

ARCHAEOLOGICAL SOLUTIONS LTD

2 MIDCROFT, RUISLIP, HA4 8ES

LONDON BOROUGH OF HILLINGDON

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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NGR: TQ 0927 8739	Report No: 4574
District: LB Hillingdon	Site Code: N/A
Approved: C Halpin	Project No: 5765
Signed:	Date: 14 May 2014

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OASIS SUMMARY SHEET			
Project name	<i>2 Midcroft, Ruislip, HA4 8ES. An Archaeological Desk-Based Assessment.</i>		
<p><i>In May 2014, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of 2 Midcroft, Ruislip. The assessment was commissioned by DNA Capital LLP in support of proposals to redevelop a former filling station site for commercial and residential use. The assessment site is just off the modern High Street of Ruislip, but was significantly detached to the south of the historic core of the settlement. Despite the proximity of the River Pinn and the Yeading Brook presenting favourable conditions, evidence for prehistoric activity is virtually absent. The postulated route of a Roman road along the line of the High Street is uncertain, with evidence for roadside activity very sparse in the vicinity. In the medieval period Ruislip had a prosperous core including a Priory, church, castle and manor but the site was located significantly to the south in 'Church Field', an open agricultural field not enclosed until the early 19th century. The site remained with an agricultural field until the early 20th century, when cartographic sources indicate new buildings on the High Street occupied elongate plots that extended back into the site, including the rear portions of buildings. In the mid 1960s these buildings appear to have been replaced or remodelled, allowing the establishment of the modern plot of 2 Midcroft, which only appears to have been occupied by a filling station, albeit in different incarnations.</i></p> <p><i>The construction of the existing filling station is almost certain to have resulted in a very high level of truncation of any archaeological remains, if present, by the installation of underground fuel tanks, pipes and drains. The proposed new development of a building that includes commercial units and residential flats will have a high impact across the site, but the potential for the presence of archaeological remains appears very low.</i></p>			
Project dates (fieldwork)	<i>n/a</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>5765</i>	Site code	<i>n/a</i>
Type of project	<i>Archaeological Desk-Based Assessment</i>		
Site status	<i>n/a</i>		
Current land use	<i>Former Filling Station</i>		
Planned development	<i>Commercial and Residential Redevelopment</i>		
Main features (+dates)	<i>n/a</i>		
Significant finds (+dates)	<i>n/a</i>		
Project location			
County/ District/ Parish	<i>Greater London</i>	<i>London Borough of Hillingdon</i>	<i>Ruislip</i>
HER for area	<i>Greater London Historic Environment Record (GLHER)</i>		
Post code (if known)	<i>HA4 8ES</i>		
Area of site	<i>c.784m²</i>		
NGR	<i>TQ 0927 8739</i>		
Height AOD (min/max)	<i>c.50m AOD</i>		
Project creators			
Brief issued by	<i>Greater London Archaeological Advisory Services (GLAAS)</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions Ltd</i>		
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Authors	<i>Andrew Peachey MIfA</i>		
Report no.	<i>4574</i>		
Date (of report)	<i>May 2014</i>		

**2 MIDCROFT, RUISLIP HA4 8ES
LONDON BOROUGH OF HILLINGDON**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SUMMARY

In May 2014, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of 2 Midcroft, Ruislip. The assessment was commissioned by DNA Capital LLP in support of proposals to redevelop a former filling station site for commercial and residential use.

The assessment site is just off the modern High Street of Ruislip, but was significantly detached to the south of the historic core of the settlement. Despite the proximity of the River Pinn and the Yeading Brook presenting favourable conditions, evidence for prehistoric activity is virtually absent. The postulated route of a Roman road along the line of the High Street is uncertain, with evidence for roadside activity very sparse in the vicinity. In the medieval period Ruislip had a prosperous core including a Priory, church, castle and manor but the site was located significantly to the south in 'Church Field', an open agricultural field not enclosed until the early 19th century. The site remained with an agricultural field until the early 20th century, when cartographic sources indicate new buildings on the High Street occupied elongate plots that extended back into the site, including the rear portions of buildings. In the mid 1960s these buildings appear to have been replaced or remodelled, allowing the establishment of the modern plot of 2 Midcroft, which only appears to have been occupied by a filling station, albeit in different incarnations.

The construction of the existing filling station is almost certain to have resulted in a very high level of truncation of any archaeological remains, if present, by the installation of underground fuel tanks, pipes and drains. The proposed new development of a building that includes commercial units and residential flats will have a high impact across the site, but the potential for the presence of archaeological remains appears very low.

1 INTRODUCTION

1.1 In May 2014, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of 2 Midcroft, Ruislip (NGR TQ 0927 8739; Figs.1-2). The assessment was undertaken on behalf of DNA Capital LLP in support of development proposals to redevelop a former filling station site for commercial and residential use.

1.2 The assessment was undertaken according to a specification prepared by Archaeological Solutions (dated 29th April 2014). It also followed the procedures outlined in the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised 2012), the relevant sections of English Heritage (London Region) *Standards for Archaeological Work* (February 2014).

1.3 The objectives of the archaeological desk-based impact assessment were to provide for the identification of areas of archaeological potential within the site, to consider the site within its wider archaeological context and to describe the likely extent, nature, condition, importance and potential state of preservation of the archaeology. The context of future development proposals for the site has been examined and areas of significant previous ground disturbance have been identified.

