

# Former Northwood and Pinner Hospital Northwood London

## *Archaeological Desk-Based Assessment*



*Report prepared for:*  
NHS Property Services Ltd

CA Project: 990957

CA Report: 17435

August 2017  
Updated March 2021



# Former Northwood and Pinner Hospital Northwood London

## *Archaeological Desk-based Assessment*

CA Project: 990957

CA Report: 17435

prepared by	Lucy Lawrence, Heritage Consultant
date	August 2017
checked by	Nathan Blick, Senior Heritage Consultant
date	
approved by	Nathan Blick, Senior Heritage Consultant
signed	
date	August 2017
updated by	Eva Heimpel, Heritage Consultant
date	March 2021
Update approved by	Richard Morton, Principal Heritage Consultant
date	 11 March 2021
issue	1

*This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

<b>Cirencester</b> Building 11 Kemble Enterprise Park Cirencester Gloucestershire GL7 6BQ  t. 01285 771022 f. 01285 771033	<b>Milton Keynes</b> 41 Burners Lane South Kiln Farm Milton Keynes Buckinghamshire MK11 3HA  t. 01908 564660	<b>Andover</b> Stanley House Walworth Road Andover Hampshire SP10 5LH  t. 01264 347630	<b>Exeter</b> Unit 53 Basepoint Business Centre Yeoford Way Marsh Barton Trading Estate Exeter EX2 8LB  t. 01392 826185
e. enquiries@cotswoldarchaeology.co.uk			

---

## CONTENTS

1.	INTRODUCTION.....	3
2.	METHODOLOGY.....	6
3.	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	11
4.	ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS .....	17
5.	CONCLUSIONS.....	20
6.	REFERENCES.....	21

## ILLUSTRATIONS

- Fig. 1 Site location plan  
Fig. 2 Recorded heritage assets within the study area  
Fig. 3 Rocque's Map of Middlesex 1757  
Fig. 4 Enclosure map of the parish of Ruislip 1806  
Fig. 5 Ordnance Survey Map 1935

## PHOTOS

- Photo 1 Northwood and Pinner Memorial Hospital  
Photo 2 Primary façade of Memorial Hospital  
Photo 3 Rear of Site showing building cut into ground level  
Photo 4 View eastwards along Pinner Road  
Photo 5 View westwards along Pinner Road

---

## SUMMARY

**Project Name:** Former Northwood and Pinner Hospital  
**Location:** Pinner Road, Northwood  
**NGR:** TQ 10009 90658

This assessment has considered the potential effect of any future development on the significance of the buried archaeological resource within the former Northwood and Pinner Hospital Site.

There has been very little recorded archaeology from within the Study Area. Northwood Hills was located within a wooded area until the medieval period, and then part of the open Ruislip Common until enclosure at the beginning of the 19th century. The Site is located within an area which remained open farmland until the turn of the 20th century, and it was not itself developed until the construction of the former hospital in the 1920s. There is very little potential for significant archaeological remains to be present within the Site.

The Site has been subject to previous disturbance during the construction of the various phases of the former hospital, and upper archaeological horizons are likely to have been affected, especially beneath the northern extent of the building where the higher ground level required deeper truncation to create a level platform.

It is considered unlikely that any proposed development of the Site would impact on any significant archaeological deposits.

