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Archaeological Desk-Based Assessment

Proposed Pinn River SEND School, Fore Street,
Ruislip HA5 2JQ

Iceni Projects Limited on behalf of
the Department for Education

November 2022

ICENI PROJECTS LIMITED
ON BEHALF OF THE
DEPARTMENT FOR
EDUCATION



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Archaeological Desk-Based
Assessment

Archaeological Desk-Based Assessment
of Proposed Pinn River SEND School, Fore Street, Ruislip HA5 2JQ

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Non-technical Summary

This document is a baseline Archaeological Desk-Based Assessment (DBA) which assesses the potential presence and significance of archaeological assets on the Site of the proposed Pinn River SEND School, Fore Street, Ruislip, HA5 2JQ, within a set Study Area (1,250m radius), as well as assessing the impact of the Proposed Development on any archaeology that may survive on site. Historic structures are not specifically considered within this report except where they are relevant to the archaeological interpretation of the Site.

The Proposed Development of the Site will involve removal of the existing buildings on the Site to enable the construction of a new two-storey school block. This assessment considers the potential and character of any buried heritage assets on the Site.

This report concludes that some archaeological remains are likely to be present on the Site. The potential archaeology is as follows:

- ***High potential for medieval remains relating to the medieval deer park and its associated boundary earthworks. Stray finds and features relating to medieval occupation and economic activities would likely be of local area to sub regional significance. Remains directly associated with the Park Pale (a Scheduled Monument) may be of sub regional to national significance.***
- ***High potential for post-medieval remains relating to economic activities relating to the park (e.g. woodland management, hunting) and remains relating to the late 19th century Fore Street Farm. These remains would likely be of local area significance.***
- ***Potential for all other periods is assessed as being low.***

The aim of a Desk-Based Assessment is to provide the Archaeological Advisor and Local Planning Authority (LPA) with sufficient information to determine whether or not planning consent is permissible with consideration to a) the significance of potential heritage assets surviving on site and b) how they will be affected by the proposed development. This document will also assist the LPA in determining whether intrusive archaeological investigation is required in support of the planning application, or post consent, pursuant to a planning condition.

In the light of the above assessment of the Site's likely archaeological potential and significance it is recommended that any further archaeological investigations be undertaken pursuant to a planning condition once Consent is granted for the Proposed Development. It is suggested that the most appropriate form of archaeological investigation would be an archaeological trench evaluation targeted on areas of impact outside the footprint of the existing school buildings.

1. Introduction

- 1.1.1. This Desk-Based Assessment is for the Site of the proposed Pinn River SEND School, Fore Street, Ruislip, HA5 2JQ (hereafter referred to as 'the Site') (Figure 1). It has been commissioned from Iceni Projects by the Department for Education (DfE).
- 1.1.2. The Site is in Eastcote, Ruislip, London Borough of Hillingdon and covers an area of approximately 2.98ha (29,800m²). The centre of the Site lies at National Grid Reference 509988 188840 and this document utilises a Study Area with a radius of 1,250m from point (Figure 2 and Figure 3). The Site is bounded to the east by Fore Street, to the south-east by residential properties fronting onto Grangewood Close, to the south by Coteford Junior School, and to the west and north by woodland (Park Wood, part of Ruislip Woods Nature Reserve).
- 1.1.3. The Site is currently occupied by buildings of the present Grangewood School, and associated driveways and landscaping.
- 1.1.4. Ground level in the vicinity of the Site is recorded at 53.9m OD on Fore Street, to the east of the Site.
- 1.1.5. The Site is located within the Ruislip Archaeology Priority Area (APA), shown in Figure 2 and Figure 3, which is described as:

There is very little in the way of evidence for prehistoric activity in the vicinity with a couple of isolated flint artefacts recorded. There have been a few possible Roman artefacts around the SAM, suggesting some activity in the vicinity. It is suggested that settlement started at Ruislip in the Saxon/early medieval period, though there is currently no archaeological evidence to support this. The motte and bailey (now a SAM, NHL 1002045) must have been constructed around 1066, and the village is mentioned in the 1086 Domesday survey, along with a park for 'wild beasts', an unusually early example of a deerpark. The park was still in use in 1436. In 1087 the land was given to the Abbey of Bec, which later established a priory within the bailey. This was later replaced by Manor Farm which was constructed in the 16th century (now Grade II listed, NHL 1080162). Work has shown that this complex was moated at one stage. Earthworks relating to the Deer Park and possibly the village remain and the historic centre of Ruislip contains features and buildings from every period in the last millennium, including a Great Barn of c.1300 (grade II listed; NHL 1358359) which is the oldest timber-framed barn standing in Greater London. St Martin's Church existed by the end of the 12th century (grade I listed, NHL 1285697), but there presumably was an earlier one linked to the Priory. The northern boundary of the Deer Park survives as a bank and ditch, and is a SAM (NHL 1021402). There was a brick and tile industry in Ruislip in the 14th century and the end of the 16th century. The woods around Ruislip also provided timber during the 14th century for the Tower, Westminster Palace and Windsor Castle. Rocque's map of 1754 shows settlement clustered around the crossroads by the castle, but with some settlement along Fore Street on the east side of the APA. To the north of the village lay the hamlet of Park Hearne. The*

Ruislip Enclosure map of 1806 shows a similar pattern of settlement. By this date Park Hearne was surrounded by land owned by the Grand Junction Canal company. This area was flooded to create a feeder reservoir for the canal. It came into operation in 1816 but was never really successful and later became Ruislip Lido. Little changed by the time of the 1st edition Ordnance Survey of 1866 or the 1896 Ordnance Survey when the village remained small and focussed around the crossroads, set in a wider landscape of fields and wood. By 1945 development had started to take place within the former Park area, as part of the significant development that occurred in the area with the arrival of the railway line in 1904. Little further development had taken place in the APA by 1960 or until the present day, as seen in a 2010 aerial photograph. Significance of the APA Ruislip has been considered one of the best examples of a medieval rural settlement located within the Greater London area. It contains many features, including an unusually 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. Unusually it contains buildings representing every period of the last millennium, including the Great Barn, built in c.1300, making the buildings archaeology of Ruislip very significant. The APA is thus here designed to protect the complex of interrelated features that make up the village and surrounding area, which includes known archaeology of national significance. Further study may reveal more significant archaeology, and provide more information on the medieval village and its development into the post-medieval and modern periods.

1.1.6. The Eastcote Village APA, lies 480m to the east of the Site.

1.1.7. The eastern end of Ruislip Park Pale, a Scheduled Monument (SM1021402, PRN78011) lies adjacent to the north-eastern edge of the Site. The Scheduled Monument is described as follows:

The monument includes a continuous section of park pale and ditch which form the surviving northern side of Ruislip Park. The section is roughly 1.5km long and at the eastern end runs into a section of later medieval earthwork. Ruislip Park was mentioned in the Domesday Survey of 1086 as a 'Park for Woodland Beasts' and is one of only two such Parks in Middlesex mentioned in the survey, the other being Old Park, Enfield. Pinner Deer Park, which is also a scheduled ancient monument, is first recorded in 1273. The Park originally enclosed an area of about 340 acres immediately to the north of St Martin's church at the junction of the roads now known as Bury Street and Eastcote Road. It was oval in plan and the River Pinn crossed it from west to east. About half of the original Park is still open space, partly in Park Wood and the remainder along the edge of the River Pinn. About two thirds of the original park boundary pale have been lost under modern development but this section from just north of Broadwood Avenue in the west through Park Wood survives as a clearly visible earthwork of varying height. The earthwork consists of a substantial earthen bank about 1 metre high and up to 4 metres wide with a ditch towards the outside (north). Although the ditch is partially infilled and

water filled in places, it measures between 3m and 6m wide where visible. Although there are a number of sections where the bank has been levelled and where original entrances may once have stood, the buried remains of the ditch and the terminal ends will survive so that the entire surviving section is of archaeological importance. The park pale is known to have been repaled, ie. Re-fenced, in 1436 by the then owners King's College. This shows a continued use of the park for containing deer and other animals four hundred years after it was originally built. The Park is believed by some to have been established by the Anglo-Saxon Manor of Wlward Wit at the time of Edward the Confessor, and to be associated with an Anglo-Saxon manor which was possibly on the site of the later motte and bailey (also a scheduled ancient monument).

ASSESSMENT OF IMPORTANCE ----- Deer parks were areas of land, usually enclosed, set aside and equipped for the management and hunting of deer and other animals. They were generally located in open countryside on marginal land or adjacent to a manor house, castle or palace. They varied in size between 3ha and 1600ha and usually comprised a combination of woodland and grassland which provided a mixture of cover and grazing for deer. Parks could contain a number of features, including hunting lodges (often moated), a park-keeper's house, rabbit warrens, fishponds and enclosures for game, and were usually surrounded by a park pale, a massive fenced or hedged bank often with an internal ditch. Although a small number of parks may have been established in the Anglo-Saxon period, it was the Norman aristocracy's taste for hunting that led to the majority being constructed. The peak period for the laying-out of parks, between AD 1200 and 1350, coincided with a time of considerable prosperity amongst the nobility. From the 15th century onwards few parks were constructed and by the end of the 17th century the deer park in its original form had largely disappeared. The original number of deer parks nationally is unknown but probably exceeded 3000. Many of these survive today, although often altered to a greater or lesser degree. They were established in virtually every county in England, but are most numerous in the West Midlands and Home Counties. Deer parks were a long-lived and widespread monument type. Today they serve to illustrate an important aspect of the activities of medieval nobility and still exert a powerful influence on the pattern of the modern landscape. Where a deer park survives well and is well-documented or associated with other significant remains, its principal features are normally identified as nationally important. The Park Pale, Ruislip despite only representing about a third of the original circuit, survives as a clearly visible earthwork and is associated with other monuments of the Saxon and Norman period. It is known to be one of only two such Parks mentioned in Middlesex in the Domesday survey and as such is a rare and important historical site. Its archaeological survival along this section will provide the potential for further evidence of the early development of such Parks prior to the Norman Conquest and of the construction methods used. In addition, later records record the date of repaling and such opportunities to link documentary and archaeological events are uncommon. The site lies

in public open space and the earthwork is valued for its historical importance by the local community.