Planning policy

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs.1 - 2)

2.1 Ruislip is a large suburb in West London, c.5km to the east of Uxbridge and c.4km to the west of Harrow. South Ruislip is c.2.5km to the south of the historic core of Ruislip, to the north of the A40, and adjacent to the Chiltern railway line between London and Birmingham (also the Central Line of the London Underground).

2.2 The site comprises a square plot of land fronting on to Midcroft, just off the High Street, c.400m north-west of Ruislip Station. Adjacent to the west, north and south are the rears of terraced properties that front on to the High Street, while to the east extend semi-detached residential properties on Midcroft. The surrounding area is primarily residential, with Northolt Aerodrome located c.1.5km to the south.

2.3 The site contains a former filling station, comprising a single sub-rectangular building situated in the northern half of the site, with a covered forecourt and fuelling stations adjacent in the southern half. The surrounding land is covered in concrete hard standing, with access via the entrance and exit ways of the former filling station off Midcroft.

3 METHODOLOGY

Information was sought from a variety of available sources in order to meet the objectives of the assessment.

3.1 Archaeological databases

The standard collation of all known archaeological sites and find spots within Ruislip (LB Hillingdon) comes from the Greater London Historic Environment Record (GLHER). Significant entries within an approximate 500m radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.2.

3.2 Historical and cartographic sources

The principal sources for this type of evidence were the Hillingdon Local Studies and Archives (Uxbridge Library (HA)). Relevant documents are listed in Appendix 2 and reproduced in Figs. 4-8.

3.3 Secondary sources

The principal sources of secondary material were AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

3.4 Geological/geotechnical information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983).

3.5 Site Inspection

3.5.1 In the course of the desk-based assessment, a physical walkover of the site was undertaken on 9th May 2014. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains; and
- to consider the significance of any above ground structures, historic buildings, and historic landscape features, and their potential impact on the proposed development.

4 THE EVIDENCE

4.1 Topography, Geology and Soils

4.1.1 The assessment site is situated at c.50m AOD in a landscape of shallow, slight undulations, on the northern edge of a small ridge overlooking the River Pinn c.600m to the north and the Yeading Brook c.1.5km to the south. The ridge on which the site is located extends c.500m to the east and west, and c.300m to the south, with the historic core of Ruislip situated down-slope close to the River Pinn to the north.

4.1.2 Situated within the London Basin, the solid geology of the site is the Upper Chalk, overlain by Eocene deposits in the form of the Lambeth Group (clay, silt and sand). The soils of the urban area of Greater London including the assessment site and its environs remain un-surveyed.

4.2 Archaeological and Historical Background (Fig.3)

Prehistoric

4.2.1 The shallow valleys of the River Pinn and the Yeading Brook appear to present an environment that would have been ideal for prehistoric activity and occupation; however evidence in the vicinity is limited to a single Mesolithic core recorded c.500m to the north-west of the site (HER MLO9701), and an indeterminate prehistoric flint flake c.200m to the west (HER MLO2673).

Romano-British

4.2.2 It has been postulated that the line of Bury Street (A4180), which deviates slightly in the area of the High Street, has its origins as part of a Roman Road but the extent of the limited earthworks and sections that support this have not been fully defined and it has been argued the road post-dates the establishment of the medieval park (Edwards 1985). Roman remains in Ruislip are limited to the remains of walls associated with a Roman building c.400m to the north (HER MLO267) situated just to the east of the postulated Roman Road, while Roman brick and tile incorporated in the church (HER MLO253) and stray finds of Roman glass (HER MLO8069) in the same area would be consistent with the presence of such a structure.

Medieval

4.2.3 The settlement of Ruislip appears to have developed in the Anglo-Saxon period, located in the Hundred of Elthorne, the Lord of which was Wlward Wit, who held land in 11 counties including historic Middlesex (Bowl 1989, 40). During the reign of Edward the Confessor it is believed that the Manor of Wlward Wit established a large hunting park on the north side of the River Pinn, which is later recorded as 'a park for Woodland Beasts' in the Domesday Book. The park may have been associated with an Anglo-Saxon manor, probably on the site of the later castle (later Manor Farm) in the historic core of Ruislip c.200m to the north (HER MLO68633), which includes the Church of St. Martin of Tours (HER MLO85200). Shortly after the Norman Conquest, Ernulf de Hesdin built a motte and bailey castle at Ruislip (HER MLO10247) c.450m to the north of the site, which in 1097 passed into the hands of the abbey of Bec, who founded a small house (HER MLO4549 & MLO71406) on the site of the castle that was, in turn, dissolved in 1446. Manor Farm (HER MLO84985) was subsequently built on the site of the monastic house, and although no evidence remains of the castle it is believed to have been located to the south of the current Manor Farm. A system of banks and ditches to the east of the former castle may be fishponds associated with one of these phases of medieval activity (HER MLO4551), while the Great Barn c.600m to the north-west (HER MLO81974) was built during the time of the abbey c.AD1300.