---

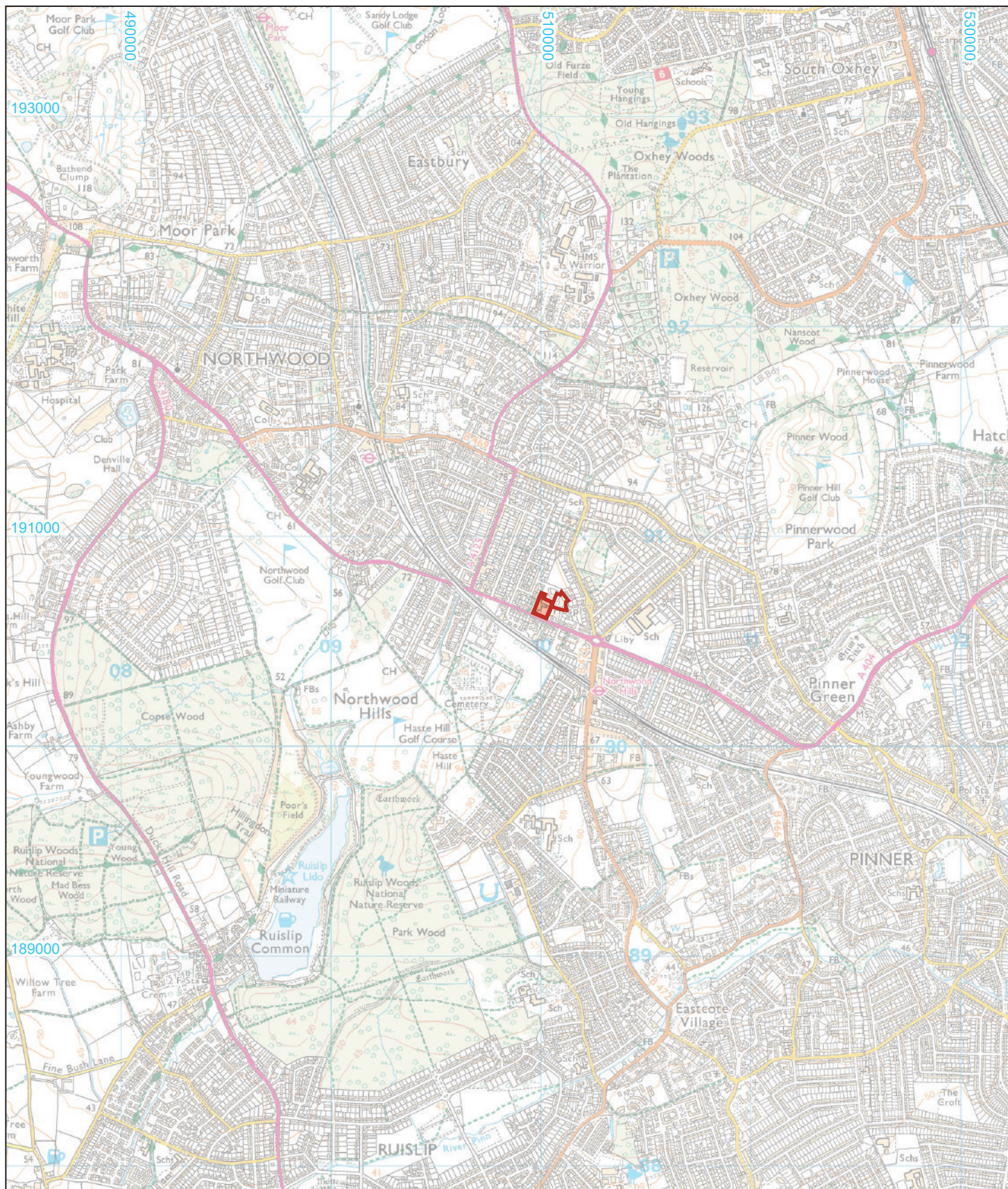
## 1. INTRODUCTION

- 1.1. In 2015 Cotswold Archaeology produced an 'archaeological desk-based assessment' for the former Northwood and Pinner Hospital site on Pinner Road, Northwood (hereafter referred to as 'the Site'). The objective of the report was to identify any archaeological constraints within the Site which may guide future development proposals. The report was revised in August 2017, to include an update in archaeological baseline conditions. In March 2021 the report was updated to reflect subsequent changes in heritage policy.
- 1.2. The Site is bounded to the south by the A404, and is surrounded by residential and urban areas. The Site is occupied by the former Northwood and Pinner Hospital, with grassed areas to the east and north-east of the hospital building, and a car park to the south with additional parking/hard standing to the north of the Site (NGR: 510009 190658; Fig. 1).
- 1.3. An assessment of the built heritage resource (i.e. the historic buildings within and in the vicinity of the Site) is excluded from the scope of works. Thus the report's scope is the 'below-ground archaeological resource'.

### *Objectives and professional standards*

- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by the Chartered Institute (2020).
- 1.5. The composition and development of the historic environment within the Site and wider landscape are discussed. A determination of the significance of any archaeological assets located within the Site, and any assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these archaeological assets (both adverse and/or beneficial) are then described.
- 1.6. This approach is consistent with the Chartered Institute's 'Standard and Guidance for Heritage Desk-Based Assessment', which provides that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:





Andover 01264 347630  
 Cirencester 01285 771022  
 Exeter 01392 826185  
 Milton Keynes 01908 564660  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

#### PROJECT TITLE

**Former Northwood and Pinner Hospital,  
Pinner Road, Northwood**

#### FIGURE TITLE

**Site location plan**

0 1km

Reproduced from the digital Ordnance Survey Explorer map with  
 the permission of Ordnance Survey on behalf of The Controller  
 of Her Majesty's Stationery Office © Crown copyright  
 Cotswold Archaeology Ltd 100002109

DRAWN BY EE PROJECT NO. 660957  
 CHECKED BY DJB DATE 02/08/2017  
 APPROVED BY NB SCALE@A4 1:25,000

FIGURE NO.

**1**



*‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (ClfA 2020).*

- 1.7. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

*‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).*

#### *Statute, policy and guidance context*

- 1.8. This assessment has been undertaken within the key statute, policy and guidance context presented within the table overleaf (Table 1.1). The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
<b>Ancient Monuments and Archaeological Areas Act (1979)</b>	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
<b>National Heritage Act 1983 (amended 2002)</b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2019)</b>	Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

---

Statute	Description
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Hillingdon Local Plan (Part 1 adopted 2012, Part 2 adopted 2020)</b>	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).