- 1.1.8. Paragraph 194 of the National Planning Policy Framework (NPPF) advises that:

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 1.1.9. This document has also been undertaken in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance (CIfA 2014a and b) and the Local Planning Authority Local Plan (2020) which states:

POLICY DMHB 7: ARCHAEOLOGICAL PRIORITY AREAS AND ARCHAEOLOGICAL PRIORITY ZONES

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.

- 1.1.10. The Proposed Development of the Site will involve removal of the existing buildings on the Site to enable the construction of a new two-storey school block (Figure 13, Figure 14 and Figure 15), a 180-place all-through SEND School. This assessment considers the potential and character of any buried heritage assets on the Site.

2. Objectives

- 2.1.1. The aim of a Desk-Based Assessment is to provide the Archaeological Advisor and Local Planning Authority with sufficient information to determine whether or not planning permission is justifiable with consideration to how the proposed development will affect any buried heritage assets surviving on site. This document has been undertaken pursuant to the professional guidance issued within the ClfA guidelines (2014b), which sets the standard for Desk-Based Assessments as:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

The ClfA standard (2014b) also provides the following definition / guidance that a Desk-Based assessment is:

A programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

- 2.1.3. The aim of this Desk-Based Assessment is to:
- Identify the presence of any known or potential buried heritage assets that may be affected by the proposals,
 - Describe the significance of such assets, as required by the NPPF and,
 - Assess the likely impacts upon the significance of the assets arising from the Proposed Development.

3. Methodology and Sources Consulted

3.1.1. Potential and significance values are based on guidance in the following documents:

- ClfA, 2017, Standards and Guidance for Historic Environment Desk-Based Assessment;
- Historic England, 2017, Good Practice Advice in Planning Note 3;
- Historic England, 2017, Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment

3.2. *Archaeological Potential*

3.2.2. The **potential** for surviving archaeology of various periods is defined within this report as either:

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.

Moderate: 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.

3.3. *Archaeological Significance*

3.3.1. The **significance** value of potential archaeology is defined in this report as follows:

International / National (very high): The highest status of asset and indicative of national importance.

e.g. World Heritage Sites (WHS), Scheduled Ancient Monuments (SAMs), Grade I and II* Listed Buildings (LBs), Grade I and II* Registered Parks and Gardens (RPGs), Protected Wrecks, Heritage assets of national importance, well preserved historic landscapes with exceptional coherence, time depth, or other critical factor(s).

National / Regional / County (high): Archaeological sites that may be designated or undesignated, may contain well preserved or in situ structures, buildings of historical significance, historic landscapes with a reasonably defined extent, or reasonable evidence of occupation/settlement or activities (ritual, industrial etc.).

e.g. Grade II RPGs, Conservation Areas (CAs), Designated historic battlefields, Grade II LBs, burial grounds, protected heritage landscapes such as Ancient Woodland, heritage assets of regional or county importance.

Sub-regional / District (moderate): Designated or undesignated archaeological sites with reasonable evidence of human activity. Assets may be of limited historic value but may contribute to district or local knowledge and/or research objectives. May contain structures

or buildings of potential historic merit.

e.g. Historic village settlements, associated historic field systems and boundaries, historic road systems.

Local Area / Parish (Low): Heritage assets with a local level cultural or education value only

e.g. Historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence, artefacts of poor contextual stratigraphy.

Negligible: Historic assets with very little or no surviving archaeological interest or stratigraphic integrity. Buildings and landscapes of no historical significance.

e.g. Destroyed objects, buildings of no architectural merit, relatively modern landscape features or disturbances such as quarries, field boundaries, drains etc.

Unknown: Insufficient information exists to assess the importance. Significance of below ground archaeological remains is often unknown until their nature and extent has been sufficiently determined through archaeological fieldwork.

3.4. Sources

3.4.1. The following sources were consulted in the production of this assessment:

- **Greater London Historic Environment Record (GLHER) Data** detailing the results of previous archaeological investigations on Site and in the surrounding Study Area. The GLHER Data (search reference 17436) was obtained on 27/10/2022 and is the copyright of Historic England 2022.
- **Historic England** - Information on statutory Designated Assets data including Scheduled Ancient Monuments, Listed buildings, and any identified Heritage at Risk.
- **Groundsure** - Ordnance Survey (OS) maps from their historic first edition through to modern OS mapping. Earlier historic maps were also consulted where available.
- **British Geological Survey (BGS)** - Solid and Drift geology digital mapping and geological borehole data where applicable.
- **LPA Local Plan** and other information on historic environment policies, conservation areas and locally listed buildings where published online.
- **Archaeological Data Service (ADS)** - A comprehensive archive of published and unpublished fieldwork reports.
- **Volumes of the Victoria County History (VCH)** - An ongoing history project with the aim of creating an encyclopaedic history of each of the historic counties of England.
- **LIDAR** – Site topography was examined at <https://environment.data.gov.uk/>
- **Site Reports** – Reports on past archaeological investigations
- **Details of the Proposed Development** - Existing and proposed site plans and other drawings.

4. Geological, Topographical, Archaeological and Historical Background

- 4.1.2. To assess the archaeological potential within the area of the Proposed Development, HER Data has been obtained from the Greater London Historic Environment Record (GLHER) within a 1,250m radius around the Site (the 'Study Area').
- 4.1.3. The Study Area and GLHER data have been examined to locate known archaeological sites and thus predict and inform the likely archaeological survival on Site. All references to archaeological interventions and findspots (Figure 2) and monuments (Figure 3) will be contained within parenthesis throughout the document. Many entries from the GLHER data record result from chance discoveries. Other information and sources including documentary, cartographic, unpublished grey literature reports and internet resources have also been used to supplement this data. These sources are detailed further in Section 3.
- 4.1.4. Historic structures are not specifically considered within this assessment except where they are relevant to the archaeological interpretation of the Site.

4.2. *Geology*

- 4.2.1. British Geological Survey (BGS 2022) records show the Site is underlain by bedrock of the London Clay Formation, sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period, in a local environment previously dominated by deep seas. Bedrock of the underlying Lambeth Group is mapped immediately to the south and east of the Site. No superficial deposits are mapped on the Site, although a thin east-west band of Holocene alluvium is mapped approximately 300m south of the Site, associated with the River Pinn.
- 4.2.2. Recent ground investigations within the Site have demonstrated that the sediment sequence comprises modern Made Ground (maximum depth 0.85m below ground level (bgl)) and/or topsoil (maximum depth 0.20m bgl) overlying London Clay Formation Bedrock, with the underlying Lambeth Group also recorded in deeper interventions below 4.50-5.50m bgl (HSP Consulting 2021, Curtins 2022).

4.3. *Topography*

- 4.3.1. Ground level in the vicinity of the Site is recorded at 53.9m OD on Fore Street, to the east of the Site. Ground level within the Site itself slopes gradually from approximately 56.7m OD in the north-west of the Site, down to 53.6m OD in the south-east as shown on the DEFRA 2021 LIDAR Digital Terrain Model (DTM).
- 4.3.2. The River Pinn, a tributary of the River Colne (itself a major tributary of the River Thames), runs broadly east-west approximately 300m south of the Site.
- 4.3.3. The Site is located on the western edge of the predominantly residential suburban built up area of Eastcote. To the north and west of the Site boundary lies an area of woodland known as Park Wood, part of Ruislip Woods Nature Reserve.

4.4. *Prehistoric period (Before AD 43)*

4.4.1. The prehistoric is a broad period comprising the Palaeolithic (c.500,000 – 10,000BC), Mesolithic (c.10,000 – 4,000BC), Neolithic (c.4,000 – 2,500BC), Bronze Age (c.2,500 – 700BC), and Iron Age (c.700BC – AD43). Continuous human occupation of Britain began as the climate improved at the end of the last Ice Age, with nomadic hunter gatherer societies exploiting wild plants and animals. Farming was first introduced from the continent to Britain around 4000BC and was accompanied by changes in pottery, burial customs, new types of monuments and a sedentary population. The arrival of metalworking in the Bronze Age saw a gradual shift in burial practices, an increase in permanent occupational evidence, distinctive field systems and ceremonial landscape monuments. During the Iron Age, elaborate hillfort type structures are constructed, with evidence of ritual offerings and fine iron metalwork suggestive of a warrior aristocracy and the emergence of extensive tribal territories.

4.4.2. Overall, evidence for prehistoric activity within the Study Area is limited. Whilst a small number of findspots and isolated features indicate some level of background activity in parts of the Study Area from the Neolithic period onwards, there is little evidence for any significant concentrations of prehistoric settlement or activity. Throughout the prehistoric period the Study Area is likely to have been largely unoccupied land away from the main areas of settlement, probably with areas of woodland that may have persisted until the medieval and post-medieval periods.

Palaeolithic (c. 500,000 – 10,000 BC)

4.4.3. No Palaeolithic finds or evidence for Palaeolithic activity has been recorded within the Study Area.

Mesolithic (c.10,000 – 4,000 BC)

4.4.4. No Mesolithic finds or evidence for Mesolithic activity has been recorded within the Study Area.

Neolithic (c. 4,000 – 2,500 BC)

4.4.5. Evidence for the Neolithic period within the Study Area is restricted to two findspots: a Middle Neolithic plano-convex knife (PRN117834) found 370m south-west of the Site, and a flint flake, possibly a damaged leaf-shaped arrowhead (PRN149697), found 1,090m north-west of the Site on Haste Hill.

Bronze Age (c. 2,500 – 700 BC)

4.4.6. Evidence from the Bronze Age is restricted to a single site. Shallow scoops/pits containing Late Bronze Age domestic refuse and pottery were recorded in excavation undertaken by The Department of Greater London Archaeology in 1984 following the discovery of a socketed spearhead by a metal detectorist at Park Wood, 850m north-west of the Site (PRN168785, PRN115385, PRN137260).

Iron Age (c. 700 BC – AD 43)

4.4.7. Evidence for activity within the Study Area during the Iron Age is limited and ambiguous,

potentially comprising evidence for linear boundaries (banks and ditches), suggesting the Study Area was located away from the main foci of settlement at this time.

- 4.4.8. Remnants of the possible line of “Grims Ditch” (sometimes “Grimsdyke”), a linear bank and ditch of uncertain date, potentially Iron Age, is recorded 500m east of the Site (PRN107190).
- 4.4.9. A ditch containing pottery of possible Iron Age (or Saxon) date was recorded during an evaluation at the Bishop Ramsey Church of England School (PRN162680), 960m south of the Site.