4.2.4 Until 1404 the manor of Ruislip remained in the hands of the Benedictine Abbey of Bec in Normandy, centred on the administrative centre of a priory at the site of Manor Farm; while the village of Ruislip was centred on the church just to the south of Manor Farm, which had been built by the end of the 12th century (Baker *et al* 1971, 127-134). The historic core and High Street of Ruislip lie between the castle/abbey/Manor Farm and the assessment site, and along this road are preserved several 15th-16th century timber-framed buildings (i.e. HER MLO85026), c.200m to the north-west of the site close to the church, and also including (HER MLO85242). At the southern end of this nucleus, c.150m north-west of the site was the site of a windmill, present from at least the late 13th century (HER MLO68690). Medieval pottery sherds have been recorded close to the windmill at the Oaks

(HER MLO10639), as well as further north in the core of the village and close to Manor Farm, but none closer to the site.

4.2.5 In the middle of the 13th century the manor of Ruislip was divided into three tithings: Westcote (Ruislip), Norwood (Northwood), and Ascot (Eastcote). Almost the entire parish of Ruislip, south of Eastcote Road and including the site consisted of common fields that were leased from the manor and divided into strips for farming. The site was situated close to the southern periphery of the village of Ruislip, within an area of open field to the east of Bury Street/Down Barns Road (see 4.3.1). This area included principal fields of Church Field, south of the church and incorporating the site, as well as Marlpit Field, Bourne Field and Roxnourne Field. A dispute about the inclosure of the fields in 1519 demonstrates that these fields had been established since at least the beginning of the 14th century (Baker *et al* 1971, 127-134), and the area of the open fields remained undeveloped until the modern period and the construction of RAF Northolt.

Post-Medieval

4.2.6 In 1404 the manor of Ruislip was confiscated by the Crown and granted to the Duke of Bedford, before being granted outright to Kings College, Cambridge in 1451 who retained ownership until the 1920's. In the 18th and 19th centuries Manor Farm continued to be developed (HER MLO71407-8), including a barn (HER MLO85121) and cowsheds (HER MLO85120 & MLO85091). In the core of the village further timber-framed building were added (HER MLO85090), while 18th to 19th century burials have been recorded in the church yard (HER MLO64623), however the assessment site appears to have remained detached and separate to the south of the area of settlement at Ruislip. The enclosure of the remaining open fields began in 1804 but was not completed until 1814, with the Inclosure Map (see.4.3.2) indicating that upon Inclosure, Kings College sold the field to the south, including the site to Jas (or James) Wilshin, the son of Daniel Wilshin who is recorded as having inherited Marlpits manor in 1817 in the parish of Harrow (Baker *et al* 1971, 210) adjacent to the east, and who presumably held land in person or by family prior to this.

The 20th Century

4.2.7 Settlement and the population of Ruislip expanded considerably in the early-mid 20th century, fuelled by the development of the railways. In 1887 the Metropolitan line was extended through the parish, and in 1904 a further extension opened between Harrow and Uxbridge with the railway line passing c.400m to the south and including Ruislip Station

4.2.8 In May 1915 RAF Northolt was established for the Royal Flying Corps (HER MLO98511, MLO102570). It became one of the most important air bases in Second World War, and was particularly noted for its Polish fighter pilots in the Battle of Britain, to whom a memorial (HER MLO85114) is dedicated. Subsequently, in the 1940-1950s Northolt served as a civilian airfield while London Heathrow was constructed, but it never ceased to have

an RAF presence and continues to serve as a military airfield and for private civilian flights to the modern day. The northern extent of RAF Northolt is situated c.1.5km to the south on the opposite side of the Yeading Brook.

4.3 Cartographic Evidence (Figs. 4-9)

Pre-Ordnance Survey maps

4.3.1 The first detailed survey of the Manor of Ruislip was undertaken by Kings College, Cambridge in 1565 (Fig.4; after Baker *et al* 1971; Bowlt 1989). It depicts the village of Ruislip, including the church, primarily centred on a crossroads on Bury Street (High Street) with Manor Farm to the north. A sparse scatter of houses continue on the road south (becoming Down Barns Road), with further roads branching west that equate with the modern Ickenham Road and Wood Lane. The land to the east, which incorporates the site, comprises a large area of open field that extends beyond the Yeading Brook, with a small lane branching east from the High Street notable for leading only into the open fields. However the map does not include any details of the open fields, or allow the buildings of the village to be assessed with any accuracy.

4.3.2 The Inclosure Map of 1806 (Fig.5) provides an accurate and clear bridge between the medieval open field landscape and the modern roads subsequently depicted on the Ordnance Survey Maps. The routes of the High Street with junctions leading west on to Ickenham Road and Wood Lane correlate closely with modern roads, with a single road branching east between these junctions and corresponding with that marked on the earlier map, but not given a name on either source. This lane appears to provide access to several fields and forms the southern boundary to the field that incorporates the assessment site, which is also bounded by the High Street to the west, Eastcote Road to the north, and by a single further field to the east. The field that includes the site forms an elongate sub-rectangular plot to the south of the church with the modern site, opposite the junction with Ickenham Road, situated close to its centre. The map identifies the field as having been sold to Jas (or James) Wilshin, with an area of 23.3.9 (furlongs, rods and chains).

1st Edition Ordnance Survey Map, Sheet X.9, 1866 (Fig.6)

4.3.3 The 1866 OS map depicts the field that contains the site and the adjacent roads and buildings with accurate scale and detail (Fig.6). The field, enclosed by roads on three sides and a further field to the east, has St Martin's Church, alms houses, and Ruislip Park House adjacent to the north-west, Wilkins Farm to the south-west and a National school to the north-east. A small pond is situated in the centre of the fields, and the modern assessment site is situated approximately between the pond and the junction of the High Street with Ickenham Road.