**Table 1.1** Key statute, policy and guidance

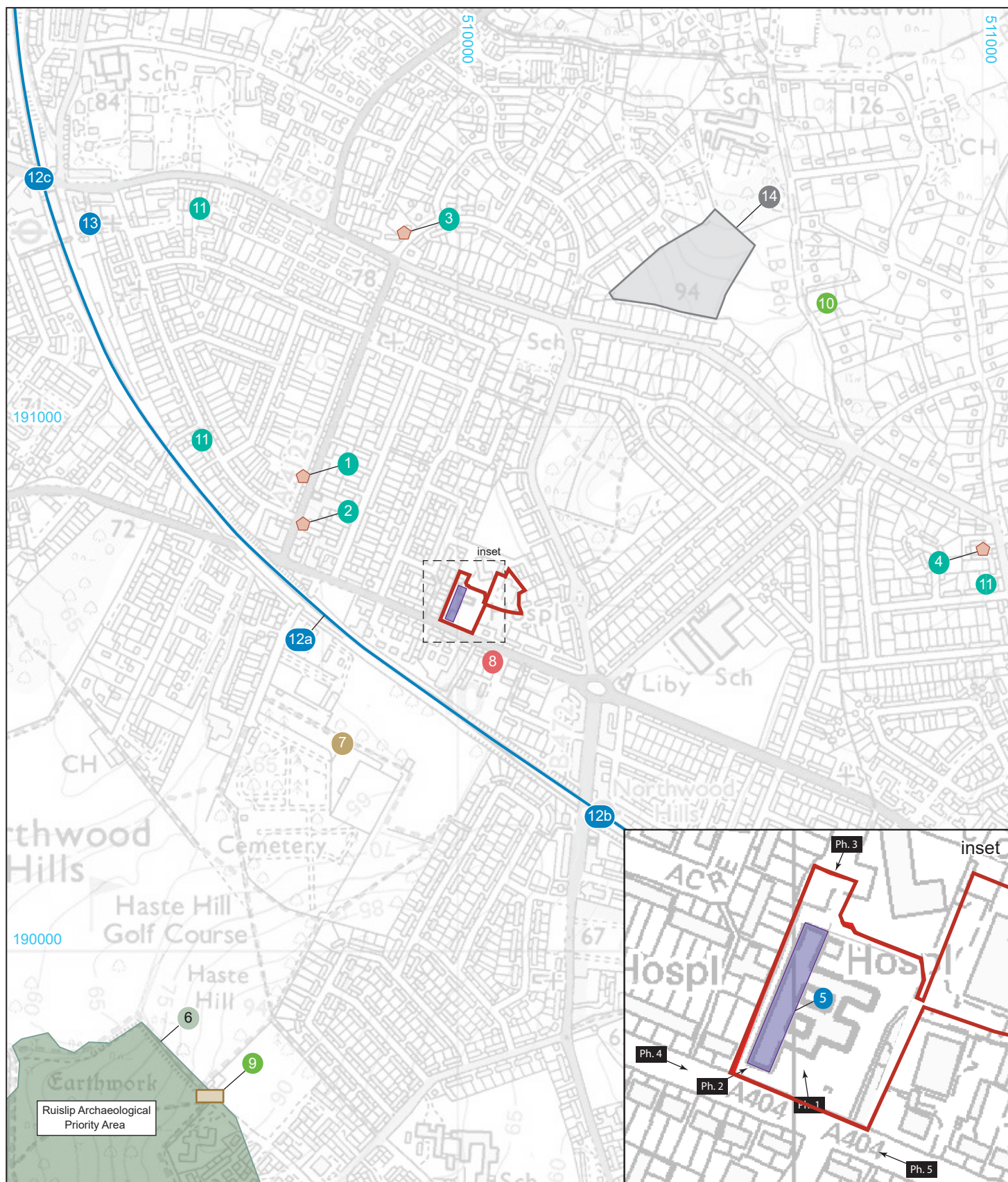


---

## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in the table overleaf (Table 2.1).
- 2.2. Historic environment data was acquired from the Historic England Archive (HEA) and the Greater London Historic Environment Record (GLHER) in August 2015 as part of the original assessment. A further search of the GLHER was carried out as part of the 2017 update. No additional searches were carried out as part of the 2021 update. This data related to all known designated and non-designated heritage assets of archaeological interest recorded at the time of enquiry, and included detail on monuments, buildings, find-spots, historic land-use, previous archaeological investigations and Historic Landscape Characterisation data.
- 2.3. In addition the following resources were consulted:
- The National Heritage List For England, for information on designated heritage assets (World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Listed Buildings);
  - The Historic England Archive, Swindon, including the aerial photographic collection;
  - Historic maps, documentary and other sources at the Hillingdon Archives; and
  - Online sources, including Archaeological Data Service (ADS), the British Geological Survey (BGS) Geology of Britain Viewer, and Local Plan information from the Hillingdon Borough website.
- 2.4. A site visit was made on the 14th of September 2015, in order to examine current land use and topography, and to identify any impacts which may have affected the potential below-ground archaeological resource within the Site. A subsequent visit was made on the 27th July 2017 to establish whether any recent developments had



Site boundary



Grade II Listed Building

Locally Listed Building

Archaeological Priority Area

Previous archaeological works



Direction of photograph

Neolithic

Roman

Medieval

Post-medieval

Modern

Undated



Andover 01264 347630  
Cirencester 01285 771022  
Exeter 01392 826185  
Milton Keynes 01908 564660  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

#### PROJECT TITLE

Former Northwood and Pinner Hospital,  
Pinner Road, Northwood

#### FIGURE TITLE

**Recorded heritage assets within the  
study area**

DRAWN BY EE PROJECT NO. 660957  
CHECKED BY DJB DATE 02/08/2017  
APPROVED BY NB SCALE@A4 1:10,000

FIGURE NO.

**2**

---

altered the conclusions of the original report. No additional site visit was carried out as part of the 2021 update.

- 2.5. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.
- 2.6. The Site visit conducted in 2017 did not record any new heritage assets but concluded that the construction of the hospital in the 1920s, and all later extensions, would have impacted on any upper archaeological deposits present within their footprints.
- 2.7. The eastern and northern boundaries of the Site were defined by thick tree cover, and intervisibility between the Site and areas to the north and east was limited. The wider area is densely developed residential. With the exception of the location of the former hospital on the historic route from Rickmansworth to Pinner, there is no element of the immediate vicinity seen which contributes to the significance of the Locally Listed Building.

Source	Data
National Heritage List (NHL)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Greater London Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (EHA)	Additional sites and events records, supplied in digital and hardcopy formats.
Hillingdon Local Studies Library	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Environment Agency (EA) website	LiDAR imagery and point cloud data, available from the Environment Agency website.



Source	Data
<b>Old-Maps, National Library of Scotland &amp; other cartographic websites</b>	Historic (Ordnance Survey and Tithe) mapping in digital format.
<b>British Geological Survey (BGS) website</b>	UK geological mapping (bedrock & superficial deposits) & borehole data.

**Table 2.1** Key data sources

### *Assessment of heritage significance*

- 2.8. The significance of known and potential archaeological assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020) and 'Historic Environment Good Practice Advice in Planning Note 2' (Historic England 2015). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within 'Conservation Principles' (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

### *Assessment of potential development effects (benefit and harm)*

- 2.9. The present report sets out, in detail, the ways in which identified susceptible archaeological assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to their setting, have been assessed. In regards to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England, and set out in GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.10. Identified effects upon designated heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for

purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in Chapter 5.

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the designated heritage asset.	Enhancing or better revealing the significance of a designated heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
<b>No harm</b>	The proposals would preserve the significance of the designated heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a designated heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the designated heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the designated heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>

Level of effect	Description	Applicable statute & policy
<b>Substantial harm</b>	The proposals would very much reduce the designated heritage asset's significance or vitiate that significance altogether.	Paragraphs 193-196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.  In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to designated heritage assets, and the applicable statute and policy.