4.5. *Roman Period (AD 43 – 410)*

- 4.5.1. The Roman invasion in AD43 brought an end to the prehistoric period in Britain. Evidence for Roman activity within the Study Area is very limited, suggesting that the Study Area continued to be distant from the main areas of settlement and communication routes during this period.
- 4.5.2. The only Roman evidence recorded on the GLHER within the Study Area consists of two isolated findspots: a fragment of a soft redware screw-necked flagon (PRN106828) found 1,070m south of the Site, and a 1st century bronze brooch (PRN130006) 950m north-west of the Site.

4.6. *Saxon and medieval Period (AD 410 – 1485)*

- 4.6.1. It has been suggested that the settlement of Ruislip originated during the Saxon period, although there is currently little or no archaeological evidence to confirm this - possible Saxon (or Iron Age) pottery recorded in a ditch at the Bishop Ramsey Church of England School (PRN162680), 960m south of the Site, being the only potential Saxon archaeological evidence recorded within the Study Area. The Park is believed by some to have been established by the Anglo-Saxon Manor of Wlward Wit at the time of Edward the Confessor, and to be associated with an Anglo-Saxon manor which was possibly on the site of the later motte and bailey. Nevertheless, a reasonable-size settlement at Ruislip and a park for ‘wild beasts’ (an unusually early example of a deerpark) is mentioned in Domesday in 1086, and the motte and bailey castle at Ruislip is thought to have been built soon after 1066, lending weight to the notion that settlement in the area may have already existed at the time of the Norman Conquest.
- 4.6.2. Ruislip Park, which includes Ruislip Woods (PRN113485), now a National Nature Reserve adjacent to the north and west of the Site, must have had sufficient woodland in 1086 to support 1,500 Pigs (Open Domesday n.d.; VCH 1971). There are records that Richard de Cliffe, Receiver of the Archbishopric of Canterbury was ordered in 1270 to deliver five live does from Harrow Wood to the Prior of Ruislip to stock his Park. Sale of wood and pannage provided 25% of the Manor's income in 1289. The Park Pale (SM1021402, PRN78011), adjacent to the north and north-east of the Site, despite only representing about a third of the original circuit, survives as a clearly visible earthwork. The park pale is known to have been repaled, ie. Re-fenced, in 1436 by the then owners King's College. The heavily truncated remains of a possible medieval boundary ditch, thought to be a continuation of the boundary

of Park Wood, were recorded in a 2002 evaluation at St Vincent's Hospital Residential Site, 800m north of the Site (PRN171092, 116090). Further archaeological evidence relating to the Park within the Study Area includes a small rectangular enclosure, possibly originally a tenement or the parker's lodgings (PRN116228), recorded 750m south-west of the Site.

- 4.6.3. From at least the 14th century, settlement in the parish of Ruislip comprised three distinct areas: the villages of Ruislip and Eastcote, situated south of the River Pinn in the west and east, respectively, and the hamlet of Northwood to the north. The non-nucleated medieval village of Eastcote Medieval settlement of Eastcote (PRN97056), 660m south-east of the Site, was first recorded as a hamlet by 1323. Several medieval listed buildings are recorded in the area, and the site of a moat (PRN113484) is recorded 650m east of the Site.
- 4.6.4. Other archaeological evidence recorded on the GLHER includes the findspot of a medieval dagger, with an iron blade and tang and copper alloy hilt and handguard (PRN11534) found 970m north-west of the Site, and the route of a medieval mill leat, joining the River Pinn from Bury Street to Fore Streer (PRN99173), 430m south of the Site.
- 4.6.5. During the medieval period, the centre and western half of Study Area comprised an area of managed woodland, Ruislip Park, with the main focus of settlement in the east, around the village of Eastcote. The Site was located within the Park Pale, surviving as an earthwork (and Scheduled Monument) immediately to the north of the Site.

4.7. *Post-medieval to Modern Period (AD 1485 – present)*

- 4.7.1. Ruislip Woods (PRN113485), adjacent to the north and west of the Site, and the wider Ruislip Park remained a working and hunting landscape well into the 19th century. By the 11750s, the site of a small rectangular enclosure, possibly originally a tenement or the parker's lodgings (PRN116228), 750m south-west of the Site, is known to have become osier moor and sallow bed, likely due to water retention by the banks. Ruislip Lido (PRN144531), 1,000m north-west of the Site was formed as an artificial lake in 1811 within Ruislip Woods, originally as a feeder to the Grand Junction Canal.
- 4.7.2. The GLHER data shows continuity of settlement activity within Eastcote Village, c. 650m east of the Site, recording a number of post-medieval listed buildings from the Tudor period onwards, including several timber-framed houses, inns/public houses, and barns.
- 4.7.3. Three post-medieval landscape parks and houses are recorded in the east of the Study Area around the settlement of Eastcote. The Tudor landscape park of Eastcote House Gardens (PRN132030) is recorded 630m east of the Site. Eastcote House was occupied by the Hawtrey family, and their descendants, the Deanes, until the late 19th century. The house itself was demolished in the 1960s, although the foundations remain visible in grass in front of the existing early 17th century Old Coach House. Anomalies of possible archaeological origin, including rectilinear arrangements potentially related to the original Eastcote Manor and associated ancillary buildings were recorded in a 2012 geophysical survey (PRN162863), and a topographical survey (PRN164303) recorded possible man-made mounds, a possible pond, and remains of a Ha Ha and possible paths and tennis courts.

Evaluation at Eastcote House (PRN164811) recorded foundations and cellars. The other post-medieval landscape parks within the Study Area are Haydon Hall Park, the former grounds of Haydon Hall, built in 1630 by the Countess of Derby and rebuilt in by Sir Thomas Franklin in 1720, comprising landscaped parkland and a lake (PRN126876), 460m east of the Site; and the High Grove Estate Georgian Landscape Park (PRN151318), now partially surviving as Warrender Park, 700m to the south of the Site. Other post-medieval archaeological evidence recorded within the Study Area includes the foundations of a probable 18th century garden wall and a 19th century well, recorded during a watching brief 1,030m east of the Site at St Catherine's Farm undertaken in 2012 (PRN166703), and a watching brief undertaken in 2000 at The Ship Inn (PRN158318), 640 north-east of the Site, which recorded an earlier floor surface of the inn, a cellar and foundations of the main building dating to the 19th century. A trial trench evaluation at the same Site (PRN161867) also recorded a series of north-south aligned post-medieval timber posts truncating a parallel roadside ditch.

- 4.7.4. Rocque's map of 1757 (Figure 4) appears to show Ruislip Park ('Rislip Park') extending up to what is now Fore Street, with market gardens and buildings fronting Fore Street shown immediately south of the Site. This is also shown on the 1807 Ordnance Survey map (Figure 5) that appears to show the Site being within the easternmost corner of the Park, and more clearly on the County Series map of 1865 (Figure 6) where the Site is depicted as being within an area of woodland extending as far east as Fore Street (known at this time as 'Frog Lane'), with buildings fronting onto Fore Street immediately south-east of the Site.
- 4.7.5. By 1896 (Figure 7), however, the Site is shown as being in an open field, with the edge of the woodland now marked 120m north and 150m to the west. The area round the Site is now marked 'Fore Street Farm' and a building, possibly a farmhouse, fronting onto Fore Street (still marked 'Frog Lane') is shown within the eastern part of the Site. Although the earthworks of the Park Pale are not depicted as such on this map, the line of the field boundary appears to follow that of the earthworks shown on later maps, suggesting this feature defined the boundaries of the late 19th century property. Little change is shown on the map of 1913 (Figure 8) apart from a path/track now marked along the southern edge of the Site, and the only changes recoded by 1935 (Figure 9) is that the land covering the Site is now depicted as open woodland/parkland and that Fore Street has now attained its current name.
- 4.7.6. Ruislip Woods, the area adjacent to the north and west of the Site, was preserved as a result of Green Belt legislation and designated a SSSI in 1950; the Nature Reserve was established in 1959.
- 4.7.7. The earthworks of the Park Pale (SM1021402, PRN78011) are first clearly depicted on the National Grid map of 1959-62 (Figure 10), where they are shown continuing beyond the current Scheduled Monument running across the eastern end of the Site, parallel with Fore Street, ending just beyond the south-eastern corner of the Site. By this time the building in the east of the Site is no longer shown. The remainder of the Site is depicted as scattered

areas of open woodland. The area East of Fore Street is by this time covered by residential properties, with the modern street plan already evident.

- 4.7.8. No significant changes on the Site are shown in the maps of 1960 and 1969-74 (not illustrated). By 1991-92 (Figure 11), the existing school buildings currently occupying the Site are shown. The earthworks of the Park Pale continue to be depicted extending across the eastern end of the Site but are now shown interrupted by an access road joining Fore Street in the very south-easternmost corner of the Site. No significant changes are depicted within the Site on the 2003 map (Figure 12), which shows the Site having attained its present configuration.

4.8. Past Archaeological Investigations within the Site

- 4.8.1. No known archaeological investigations have been carried out within the Site to date.
- 4.8.2. The nearest previous archaeological field investigation in the immediate vicinity of the Site, a watching brief undertaken in 2011 on water main replacement works at Wood Rise, 180m south of the Site, part of a wider programme of works around Wiltshire Lane (PRN160902) recorded no archaeological features or finds.

4.9. Negative archaeological investigations within the Study Area

- 4.9.1. Other negative archaeological investigations within the Study Area include a watching brief at 9 Elmbridge Close, 570m south of the Site (PRN154628), evaluation at 26 Field End Road, 770m south-east of the Site (PRN156175), evaluation at RAF Eastcote, 800m south-east of the Site (PRN158164), evaluation at Eastcote Motor Services, 520m south-east of the Site (PRN158952), and evaluation at 1 Yeomans Acre, 590m south of the Site (PRN168599).