Ordnance Survey Map, Sheet X.9, 1935 (Fig.7)

4.3.4 The 2nd edition (c.1890s) is not held in the collections of the Hillingdon Local Studies and Archives, therefore by the time the 1935 OS map was surveyed, Ruislip has been transformed into an urban and sub-urban settlement following the establishment of the railways. The principal elements of the landscape that remain intact relevant to the site comprise the High Street, Ickenham Road and St. Martin's Church. The former agricultural land, including the lane to the south of the site and Wilkins Farm have been replaced new buildings fronting onto the High Street, Church Field Gardens and a series of residential streets whose names: Midcroft, Croft Gardens, North and South Drive partially preserve the former status of the land. While the street of Midcroft has been established, the plot of 2 Midcroft has not, with the assessment site forming part of land to the rear of 53-61 High Street. The northern half of the site is largely covered by the rear of buildings extending back from the High Street, while the southern part appears to comprise enclosed yards and access ways.

Ordnance Survey Map, Sheet X.9, 1961 (Fig.8)

4.3.5 The 1961 OS map appears to show the partial establishment of the plot of 2 Midcroft. To the west of the site, the building of 61 High Street has a comparable extent to the present day, while the rear of the buildings of 53-55 High Street still appear to extend into the north-western corner of the modern assessment site. However the bulk of the site is filled by a two segment structure, similar to the booth and canopy of the modern filling station, whose shading differentiates the structure from the surrounding residential and commercial buildings. Although uncertain, this structure may represent the establishment of a filling station in the centre of Ruislip in the 1960s, or may represent a canopied loading bay serving the large building of 53-55 High Street, which it abuts.

4.4 Constraints

Listed Buildings – The assessment site does not contain, and is not adjacent to any listed buildings.

Registered Park and Gardens – The assessment site is not within or close to any Registered Parks and Gardens.

Archaeological Priority Area – The assessment site is not located within an Archaeological Priority Area.

Scheduled Ancient Monuments – There are no Scheduled Ancient Monuments on the assessment site or in its immediate vicinity.

Conservation Areas – The assessment site is not located within a Conservation Area.

5 SITE VISIT

5.1 A physical walkover of the assessment site was conducted on 9th May 2014. The southern side of the site opens onto Midcroft and the entire site, where not built upon is covered in concrete or tarmac hard standing (DPs 1-4). The forecourt of the filling station is raised on four pillars, each located adjacent to a fuel pump (DP5-6). A small red brick, single storey building is situated adjacent to the north of the canopy, with a car wash abutting to the rear (DPs 8-9). The only other above ground feature of the site comprises a diesel tank in the north-west corner of the site, raised up on three courses of breeze blocks (DP10).

5.2 Based on the slope of the forecourt to Midcroft (DP2), the construction of the fuel pumps (DP5) and diesel tank (DP10), the hard standing surface is artificially raised slightly above the natural ground contours. However, this is almost certainly to aid the accommodation of fuel lines and tanks that must underlie the fuel pumps, as well as an intense network of drains, oil-water interceptors and separators. In total 33 manholes (i.e. DP7) were observed on the site, as well as sunken (grated) drainage channels, predominantly on the fore court but also extending to the rear. Therefore it is reasonable to assume that the site has been subject to a significant and comprehensive degree of truncation to allow for the installation of these features. The site did not exhibit any features that could be related to the structure or character of the historic High Street, or any evidence to the presence of archaeological remains.

6 DISCUSSION

6.1 The Impact of the Proposed Development

6.1.1 Currently, the site is occupied by a former filling station that comprises a sub-rectangular building in the northern half of the site, with a hard canopy extending to the south over the former fuel pumps. The site is entirely covered by concrete hard standing that covers drains and underground fuel storage tanks. The proposed development will require the complete demolition and removal of this facility, including the breaking out of concrete, removal and possible remediation of the underground fuel storage tanks.

6.1.2 The proposed development (Fig.9) comprises the construction of a three storey building, including two commercial units on the ground floor with 14 flats above. The footprint of the building will fill the bulk of the site, with a small area on the eastern side forming a hard stand area for car parking. Therefore the foundations for the proposed development will have a uniformly high impact on site, with the caveat set out in Section 6.2.1 (below).

6.2 Previous Ground Disturbance

6.2.1 The site formerly comprised a filling station that while of relatively light construction and limited to a single small building, will have required

significant underground storage tanks, drainage and anti-pollution measures that may have extended under a high proportion of the site. Therefore, it may be expected that the site has been subject to a very high degree of truncation when these components were installed, with an associated highly detrimental effect on any archaeological remains or stratigraphy that may have been present. There is little evidence of any historic ground disturbance prior to the construction of the filling station.

6.4 Archaeological Potential

6.4.1 Based on the known archaeology the potential of the site may be judged as follows:

Prehistoric – Low. Prehistoric archaeological remains are very rare in the vicinity of the site.

Roman – Low. The High Street may be aligned with the route of a Roman road, but evidence for roadside activity is scarce.

Medieval – Low. The site was situated to the south of the historic core of the village of Ruislip in an area of open field with varying agricultural use.