- 2.11. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.12. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:
- ‘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 affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset**’ [our emphasis].*
- 2.13. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.
- 2.14. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.



---

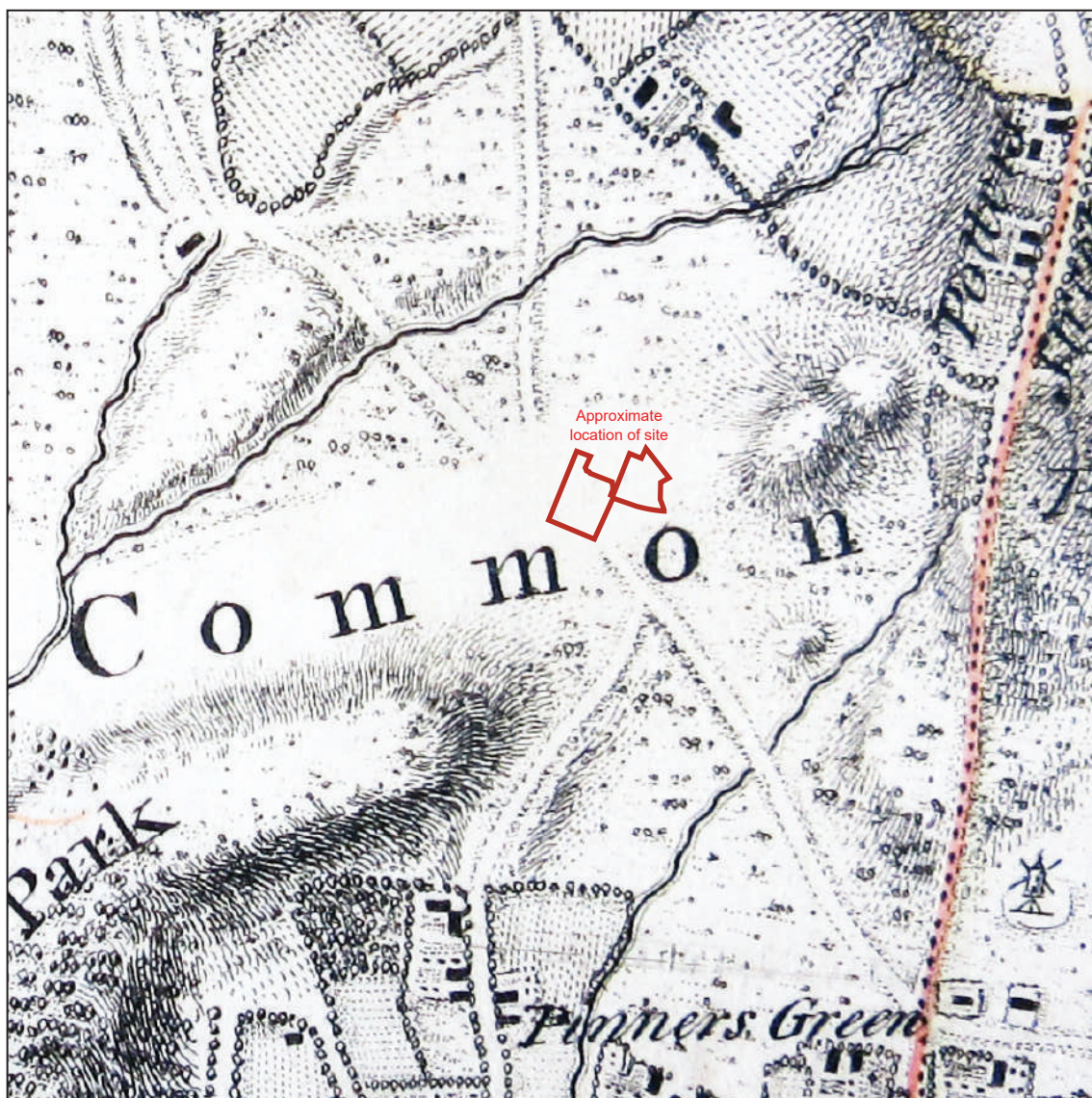
### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

- 3.1. The solid geology of the Site is mapped as London Clay Formation clay, silt and sand, a sedimentary bedrock formed approximately 34 to 56 million years ago during the Palaeogene Period. No superficial deposits are recorded within the Site. No alluvial deposits or river terrace gravels are recorded within the Site or the study area.
- 3.2. Although geological maps do not show any chalk deposits within the area, pockets of chalk geology have been identified through historic chalk pits and chalk wells (Fig. 2, 11), and a borehole excavated on land adjacent to the Site recorded chalk deposits (BGS website).

#### *Prehistoric*

- 3.3. The main form of archaeological evidence for the Palaeolithic and Mesolithic periods in the Greater London Area are lithic artefacts and associated faunal remains. These are largely concentrated on the gravel deposits associated with the River Thames (Lewis, 2000a). There are a number of Palaeolithic and Mesolithic sites in Greater London, one of the most important being at Three Ways Wharf in Uxbridge, c.7.8km south-west of the Site (2000a). Evidence of in situ Mesolithic and Palaeolithic activity was recorded at Three Ways Wharf, sealed within alluvial deposits overlying gravels.
- 3.4. Known Neolithic sites are relatively rare in Greater London with the exception of areas covered by the west London gravels, the chalk outcrop in south London and along the Thames. The clays on which the Site is located are believed to have been unsuitable for Neolithic farming practices and therefore unsuitable for associated settlement (Lewis, 2000b). This pattern largely continues into the Bronze Age (Brown and Cotton, 2000). However, there are some limitations to the model as these areas, which lack recorded Neolithic and Bronze Age sites, were developed during the 19th and early 20th century when archaeological investigation was limited.
- 3.5. The London Clay continues to be an area apparently less favourable to settlement during the Iron Age (Wait and Cotton, 2000), with sites of this period largely concentrated on the river gravels.