5. Archaeological Potential and Significance

- 5.1.1. A review has been undertaken of the sources detailed in Section 4 including archaeological investigations conducted close to the Site and a handful of antiquarian findspots, sites with historic or cartographic references and listed buildings. These are shown on Figure 2 and 3.
- 5.1.2. The potential for archaeological evidence originating from the various periods is summarised below. HER Data is only a partial reflection of the buried archaeological record, and the true archaeological potential of the area may be higher than suggested. Historic impacts are also taken into consideration when assessing potential.
- 5.1.3. Evidence of activity within the Study Area during the prehistoric and the Roman periods is limited to a small number of stray finds. It is likely that the Site was some distance from the main areas of settlement and activity during these periods, and much of the surrounding area may have been covered by open land and woodland.
- 5.1.4. By the 11th century, settlement in nearby Ruislip had been established and the woodland that likely covered much of the Study Area at the beginning of the medieval period became part of an early medieval deer park (Ruislip Park). The Site itself probably lay within the Park throughout the medieval period, with the earthworks of the Park Pale running along the northern and eastern edges of the Site. The main area of settlement within the Study Area during the medieval period was located at Eastcote, to the east of the Site.
- 5.1.5. During the post-medieval period, the Park continued to be a working and hunting landscape until the 19th century. The Site itself continued to form part of the Park, being covered by woodland up until the late 19th century when the somewhat short-lived Fore Street Farm was established, the northern and eastern boundaries of which property appear to have been defined by the surviving earthworks of the Park Pale, with a building constructed at the eastern end of the Site.
- 5.1.6. By 1959-1962, Fore Street Farm and the building in the east of the Site are no longer shown on maps, and the site reverted to open woodland up until the late 20th century when the existing school buildings were built (first shown on maps dating to 1991-92), at which time the Site attained its present layout.
- 5.1.7. The foundations of the existing school buildings and any associated features (e.g. excavations for service runs etc) will have locally removed or disturbed any archaeological remains within their footprint.

5.2. Prehistoric

- 5.2.1. The Site has **low potential** to contain prehistoric remains. Evidence for this period is limited to a small number of chance finds and isolated features dating to the Neolithic, Late Bronze Age, and possibly also the Iron Age (although the evidence for the latter period is ambiguous). Such remains would be considered as having **local area to sub regional significance**.

5.3. Roman

5.3.1. The Site has **low potential** to contain Roman remains. Evidence for this period is limited to two chance finds. Such remains would be considered as having **local area to sub regional significance**.

5.4. *Medieval*

5.4.1. The Site has **high potential** to contain medieval remains relating to the medieval deer park (Ruislip Park) and its associated boundary earthworks (the Park Pale), part of which survives adjacent to the northern and north-eastern boundaries of the Site and is a Scheduled Monument; part of the earthworks may extend onto the easternmost edge of the Site. Stray finds and features relating to medieval occupation and economic activities would likely be of **local area to sub regional significance**. Remains directly associated with the Park Pale (a Scheduled Monument) may be of **sub regional to national significance**.

5.5. *Post-medieval*

5.5.1. The Site has a **high** to contain post-medieval remains relating to economic activities relating to the park (e.g. woodland management, hunting) and remains relating to the late 19th century Fore Street Farm. These remains would likely be of **local area significance**.

6. Impact of Proposals

- 6.1.1. The Proposed Development of the Site will involve removal of the existing buildings on the Site to enable the construction of a new two-storey school block (Figure 13, Figure 14 and Figure 15), a 180-place all-through SEND School.
- 6.1.2. At the time of writing, details of the depth, type and extent of foundations required for the Proposed Development is unknown, although no basement is proposed.
- 6.1.3. The foundations of the existing school buildings and any associated features (e.g. excavations for service runs etc) will have locally removed or disturbed any archaeological remains within their footprint.
- 6.1.4. Any below-ground impacts (including excavations for foundations, piling, service runs, landscaping, grubbing out of obstructions, etc) outside the footprint of the existing building or beyond the depth of the existing foundations have the potential to remove any archaeological remains present.

7. Conclusion

- 7.1.1. The primary objectives of this report were to identify the nature, extent, and significance of any archaeological heritage assets that may be impacted by the Proposed Development.
- 7.1.2. The Site is located within the Ruislip Archaeology Priority Area (APA), and Ruislip Park Pale, a Scheduled Monument (SM1021402, PRN78011) lies directly adjacent to the north-eastern edge of the Site. Related earthworks may continue beyond the Scheduled Monument area and extend across part of the eastern end of the Site.
- 7.1.3. No previous excavations have occurred on the Site.
- 7.1.4. With consideration to the archaeology recorded within the 1,250m Study Area and the nature of the site's topography, geology, and archaeological and historical background, there is a **high potential for medieval and post-medieval remains.**
- 7.1.5. Surviving archaeological remains on the Site are generally likely to be of **sub-regional or local area significance**, although any remains relating to the adjacent Scheduled Monument would likely be of **sub regional to national significance.**
- 7.1.6. The Proposed Development is likely to include below ground intrusions, yet to be defined in detail but which *do not* include provision of a basement, that have the potential to impact on any existing below ground archaeological remains should they extend beyond the impacts of the existing 20th century building. The foundations of the existing school buildings and associated features (e.g. excavations for service runs etc) will have locally removed or truncated any archaeological remains within their footprint.
- 7.1.7. In the light of the above assessment of the Site's likely archaeological potential and significance it is recommended that any further archaeological investigations be undertaken pursuant to a planning condition once Consent is granted for the Proposed Development. It is suggested that the most appropriate form of archaeological investigation would be an archaeological trench evaluation targeted on areas of impact outside the footprint of the existing school buildings.

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National Planning Policy Framework (NPPF) 2021

In July 2021, the government published the updated National Planning Policy Framework (“NPPF”). This maintains the focus on the promotion of sustainable development that was established as the core of the previous, 2012, NPPF. The heritage policies within the NPPF are largely unchanged with the exception of new paragraph 198.

The guidance contained within Section 16, ‘Conserving and enhancing the historic environment’, relates to the historic environment, and developments which may have an effect upon it. Relative paragraphs have been reproduced in full below:

Conserving and enhancing the historic environment

Para 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 194. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 195. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Para 196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal

Considering potential impacts

Para 199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the Site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the Site back into use.

Para 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 206. 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 the asset (or which better reveal its significance) should be treated favourably.

Para 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (March 2021).

Policy HC1: Heritage Conservation and Growth of the London Plan (2021) relates to Heritage Assets and Archaeology:

Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisation, develop evidence that demonstrates clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

Setting out a clear vision that recognises and embeds the role of heritage in place-making

Utilising the heritage significance of a site or area in the planning and design process

Integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

Delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility, and environmental quality of a place, and to social wellbeing.

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance, by being sympathetic to the asset's significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Paragraph 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.'

Local Planning Policy – London Borough of Hillingdon (2012 and 2020)

Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans (UDP), Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks. UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level, whilst Built Heritage policies often have been subject to change and strengthening, following the lead of the NPPF.

On occasion Supplementary Planning Documents may also apply.

The principal existing local plan policies relating to archaeology within the historic environment are as follows:

POLICY HE1: HERITAGE

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

- Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;
- Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;
- Registered Parks and Gardens and historic landscapes, both natural and designed;
- Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and
- Archaeologically significant areas, including Archaeological Priority Zones and Areas.

2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.

4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

IMPLEMENTATION OF POLICY HE1: HOW WE WILL ACHIEVE THIS

The Council will seek to:

1. Ensure appropriate specialist advice and guidance is available, by preparing character appraisals, management plans and design guidance for its designated areas and historic assets, in partnership with the local community, guided by the Conservation Forum and where possible, aided by English Heritage.

2. Regularly review and update its web based Historic Environment Record (HER) and designations as required, and update character appraisals and management plans for conservation areas, ensuring national and local interest groups, and residents are consulted.

3. Pro-actively manage heritage assets, including those considered "At Risk" by English Heritage, working with heritage groups and partners where appropriate, to ensure buildings and structures such as those at Eastcote House Gardens, RAF Uxbridge and Breakspear House are repaired and reused.

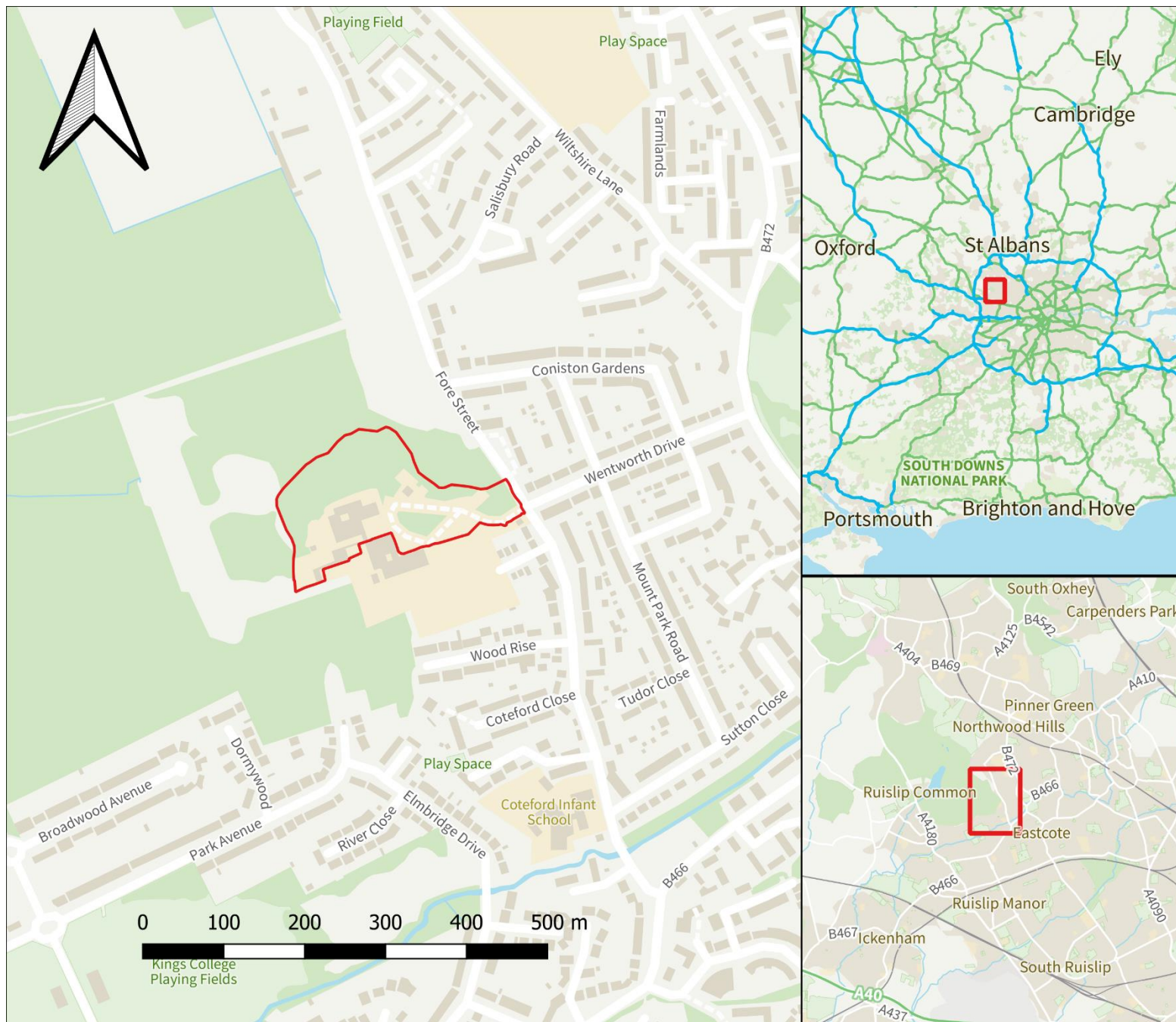
4. Promote the borough's heritage by continuing to ensure that it is included in the London Open House event; to improve the interpretation of historic assets, such as Manor Farm, Ruislip; and to recognise local schemes of exceptional quality or innovation by, for example, applying for Civic Trust and Green Apple Awards.