Post-Medieval to Modern – Moderate. The site remained an agricultural field until the early 20th century, when buildings fronting on to the High Street extended to the rear into the site, before being demolished and replaced by the existing filling station.

7 CONCLUSION

7.1 The assessment site is just off the modern High Street of Ruislip, but was significantly detached to the south of the historic core of the settlement. Despite the proximity of the River Pinn and the Yeading Brook presenting favourable conditions, evidence for prehistoric activity is virtually absent, while the postulated route of a Roman road along the line of the High Street is uncertain, with evidence for roadside activity very sparse in the vicinity. In the medieval period Ruislip had a prosperous core including a Priory, church, castle and manor but the site was located significantly to the south in 'Church Field', an open agricultural field not enclosed until the early 19th century. The site remained with an agricultural field until the early 20th century, when cartographic sources indicate new buildings on the High Street occupied elongate plots that extended back into the site, including the rear portions of buildings. In the mid 1960s these buildings appear to have been replaced or remodelled, allowing the establishment of the modern plot of 2 Midcroft, which only appears to have been occupied by a filling station, albeit in different incarnations.

7.2 The construction of the existing filling station is almost certain to have resulted in a very high level of truncation of any archaeological remains, if

present beneath the site by the installation of underground fuel tanks, pipes and drains. The proposed new development of a building that includes commercial units and residential flats will have a high impact across the site, but the potential for the presence of archaeological remains appears very low.

8 ACKNOWLEDGEMENTS

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AS is pleased to acknowledge the input and advice of the staff of the Greater London Archaeological Advisory Service (GLAAS)

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WEB RESOURCES

www.ads.ahds.ac.uk

www.british-history.ac.uk

APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 500m radius of the assessment site. The table has been compiled from data held by the Greater London Historic Environment Record (GLHER).

SMR	NGR SP	Description
Prehistoric		
MLO9701	TQ 0900 8780 (point)	PARKERS FIELD. MESOLITHIC CORE FOUND DURING EXCAVS BY RNHS 1964.
MLO2673	TQ 0905 8734	305 KING EDWARD RD BUILDING SITE. 1 LARGE RETOUCHE FLAKE. West London Archaeological Field Group SITE WATCH 9178.
Roman		
MLO267	TQ 0911 8778	ST MARTINS APPROACH. FLINT WALLED STRUCTURE ALSO CONTAINING ROMAN BRICK WORK DISCOVERED DURING BUILDING WORK.(1) Traces of a Roman(?) building have been found just east of the motte at Manor Farm. Building operations near Manor Farm have recently exposed the remains of a building of apparently Romano-British origin, having walls of flintwork interspersed with Roman brick, and associated with fragments of pottery of this period. Excavation, which is continuing under the auspices of the Ruislip Association, has exposed a considerable length of a curved wall of good flint work two feet or more thick. No other Roman remains have been found at Ruislip.
MLO8069	TQ 0897 8765	6 SHARPS LA. EXCAV BY Ruislip and Northwood Historical Society (Colin Bowl?) 1977 FOUND RO GLASS ALSO MD POTTERY & 19th century DUMP DEPOSIT.
MLO253	TQ 0915 8761	EASTCOTE RD. RO BRICK & TILE INCORPORATED IN WALLS OF MEDIEVAL CHURCH.
Medieval		
MLO10247	TQ 0907 8782	Bury Street [Manor Farm], Ruislip, Hillingdon {early medieval motte and bailey castle and later small abbey site}. The scheduled monument of Manor Farm motte and bailey, has been investigated over a number of years. The castle was built by Ernulf de Hesdin soon after the conquest of 1066. After 1097 the manor passed into the hands of the Abbey of Bec, who founded a small house on the site of the castle; this was dissolved in 1446. Later a farmhouse was built on the site, and the bailey ditches were filled in at the end of the 19th century. The Motte and bailey included a portion of village enclosure to south. The latter consisted of a bank some 1.5m high with a ditch to south. The bank is cut through by a modern access road and ditch is wet and reed-filled to west and dry to east. The motte, approximately 45m wide, rises to some 3m above the moat. The moat is some 4m wide at widest point. The bailey has been extensively landscaped and the area is difficult to ascertain, though a bank which may be part of the original remains to north. In 1988 some small fragments of tile noted throughout site, these appear post-medieval, also Victorian pottery sherds. A site visit in September 2005 noted that the motte was grass covered, scrub and bramble has been cut back in the motte ditch, some sherds of Roman pottery eroding out of the exposed