3

### 3 Extract from the John Rocque map of Middlesex of 1757



Andover 01264 347630  
 Cirencester 01285 771022  
 Exeter 01392 826185  
 Milton Keynes 01908 564660  
 www.cotswoldarchaeology.co.uk  
 enquiries@cotswoldarchaeology.co.uk

#### PROJECT TITLE

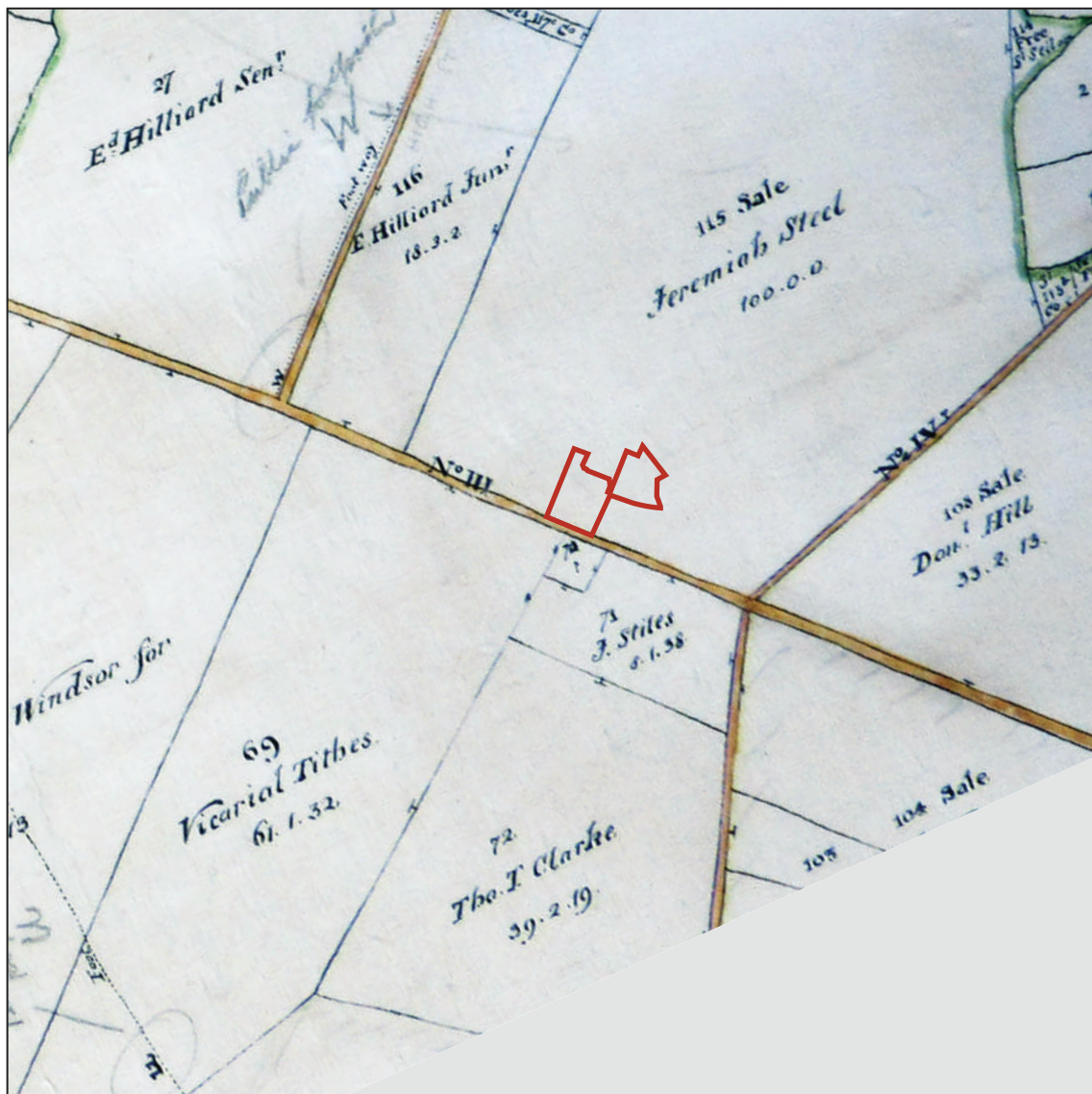
Former Northwood and Pinner Hospital,  
 Pinner Road, Northwood

#### FIGURE TITLE

Historic map

DRAWN BY	DJB	PROJECT NO.	660559	FIGURE NO.
CHECKED BY	LM	DATE	17-09-2015	
APPROVED BY	RSM	SCALE@A4	1:10,000 (approx)	3





4

#### 4 Extract from the Ruislip Enclosure Map of 1806



Cotswold  
Archaeology

Andover 01264 347630  
Cirencester 01285 771022  
Exeter 01392 826185  
Milton Keynes 01908 564660  
w [www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
e [enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

##### PROJECT TITLE

Former Northwood and Pinner Hospital,  
Pinner Road, Northwood

##### FIGURE TITLE

Historic map

DRAWN BY DJB PROJECT NO. 660559  
CHECKED BY LM DATE 17-09-2015  
APPROVED BY RSM SCALE@A4 1:10,000 (approx)

FIGURE NO.

4





5

## 5 Extract from the Ordnance Survey map of 1935 6 inch series



Andover 01264 347630  
Cirencester 01285 771022  
Exeter 01392 826185  
Milton Keynes 01908 564660  
www.cotswoldarchaeology.co.uk  
enquiries@cotswoldarchaeology.co.uk

### PROJECT TITLE

Former Northwood and Pinner Hospital,  
Pinner Road, Northwood

### FIGURE TITLE

Historic map

DRAWN BY **DJB** PROJECT NO. **660559**  
CHECKED BY **LM** DATE **17-09-2015**  
APPROVED BY **RSM** SCALE@A4 **1:5000 (approx)**

FIGURE NO.