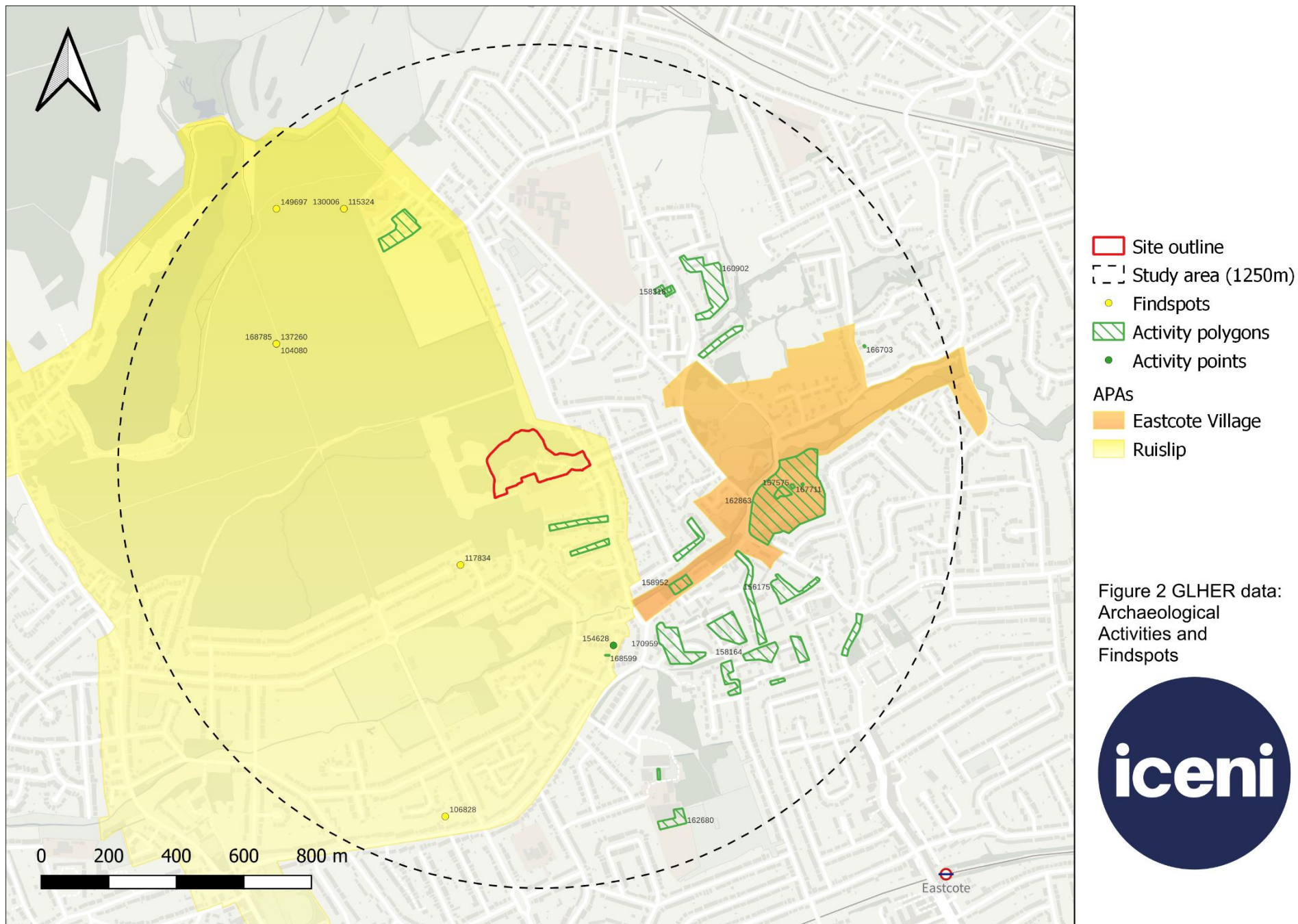
5. Include more specific guidance relating to historic buildings and other conservation matters, in the Hillingdon Local Plan: Part 2- Development Management Policies and supporting guidance contained within the forthcoming Heritage Strategy Supplementary Planning Document, together with the relevant Area Action Plans.

6. Where the loss of a heritage asset is justified, ensure that there will be a commitment to recording the structure and to disseminating this information to enable increased understanding of the heritage asset. Copies of these documents will, where appropriate, be deposited with local libraries and the Greater London Historic Environment Record (HER).

POLICY DMHB 7: ARCHAEOLOGICAL PRIORITY AREAS AND ARCHAEOLOGICAL PRIORITY ZONES

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.