		banks, and the ditches were dry. (Information from Scheduled monument description) It was noted that a previous excavation had occurred on the site, possibly in 1937 by Mr Ewer. These investigations showed that the Low motte and part of moat remained, as did an early medieval boundary wall on site of Norman palisade on summit of north rampart of one-time castle bailey. (uncertain source) An archaeological evaluation by AOC Archaeology took place in 2008 on land to the southwest. It was anticipated that evidence of the leat that fed the moat might be found. No such evidence was found, and the only medieval evidence recovered, post holes from a possible structure and a pit, dated to a period after the foundation of the motte and probably after the land passed into the hands of the church. In 2004 a small scale watching brief at 27B St Martins Approach noted the presence of part of the south bank of the earthwork in the north of the scheduled area.
MLO68633	TQ 0910 8770	HIGH ST, RUISLIP. Mediaeval village of Ruislip.
MLO4549	TQ 0907 8783	Manor Farm. A Cell Of The Priory Of Ogbourne In Wiltshire, Itself An Alien Priory Of The Abbey Of Bec-Hellouin In Normandy. The Manor Was Given To Bec Abbey In 1096and The Priory Cell Was Built C1149.
MLO71406	TQ 0905 8778	MANOR FARM Watching brief undertaken by A.E. Steele for Museum of London Archaeology Service, August'97; site code RMH97. Flint foundations on the N and E sides of Manor Farm House may belong to structures associated with the medieval abbey (SMR ref: 050488). These foundations extended N beyond the N wall of the standing building. On the E side they were fairly deep. A coin of the reign of Stephen (1135-1153) was found. Periods recorded under this site code: medieval (054253), post-medieval (054254-5).
MLO4551	TQ 0924 8784	Moat Drive. System Of Banks & Ditches, Possibly Fish Ponds. Now Destroyed.
MLO68690	TQ 0910 8755	WINDMILL HILL Probable site of windmill, on the summit of Windmill Hill. Recorded from 1294 to early C15th. A small, square empty enclosure was shown at the site on Doharty's 1750 map. A narrow strip led from an eastwards extension of Brickwall Lane; this was probably the approach track. The windmill's foundations were allegedly uncovered when the first houses were built at the top of the hill.
MLO23199	TQ 0897 8765	6 SHARPS LA. EXCAV BY RNHS 1977 FOUND Medieval POTTERY,ALSO RO GLASS & 19th century DUMP DEPOSIT.
MLO10639	TQ 0903 8756	9 THE OAKS. 3 SHERDS OF POTTERY FROM THE REAR OF NO 9, THE OAKS. IN POSSESSION OF OWNER, MRS GRIFFITHS.
MLO4550	TQ 0914 8769	MANOR FARM. BRAUN(1933) NOTES Medieval POTSHERDS FROM THIS LOCATION.
MLO1710	TQ 0900 8780	PARKERS FIELD. EXCAVATIONS BY R DERRICOURT IN 1964. NO IMPORTANT FEATURES, ONLY POTSHERDSFOUND. Artifact: C11-C16 POTSHERDS, ACC NO 3291 - 3297,
MLO85200	TQ 09151 87604	High Street [Church of St Martin], Ruislip, Hillingdon, HA4. The Parish Church of St Martin, is a grade II* building located on Ruislip High Street. It includes a nave and aisles, chancel and Lady Chapel, west tower and north-west porch. The church is constructed from flint rubble

		with freestone dressings and a machine tiled roof. The nave arcade and chancel arch date to the 13th century. Whilst the south aisle, chancel and tower are of a 15th century date and the Lady Chapel is circa 1500. The tower stair in 17th century and internally there is much original woodwork including a 14th century west porch door and some 16th century pews. There is a Rood stair, but it has modern beam and figures, and a 12th century Purbeck font. A handsome carved bread cupboard of 1697 is also present. In the north aisle there are traces of wall paintings of circa 1500.
MLO81974	TQ 08971 87757	GREAT BARN TO WEST OF MANOR FARM YARD. The Great Barn to west of Manor Farm Yard is a Grade II* listed aisled barn circa 1300, and partially rebuilt in late 17th or 18th century. It has seven bays, and the overall dimensions are 102 x 32 foot, aligned North-South. The barn is weatherboarded with a hipped tiled roof and brick and flint rubble plinth. An entrance is located in the centre of the west wall: and there is evidence for a former entrance in the opposite position on the east wall. The side walls have been rebuilt and raised. Internally the roof has been rebuilt to include principal trusses and two tiers of side purlins. The upper purlins are clasped between collars, while the lower purlins are staggered and tenoned into principal rafters. Raking queen struts are present between tie beams and principal rafters. The common rafters are mainly reused in their present positions and may date from primary phase of construction. The cross frames have passing braces between the main tie beams and aisle tie beams. An open, notched lap joint is between the main tie beams and aisle tie beams. Originally the passing braces extended down to meet the aisle walls. The arcade posts have flared heads, with straight, square-section braces between the arcade posts and tie beams and arcade plates. Angle ties are between tie beams and arcade plates. There are short dragon pieces between the angle ties and the corner posts carry the feet of the hip rafters. The arcade plates have different types of scarf joints, the earliest of which has been dated by Hewett to 13th century. The upper (i.e. finished) face of each cross frame is addressed towards the south. Carpenter's marks take the form of long, inscribed Roman numerals. Evidence that in the early building the aisle wall plates passed above the aisle tie beams is a technique known as reversed assembly. An outstanding example of an early timber-frame aisled barn. Comparable to the great barns at Cressing Temple and Coggeshall in Essex. Probably the earliest surviving timber framed building in the Greater London area. (Information from listed buildings description) A tree ring analysis of the timbers at the Great Barn, was carried out in 1997 by English Heritage. Eleven of the arcade posts were sampled and produced a chronology for the period AD1145-1293. The timbers were mostly derived from unusually fast-grown oak trees, which were felled between AD1293-1328, making this one of the earliest standing timber buildings in London.
MLO84985	TQ 09072 87826	St Martin's Approach, [Manor Farm], Ruislip {16th century manorial court and farmhouse} Now Local Government Offices. 16th century timber framed building with 18th century alterations. Two storeys, three bays and projecting