5

- 
- 3.6. The isolated discovery of a Neolithic lithic implement c 300m to the south of the Site (Fig. 2, 7) is the only evidence of prehistoric activity to have been recorded within the study area. Despite the pockets of chalk identified, the predominant geology of the area is not considered to hold a higher potential for prehistoric activity, such as is found on river terrace gravels and associated alluvial deposits. The potential for previously unrecorded prehistoric deposits to be present within the Site is considered to be very limited.

#### *Romano-British*

- 3.7. No Roman settlement sites are recorded within the Site or the study area. There is a general scarcity of Roman settlement sites located on the London Clays which may indicate that the area of the clays remained forested during this period (Perring and Bringham, 2000). The nearest Roman town is located c.8km north-east of the Site at Elstree, south-west of Borehamwood, next to the route of Watling Street Roman road (Roman Rural Settlement Project, 2015).
- 3.8. The only recorded evidence of Roman period activity in the vicinity of the Site comprises a hoard of 13 brass coins recorded c.70m south-east of the Site (Fig. 2, 8). The coins were found in the garden of 137a, Pinner Road in 1952 without evidence for a container, and were retained by the owner. The coins were all early in date, including Sestertii of Vespasian (1st century AD). Coin hoards are understood to have been deposited during times of economic and political unrest for safekeeping, although more recent suggestions propose that hoards could have also been deposited for ritual purposes.
- 3.9. The general lack of Roman sites other than the coin hoard within the immediate environs of the Site is indicative of low levels of Roman period activity. It is believed that the Site lay within woodland during this period.

#### *Early medieval and medieval*

- 3.10. The Site lies within the historic parish of Ruislip which formerly lay within the Hundred of Elthorne (Bowl, 1994). The name Ruislip has had various spellings; its earliest form appears within the Domesday survey as Rislepe, which may be a reference to the marshy banks of the Pinn on which the settlement was established (Ibid). In the 11th century the parish of Ruislip was still heavily wooded (Bolton et al, 1971). Whilst it is likely that some woodland clearance took place during the early medieval and medieval periods, it is unlikely that this was undertaken on a large

---

scale until the 16th century, after which much of the claylands on which the Site is located were utilised as pasture for dairying and stock rearing (Rackham and Sidell, 2000; see also Post-medieval below).

- 3.11. The settlement of Northwood originated as the northern settlement of the Manor of Ruislip (Fig. 2, **6** and **9**) and was the site of a manorial grange, recorded in a document of 1248. The sparse settlement was located to the north of the Rickmansworth-Pinner road c 1km to the north-west of the Site. The Site itself lay outside of the urban extent within an extensive area of woodland (Weinrebb et al, 2008).
- 3.12. One medieval site is recorded in the study area, a medieval pottery kiln located c.850m north-east of the Site (Fig. 2, **10**). The kiln dates to the late 13th century and excavations recorded that it comprised a single flue kiln with two vents and a raised central platform. The presence of the kiln was initially indicated by a medieval pottery scatter and a nearby pit, which was identified during the excavations, and contained further pottery and wasters from cooking pots, bowls and jugs. The kiln is likely to have been constructed in this location to exploit the local resources of clay and wood for fuel.

#### *Post-medieval and modern*

- 3.13. In the 16th century much of the former woodland within the parish of Ruislip was cleared and converted into agricultural land, with the exception of the area which later became Ruislip Common, which remained as woodland until the early 18th century (Bolton et al, 1971). The earliest detailed map of the Site is Rocque's map of Middlesex of 1757 (Fig. 3, approx. location of the Site shown in red) which depicts the Site within the unenclosed common land to the north of the historic Rickmansworth to Pinner road.
- 3.14. The sparse distribution of settlement continued through the post-medieval period, reflected by the limited collection of pre 20th century buildings within the Northwood area, and the recorded evidence of small-scale industrial use (Fig. 2, **11**). Gatehill Farmhouse, located c.660m north of the Site (Fig. 2, **3**; Grade II Listed Building), is probably 16th-century in date with 18th-century alterations. Other post-medieval buildings recorded in the vicinity comprise 14 High Street and 65 and 67 High Street located c.350m west of the Site respectively (Fig. 2, **1** and **2**; Grade II Listed) and Pinner Farmhouse c. 800m east of the Site (Fig. 2, **4**).



- 
- 3.15. Ruislip Common was enclosed by the Ruislip Enclosure Act of 1804. The Ruislip Enclosure map of 1806 (Fig. 4) depicts the Site within a large enclosure still at some distance from the urban settlements, with Northwood village located some distance to the north-west. The Enclosure Map shows the Site to lie upon the alignment of the Pinner to Rickmansworth Road within a 100 acre field belonging to a 'Jeremiah Steel', clearly marked as being for sale. The differentiation between the land converted to agricultural land in the 16th century (to the north), and the common land enclosed in the 19th century (within which the Site is located) is clear to see through the difference in plot size and style, the latter being much larger and more regularly divided.
- 3.16. The First Edition Ordnance Survey map of 1868 (not illustrated) depicts the Site within a smaller field parcel than shown on the Enclosure map following further field divisions. The Site is seen to lie within the grounds of the Hundred Acres Farm, first recorded in the 1841 census, with the farm buildings located to the east of the Site, and the garden within the southern half of the Site. The name of the farm, Hundred Acres Farm (located immediately to the east of the Site) appears to reflect the area of land sold at the time of the Enclosure map.
- 3.17. Northwood remained a predominantly rural farming area until the introduction of the railway (Fig. 2, **12a**) and the opening of Northwood Station (Fig. 2, **12c**) on the Metropolitan Line in 1887. Following the opening of the railway station, Northwood experienced rapid growth, with large scale residential development quickly expanding around the station. The Northwood Hills estate, the triangular housing estate immediately north east of the Site, was constructed during the early 1930s, coinciding with the opening of Northwood Hills station in 1933 (Fig. 2, **12b**). The Site is illustrated on the 1935 Ordnance Survey Third Edition map (Fig. 5).
- 3.18. During the early 20th century, a group of church buildings and other temporary structures known as the McAlpine Ward (Cowen, 1970) were used as an auxiliary hospital c.980m north-west of the Site (Fig. 2, **13**). The auxiliary hospital finally closed in January 1919 and was taken over by the Northwood War Memorial Committee who established the initial Northwood and Pinner Cottage Hospital. The permanent hospital on Pinner Road opened in December 1924 (Fig. 2, **5**).
- 3.19. The original hospital building is a two-storey, red brick building in a neo-Georgian style which was designed by Leslie. T. Moore (Photo 1). The grounds originally