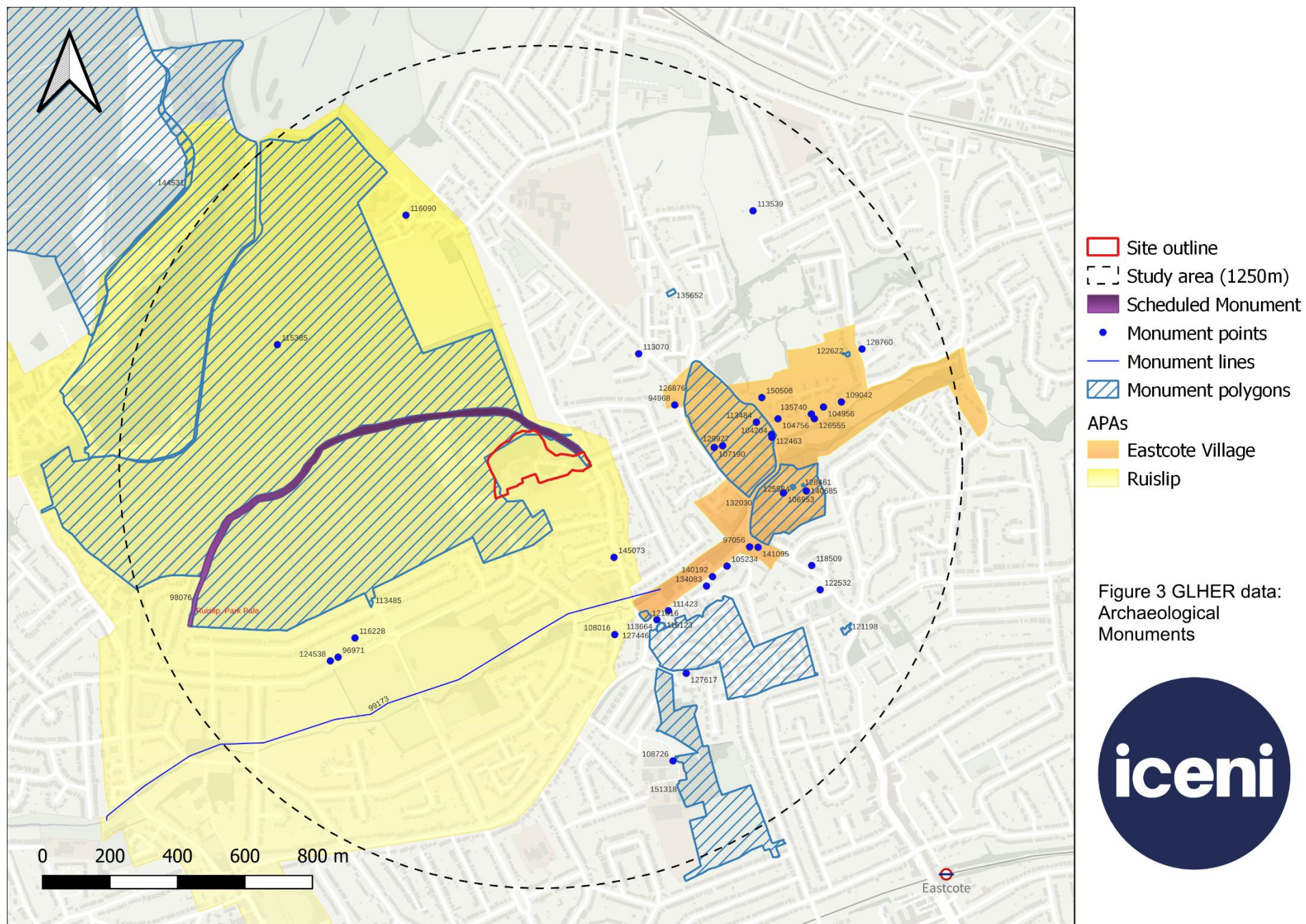




Figure 5 Ordnance
Survey map 1807



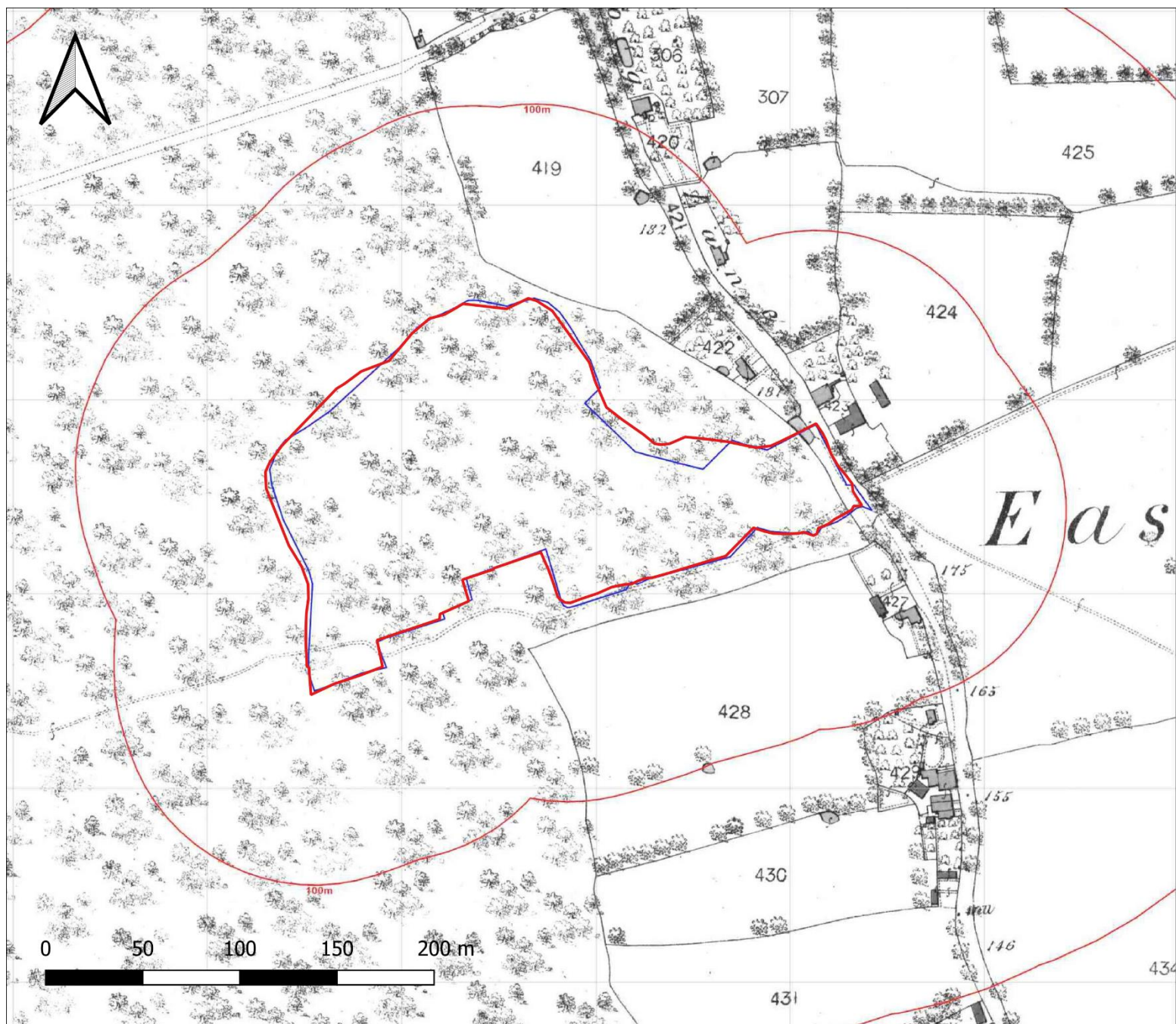


Figure 6 OS County Series map 1865



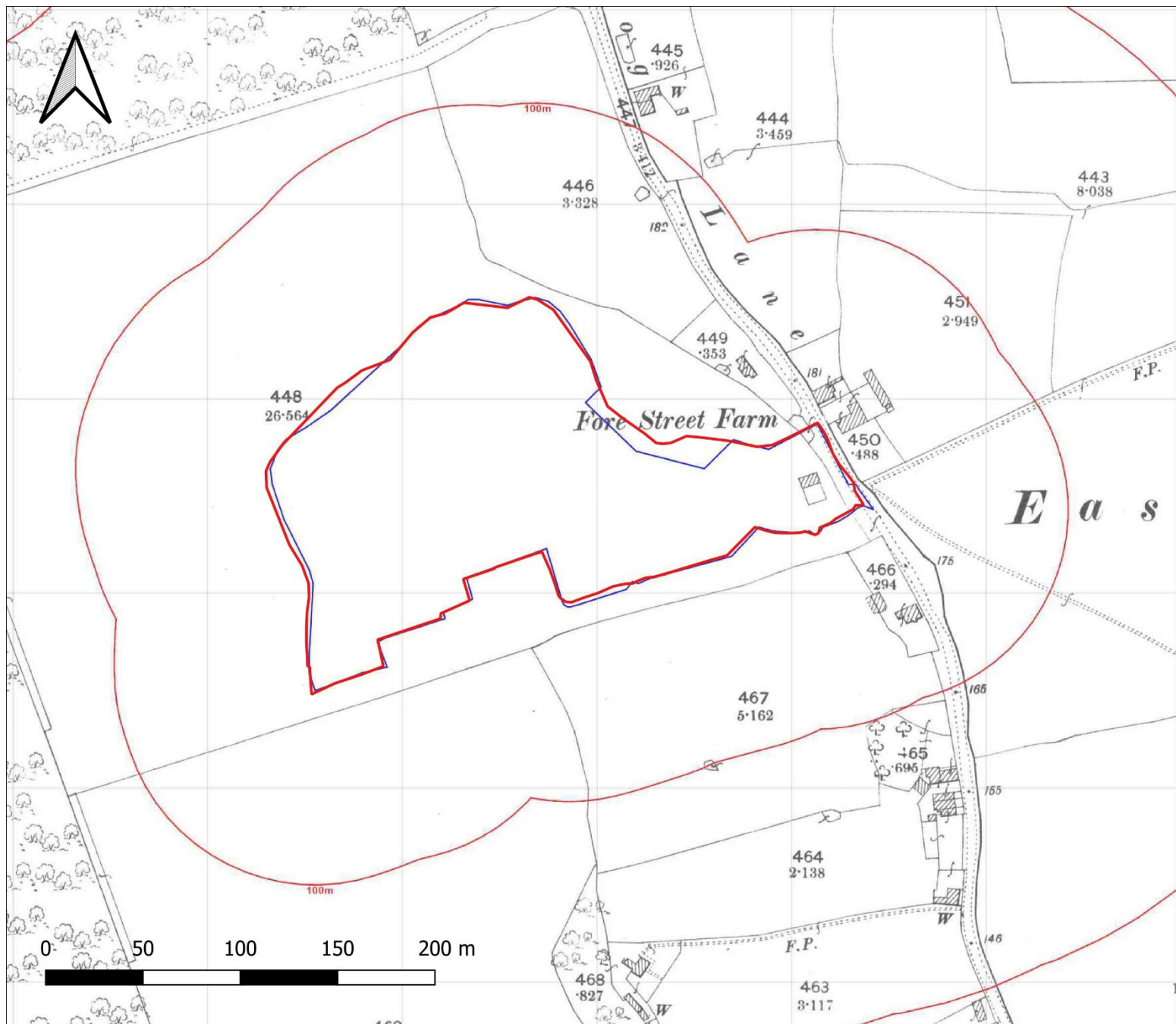


Figure 7 OS County Series map 1896