		<p>gabled north wing. Old tiled roof with compound ridge stack and right end chimney. Close studded first floor with brick nogging. Ground floor now pebble-dashed. Sash windows with glazing bars, those on 1st floor in exposed moulded frames, those on ground floor in reveals. Six-panel door under flat hood. North wing stuccoed. Inside some exposed moulded beams. (See linked designation record for full details) Historic building recording was carried out at Ruislip Manor Farm by Patricia A Clarke in 1994. The building is a two-storeyed house of very late 16th or early 17th century date. The house was found to have indications of its earlier manorial and farming functions, with features remaining from the 16th or 17th century and also the 18th and 19th centuries, including: framework, joists, door, keeping holes, moulded beams, staircase, closet, mass brick walling, nogging, hinges, 18th century panelling and 19th century fittings. (1) Historic building recording and an analysis of the historic fabric was carried out by English Heritage at Manor Farm, Ruislip, between 2007 and 2008. Manor Farm was built in 1505-06 as a manorial home farm of King's College, Cambridge. Manor Farm had two main functions: primarily as a manorial court hall and secondarily as a working farmhouse. The building is of two storeys, with a ground floor of brick and close-studded timber framing above. The farmhouse is L-shaped in plan and consists of a three-bay hall range with a coeval two-bay cross wing. It is an early example of a fully-floored hall house with an integral stack. The few changes that have taken place since the 16th century largely relate to reconfigurations of service alterations and circulation within the house. Changes to the outward appearance of the house include the rendering of the first floor. The render was removed when the house was acquired by the local authority in 1933.</p>
MLO85251	TQ 09000 87600 (point)	<p>2-6 High Street. 1. 5018 HIGH STREET (West Side) RUISLIP No 6 TQ 0987 12/247 II 2. 16th century building with early C19 front. From the street 2 storeys, 2 windows. Painted brick with brick dentil cornice. Old tiled roof. 1st floor windows sashes with glazing bars under stuccoed lintels with key blocks. Ground floor modern but seemingly shop front. Back range at right angles, 1 storey and attic, 2 windows. Rendered. 2 gabled dormers breaking eaves of old tiled roof upon which rests a large compound chimney stack of old bricks.</p>
MLO85026	TQ 09114 87608	<p>2-6 High Street. 1. 5018 HIGH STREET (East Side) RUISLIP Nos 3 & 5 (The Old Priory Restaurant). No 7. TQ 0987 12/242 II GV 2. 16th century building with alterations. Timber-framed, although some walls covered with C19 stock brick and other parts with later rendering. 2 storeys, 3 bays, the outer ones under returned gable ends. High pitched roofs of old tile. The Old Priory restaurant has a projecting modern glazed cafe front; and No 7 has a projecting modern shop front and a long lean-to on the south end. The back of this building is less altered and shows a jettied 1st floor, rendered but with some visible posts, and a ground floor of old brick. [Nos 1 to 15 (odd) together with Nos 1A and 1B form a group.</p>
MLO85027	TQ 09124 87593	<p>2-6 High Street 1. 5018 HIGH STREET (East Side) RUISLIP Nos 9 to 15 (odd) TQ 0987 12/245 24.1.50. II* GV 2. 2-storey 6-bay 16th century timber-framed range.</p>

		Fronts now are all smooth-rendered and have modern casements with glazing bars. Old tiled roof with central stack partly rebuilt. 2 modern glazed doors under pedimented hoods. The back shows the real quality of the building. Long, continuous jettied 1st floor of close studding with brick nogging of later date. Moulded beam all along the jetty. Old brick on ground floor. Small leaded casements. Rendered 1-bay north extension, also jettied, and weatherboarded on north end. Nos 1 to 15 (odd) together with Nog 1A and 1B form a group.
MLO85147	TQ 09109 87621	2-6 High Street. 1. 5018 HIGH STREET (East Side) RUISLIP Nos 1, 1A & 1B TQ 0987 12/241 II GV 2. Nos 1 and 1A 2-storey timber-framed range, probably of late C17, now stuccoed. 3 windows, small modern leaded casements. Projecting modern 1-storey red brick wing with small shop window also having leaded panes; and covered entrance. No 1B, entered through this projection, is a 16th century timber framed building of high quality, oversailing on carved brackets at eastern end and showing square framing with brick filling. High pitched tiled roofs. No 1B has a pair of shortened diagonal chimney shafts near west end of ridge. No 1B also has a modern shop projection. Built on to South end a modern timber lych gate in Tudor style, with hipped tiled roof, gives access to churchyard behind. Nos 1 to 15 (odd) together with Nos 1A and 1B form a group.
MLO85242	TQ 09127 87642	RUISLIP ALMSHOUSES. 1. 5018 EASTCOTE ROAD (South Side) RUISLIP Ruislip Almshouses (Formerly listed as Church Houses [including St Martin's Cottage]) TQ 0987 12/106 24.1.50. II 16th century 5-bay range of timber-framed building. High pitched tiled roof. Chimney with asymmetrical offsets at east end. Square framing with brick nogging on 1st floor; brick ground floor, built out on south side to plane of former jettied 1st floor. Small-paned iron casements, probably C18.
MLO81976	TQ 08989 87674	THE OLD HOUSE 1. 5018 BURY STREET (West Side) RUISLIP Nos 7 & 9 (The Old House) TQ 0887 11/48 24.1.50. II 2. 16th century and C17 building now stuccoed. 2 storeys, 4 windows. Old tiled roof, hipped at left, with coved cornice. C19 casements on 1st floor, C18 sash windows with glazing bars on ground floor, all in moulded architraves. Door of 6 fielded panels, with radial fanlight, in moulded architrave. Side pilasters and cornice hood on carved brackets. 2-storey, 2-window right extension, of painted brick with roof of old tiles, has low projecting slated lean-to.
MLO85201	TQ 09096 87581	THE SWAN INN. 1. 5018 HIGH STREET (West Side) RUISLIP The Swan Inn TQ 0987 12/248 II 2. Building of several periods. At left 2 ranges each with 2-storey, 1-window gabled end to road. The outer range 16th century, the inner one probably early C17. The inner range forms a left wing to the main block facing front, of 2 storeys, 2 bays with hipped tiled roof, sprocketed eaves. This block circa 1700. Modern right 1-storey wing with steeply pitched roof. All roofs of old tiles. The new wing of red brick, and the older parts pebble-dashed and painted except for tile hung 1st floor of left range. Windows mostly late C19 casements. At centre front a gabled shop projection.
Post-medieval		
MLO64623	TQ 0916	High Street [St Martin's Churchyard], Ruislip, Hillingdon,

