ENGLAND SCHOOL], RUISLIP, HILLINGDON, HA4 {SITE OF LATE MEDIEVAL/POST MEDIEVAL DWELLINGS}	HOUSE?, OUTBUILDING?	
MLO100446	POST-MEDIEVAL	HIGH ROAD [RAF EASTCOTE], EASTCOTE, RUISLIP {POST MEDIEVAL FEATURES}	PIT	
MLO98405	MODERN	FORMER RAF EASTCOTE, HIGH ROAD, HILLINGDON {FORMER 20TH CENTURY MILITARY BASE}	MILITARY AIRFIELD, OFFICE	

APPENDIX C GREATER LONDON HISTORIC ENVIRONMENT RECORD LIST OF ARCHAEOLOGICAL EVENTS

The following table lists all the events provided by Greater London Historic Environment Record (GLHER) and Monument Records. This does not form a comprehensive list of archaeological investigations within the study area and should be read in conjunction with the heritage assets mapping.

Abbreviations:

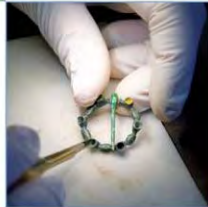
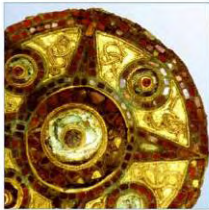
GLHER: Greater London Historic Environments Record

MONUID: Greater London Historic Environments Record monument identification reference number

EVUID: Greater London Historic Environments Record events identification reference number

TABLE 4: Greater London Historic Environment Record Events List

GLHER MONUID OR EVUID REF.	NAME	EVENT TYPE
ELO7272	Warrender Way [Bishop Ramsey Church of England School], Ruislip, Hillingdon, HA4: Evaluation	EVALUATION
ELO7578	RAF Eastcote, High Road, Eastcote (Desk-Based Assessment)	DBA
ELO7272	Warrender Way [Bishop Ramsey Church of England School], Ruislip, Hillingdon, HA4: Evaluation	EVALUATION
ELO8727	High Road, [RAF Eastcote], Eastcote, Ruislip, London: Archaeological Evaluation (Southern Part)	EVALUATION
ELO13347	Yeomans Acre (No 1), Ruislip, Hillingdon, HA4 8BW: Evaluation	EVALUATION
ELO8973	High Road [RAF Eastcote], Eastcote, Ruislip: Archaeological Evaluation (Northern Part)	EVALUATION
ELO7203	Warrender Way [Bishop Ramsey Church of England School], Ruislip,	DBA
ELO12039	Pembroke Road (Lyon Court), Ruislip, Hillingdon. Archaeological Desk Based Assessment	DBA



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