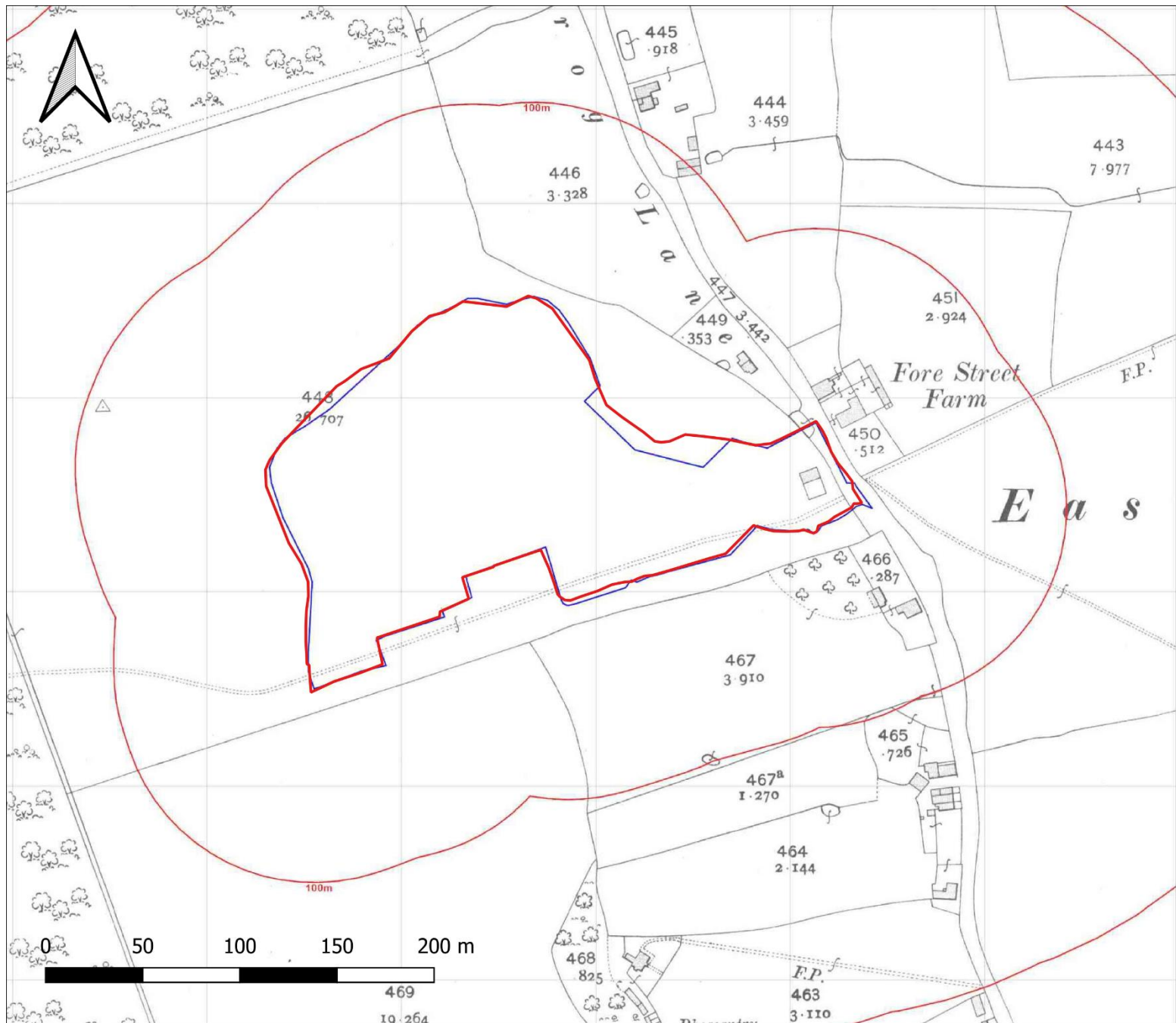


Figure 8 OS County Series map 1913



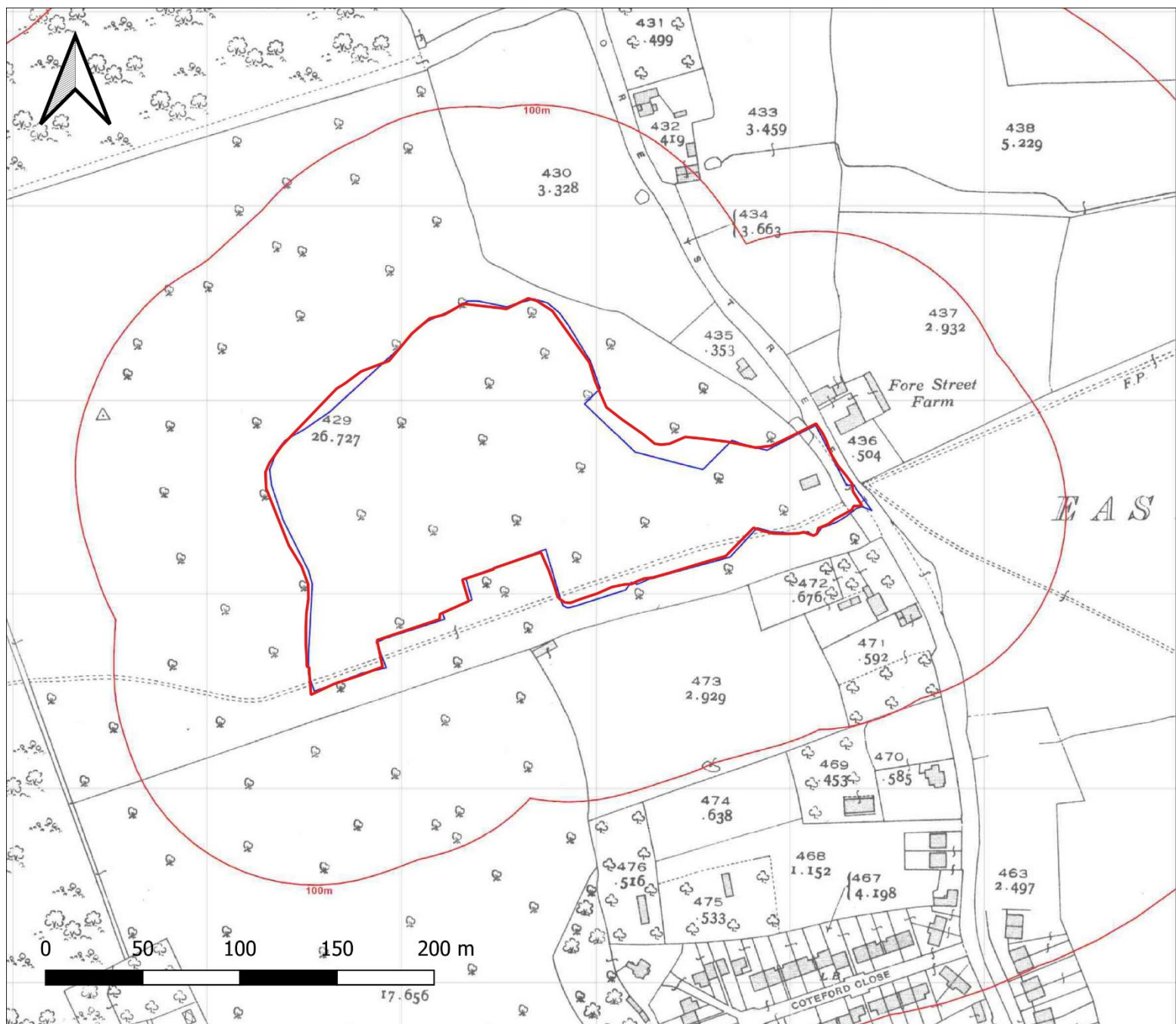


Figure 9 OS County Series map 1935



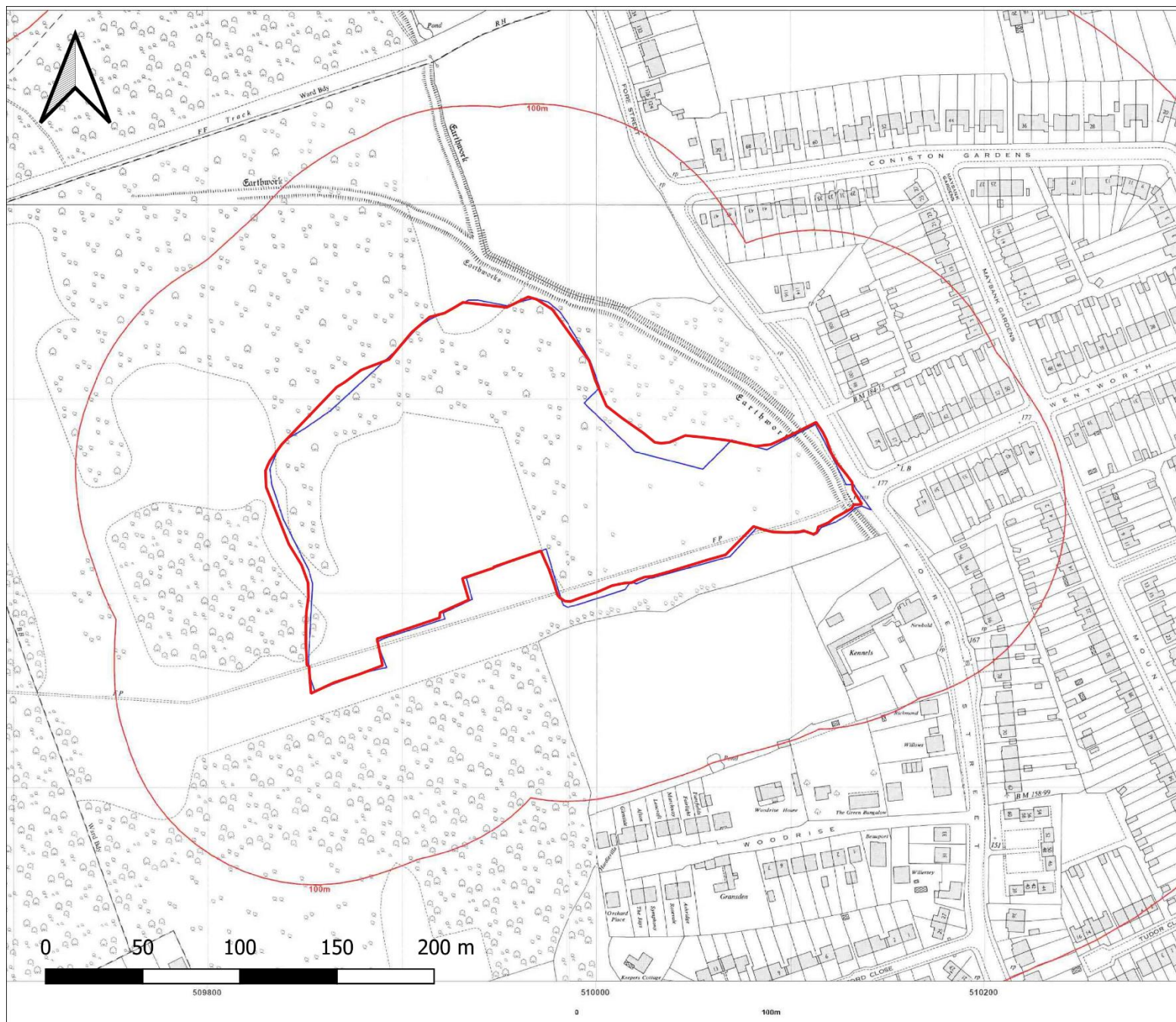


Figure 10 OS National Grid map 1959-62