---

extended further to the north, and contained landscaped gardens to the south east. The hospital was extended in 1930 and again in the later 20th century. Following the outbreak of World War Two an air raid shelter was constructed within the grounds, however the method of construction and precise locations are unknown (Cowen, 1970).



**Photo 1: Northwood and Pinner Memorial Hospital**



**Photo 2: Primary façade of Memorial hospital**

- 3.20. Aerial photographs of the Northwood and Pinner Community hospital dating to 1946 show gardens to the east of the hospital building, with the Site. These included a rectilinear arrangement of paths and flower beds in the eastern part of the Site and an area of trees to the south, within the south-eastern area of the Site. Some of the existing trees within the site may be associated with this phase of development, but the laid-out gardens have been removed. This area is now occupied by a late 20th-century extension to the hospital and associated hardstanding, with some small areas of grass.
- 3.21. The hospital was in operation until 2000. It is now used as an ambulance depot, but the majority of the building is redundant.

---

## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *The significance of known and potential archaeological remains within the Site*

- 4.1. This assessment has identified that no designated archaeological remains are located within the Site; no designated archaeological remains will therefore be adversely physically affected by development within the Site.
- 4.2. The baseline survey has not identified any evidence to suggest that the Site was a focus of prehistoric, Romano-British or medieval activity. A hoard of 13 Roman coins are recorded c. 70m south-east of the Site indicating a degree of Roman activity in this area although it is considered likely that the vicinity of the site was wooded during the Romano-British period.
- 4.3. The Site is located on a historic route from Pinner to Rickmansworth, and was within the Ruislip Common until the 19th century when it became farmland. The Site was not developed until the early 20th century. It is unlikely that archaeological remains of any significance will be encountered within the Site, and there is currently no evidence to suggest that archaeological remains are present that would represent a constraint to development within the Site.

### *Previous impacts within the Site*

- 4.4. The Site was undeveloped until the early 19th century when it was landscaped as a garden for the Hundred Acres Farm. This landscaping is unlikely to have caused any significant impacts.
- 4.5. The construction of Northwood and Pinner Hospital, and the subsequent extensions would have impacted upon any earlier archaeological deposits, within and in close proximity to the footprints of these buildings (Photo 3). The landscaping associated with the laying out of the formal gardens to the east of the hospital, as well as the installation of an air raid shelter somewhere within the grounds may have affected any potential buried remains.





**Photo 3: Rear of Site showing building terraced into ground level**

#### *Potential development effects*

- 4.6. No significant known archaeological remains have been identified within the Site, and there is considered to be only a limited potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.
- 4.7. If archaeological deposits are encountered, truncation (physical development effects) would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with demolition and ground investigation works;
  - ground reduction;
  - construction ground works, including building and road foundation trench excavations and the excavation of service trenches;
  - excavation of new site drainage channels (including soakaways); and
  - landscaping and planting.



**Photo 4: View eastwards along Pinner Road**



**Photo 5: View westwards along Pinner Road**

---

## 5. CONCLUSIONS

- 5.1. This assessment has considered the potential effect of any future development on the significance of the buried archaeological resource within the former Northwood and Pinner Hospital Site.
- 5.2. There has been very little recorded archaeology from within the Study Area. Northwood Hills was located within a wooded area until the medieval period, and then part of the open Ruislip Common until enclosure at the beginning of the 19th century. The Site is located within an area which remained open farmland until the turn of the 20th century, and it was not itself developed until the construction of the former hospital in the 1920s. There is very little potential for significant archaeological remains to be present within the Site.
- 5.3. The Site has been subject to previous disturbance during the construction of the various phases of the former hospital, and upper archaeological horizons are likely to have been affected, especially beneath the northern extent of the building where the higher ground level required deeper truncation to create a level platform.
- 5.4. It is considered unlikely that any proposed development of the Site would impact on any significant archaeological deposits.



---

## 6. REFERENCES

- Bolton, K. King, H P F. Wyld, G and Yaxley, D C. 1971** 'Ruislip: Introduction', in: *T F T Baker, J S Cockburn and R B Pugh eds. 1971 A History of the County of Middlesex: Volume 4, Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner, London*, pp. 127-134 [Online] <http://www.british-history.ac.uk/vch/middx/vol4/pp127-134>
- Bowlit, E., 1994** *Ruislip Past: A Visual History of Ruislip Eastcote and Northwood*. Historical Publications Ltd: London
- Brown, N. and Cotton, J., 2000.** *The Bronze Age*. In: *Frederick, K. Garwood, P. Hinton, P. Kendall, M, McAdam, E. eds. 2000. The Archaeology of Greater London: An Assessment of Archaeological Evidence for Human Presence in the Area now covered by Greater London*.
- Chartered Institute for Archaeologists, 2020.** *Standard and Guidance for Historic Environment Desk-Based Assessment*.
- Department for Communities and Local Government, 2019.** *National Planning Policy Framework (NPPF)*.
- Historic England, 2015.** *Historic Environment Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment*.
- Historic England, 2016.** *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*.
- Historic England, 2017.** *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets*.
- Lewis, J., 2000b.** *The Neolithic Period*. In: *Frederick, K. Garwood, P. Hinton, P. Kendall, M, McAdam, E. eds. 2000. The Archaeology of Greater London: An Assessment of Archaeological Evidence for Human Presence in the Area now covered by Greater London*.
- Planning (Listed Buildings and Conservation Areas) Act (1990).** Act of UK Parliament.
- Rackham, J. and Sidell, J., 2000.** *London's Landscapes; The Changing Environment*. In: *Frederick, K. Garwood, P. Hinton, P. Kendall, M, McAdam, E. eds.*