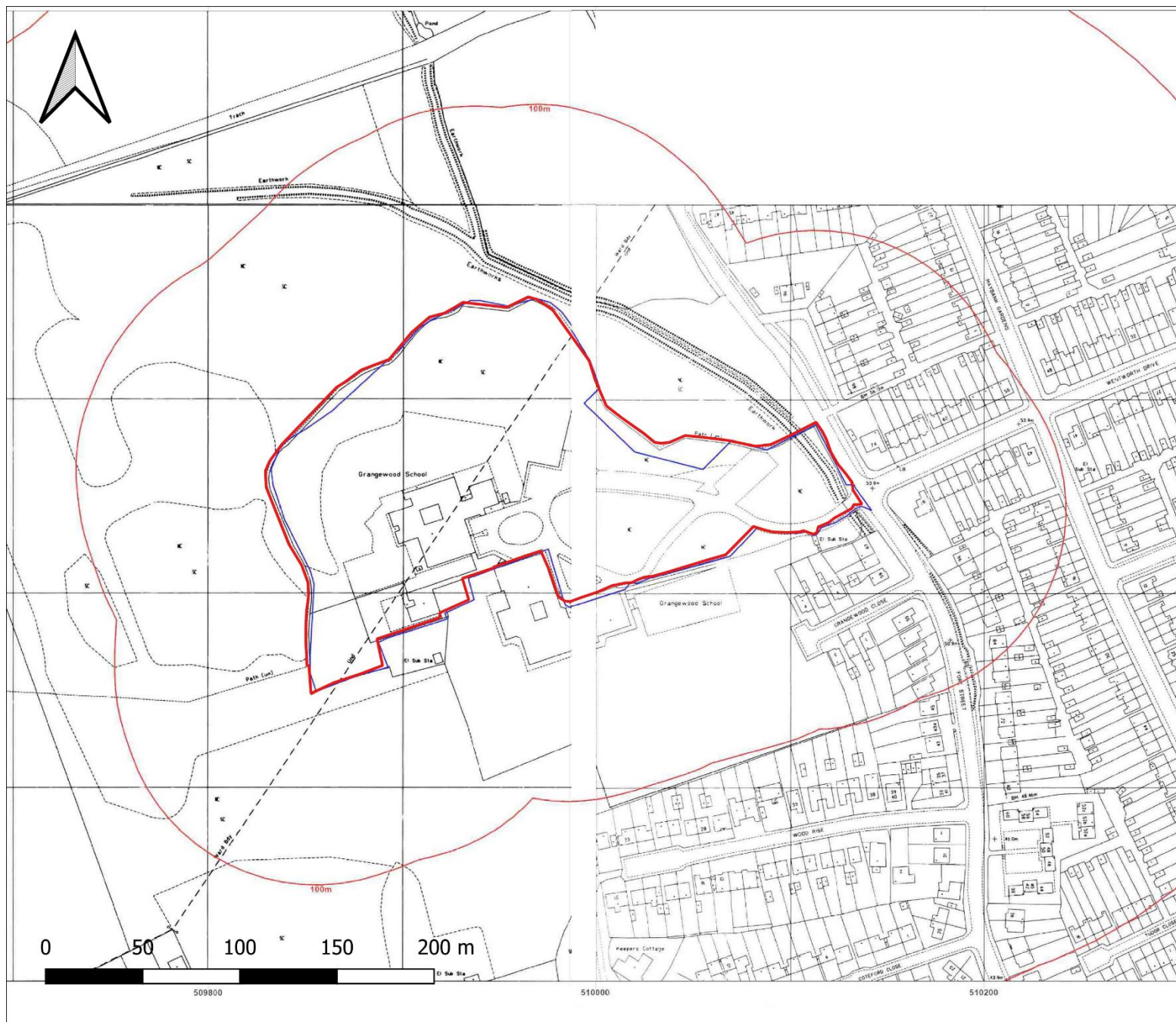


Figure 11 OS National
Grid map 1991-92



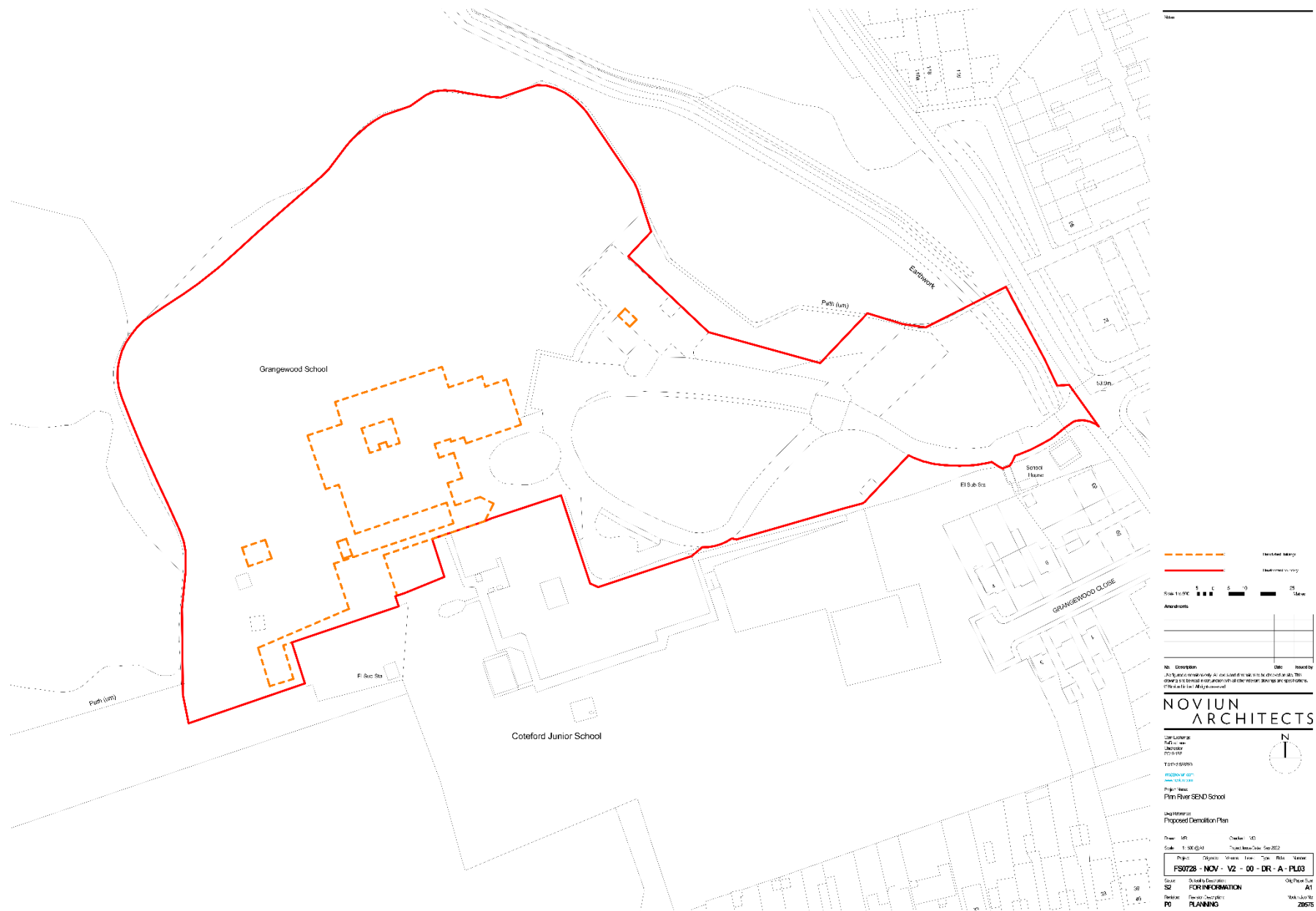


Figure 13 Proposed demolition plan

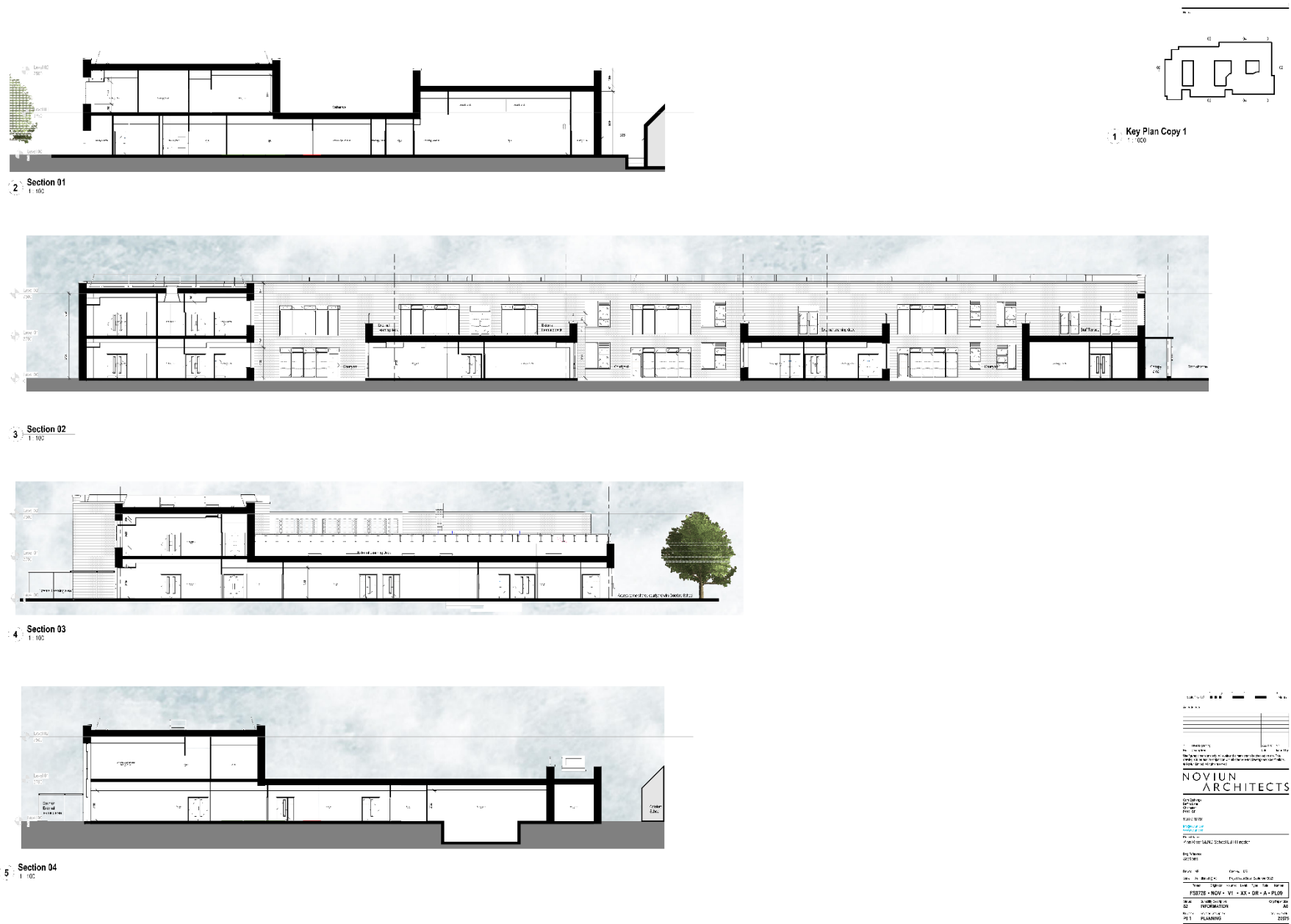


Figure 15 Proposed sections