---

2000. *The Archaeology of Greater London: An Assessment of Archaeological Evidence for Human Presence in the Area now covered by Greater London.*

**University of Reading, 2015** *The Rural Settlement of Roman Britain: an online resource* [Online] Available at <http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> [Accessed September 2015]

**Wait, G. and Cotton. J., 2000.** *The Iron Age.* In: Frederick, K. Garwood, P. Hinton, P. Kendall, M, McAdam, E. eds. 2000. *The Archaeology of Greater London: An Assessment of Archaeological Evidence for Human Presence in the Area now covered by Greater London.*

**Weinrebb, B, Hibbert, C, Keay, Julia and Keay, John 2008** *The London Encyclopaedia* (Third Edition)

---

## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

### *National heritage policy: the National Planning Policy Framework*

#### **Heritage assets and heritage significance**

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2019), Annex 2). Designated heritage assets include Scheduled Monuments and Listed buildings. The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

#### **The setting of heritage assets**

The ‘setting’ of a heritage asset comprises ‘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.’ Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

#### **Levels of information to support planning applications**

Paragraph 189 of the National Planning Policy Framework (‘the NPPF (2019)’) identifies that ‘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.'

### **Designated heritage assets**

Paragraph 184 of the NPPF (2019) notes that local planning authorities 'should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.' Paragraph 194 notes that '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.' It goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments.....should be wholly exceptional.'

Paragraph 196 clarifies that '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 securing its optimum viable use.'

### ***Hillingdon Local Plan Part 1 (adopted November 2021)***

The Hillingdon Local Plan Part 1 sets out the core policies in regard to the historic environment 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

#### *Hillingdon Local Plan Part 2 (DMDPD adopted January 2020)*

The Hillingdon Local Plan Part 2 recognises the importance of local heritage assets and the impact of proposals affecting heritage assets will be assessed having regard to emerging and adopted supplementary planning documents, character appraisals and management plans and other relevant documents. The desirability of increasing understanding and interpretation of, and public access to, heritage assets will also be taken into consideration.

Policy DMHB3 states: *'There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building'.*

.

#### *Good Practice Advice 1-3*

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly

---

‘GPA2 – Managing Significance in Decision-Taking in the Historic Environment’ and ‘GPA3 – The Setting of Heritage Assets’.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a 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, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

### **GPA3 – The Setting of Heritage Assets**

Step 1 requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this will comprise heritage assets where ‘the development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance’.

Step 2 of the settings process requires ‘assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)’, with regard to its physical surrounds; relationship with other heritage assets; the way it is appreciated; and its associations and patterns of use. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’, with regard to the location and siting of the development; its form and appearance; additional effects; and its permanence.

Step 4 of GPA3 provides commentary on ‘maximising enhancement and minimising harm’. It notes (Paragraph 26) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 28) that ‘good design may reduce or remove the harm, or provide enhancement’.

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.



---

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value.

### *Effects upon heritage assets*

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘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’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the

---

yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

#### **Effects upon non-designated heritage assets**

The NPPF (2019) paragraph 197 guides that ‘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 affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

## APPENDIX 2: GAZETTEER OF ARCHAEOLOGICAL ASSETS

No.	GLHER. Ref.	Description	Period
1	MLO85013	65 and 67, High Street. Grade II Listed Building.	Post-medieval
2	MLO85015	14, High Street. Grade II Listed Building.	Post-medieval
3	MLO85070	Gatehill Farmhouse. Grade II Listed Building.	Post-medieval
4	MLO84525	Pinner Hill Farmhouse and Brick Barn to the Rear	Post-medieval
5	Local Listing Serial Number: 315	Northwood and Pinner Community Hospital	Post-medieval
6	DLO36174	Ruislip Archaeological Priority Area	N/A
7	MLO100169	Neolithic flint implement	Neolithic
8	050249	13 Brass coins including Sestertius and Vespasian	Roman
9	ELO13627	watching brief undertaken in 1992 during the laying of a pipeline mentions the medieval deer park pale.	Medieval
10	ELO4287	An archaeological evaluation in 1975 at Pinner Kiln. A Medieval pottery kiln and medieval pottery scatter were recorded.	Medieval
11	MLO72369 052182 054783	Chalk pits and wells	Post-medieval
12	AMIE 1310465, 509554-5	Metropolitan Railway (12a), Northwood Hills Station (12b) and Northwood Station (12c)	Modern
13	MLO107090	A group of church buildings and other temporary structures used as an auxiliary hospital during World War One	Modern
14	ELO6720	Evaluation at Potter Street Hill (St John's School) An evaluation was undertaken in 2005 comprising six trial trenches. No archaeological finds or features were observed	Undated

### **Andover Office**

Stanley House  
Walworth Road  
Andover  
Hampshire  
SP10 5LH

t: 01264 347630

### **Cirencester Office**

Building 11  
Kemble Enterprise Park  
Cirencester  
Gloucestershire  
GL7 6BQ

t: 01285 771022

### **Exeter Office**

Unit 53  
Basepoint Business Centre  
Yeoford Way  
Marsh Barton Trading Estate  
Exeter  
EX2 8LB

t: 01392 826185

### **Milton Keynes Office**

41 Burners Lane South  
Kiln Farm  
Milton Keynes  
Buckinghamshire  
MK11 3HA

t: 01908 564660