	8756	HA4. Post Medieval burials were located in the grounds of St Martin's Churchyard, Ruislip, to the south of the current church hall, by Museum of London Archaeology Service in 1995, during a watching brief. 16 burials in wooden coffins were uncovered and reburied without analysis. One of the coffins had a metal plaque present which dated it to the 18th-19th century, and they are all believed to be of a similar date. It appears that before these burial occurred the ground was raised by 0.80m.
MLO71407	TQ 0905 8778	MANOR FARM Watching brief undertaken by A.E. Steele for Museum of London Archaeology Service, August'97; site code RMH97. Flint nodules had possibly been re-used from medieval foundations (SMR ref: 054253) in the post-medieval period as the foundation for a farmhouse on the NE side of the building. A buttress had been added to this corner, perhaps in the 18th century, or early 19th century. Periods recorded under this site code: medieval (054253), post-medieval (054254-5).
MLO71408	TQ 0905 8778	MANOR FARM Watching brief undertaken by A.E. Steele for Museum of London Archaeology Service, August'97; site code RMH97. A backfilled cellar with a brick floor was recorded and thought to be an addition to the original 16th century or 17th century farmhouse. Periods recorded under this site code: medieval (054253), post-medieval (054254-5).
MLO85121	TQ 09009 87747	SMALL BARN TO SOUTH OF MANOR FARM YARD 1. 5018 BURY STREET (East Side) RUISLIP Small Barn to South of Manor Farm Yard TQ 0887 11/44 TQ 0987 12/44 II GV 2. Now Public Library. Circa 1600 barn of 7 bays. Outer walls partly weatherboarded, partly renewed in brick and with pent north additions. High pitched tiled roof. Gabled porch also on north side. Inside shows queen post roof with wind braces to purlins and arch braces to tie beam and wall plates. Swell-head posts. 1-storey western extension said to have been the sick box. The Great Barn, the north cowshed and sties, the east cowshed and the small barn form a group.
MLO85120	TQ 08983 87788	COWSHED AND STIES TO NORTH WEST OF MANOR FARM YARD. 1. 5018 BURY STREET (East Side) RUISLIP Cowshed and Sties to north-west of Manor Farm Yard TQ 0887 11/42 II GV 2. Now Girl Guides' Hall. Probably C18 weatherboarded building on rendered brick foundation. Tiled roof with sprocketed eaves. Small fixed lights. Lean-to piggery, of similar materials, along the western part of the south side, extending to meet the Great Barn. Also small modern lean-to at south-east corner. Group value. The Great Barn, the north cowshed and sties, the east cowshed and the small barn form a group
MLO85091	TQ 09007 87780	COWSHED TO EAST OF MANOR FARM YARD. 1. 5018 BURY STREET (East Side) RUISLIP Cowshed to East of Manor Farm Yard TQ 0987 12/43 II GV 2. Long low building probably of early-mid C19. Thatched roof. Red brick on east side vertical weatherboarding on west side. Small openings at regular intervals, now blocked. Group value. The Great Barn, the north cowshed and sties, the east cowshed and the small barn form a group.
MLO85090	TQ 09074 87637	HAILEY'S SHOP AND THE VILLAGE SWEET SHOP. 1. 5018 BURY STREET (East Side) RUISLIP The Village Sweet Shop and Hailey's Shop (Formerly listed under High

		Street, Ruislip) TQ 0987 12/40 IO.4.72. II 2. C17 or earlier building of shallow U-shape. 2 storeys, 4 bays, the outer ones projecting slightly under hipped gables. Fairly high pitched hipped tiled roof has central symmetrical compound stack with cornice in several planes. Red brick. Modern small paned casements. The Village Sweet Shop has a late C19 canted bay shop window and a door in old frame to left. Hailey's Shop has a late C19 double shop front.
MLO85157	TQ 08881 87079	ORCHARD COTTAGE 1. 5018 KINGSEND AVENUE RUISLIP No 65 (Orchard Cottage) TQ 0887 11/319 II 2. Late C17 or early C18 2-storey, 2-window cottage. Weatherboarded with old tiled roof. Modern small-paned casements and modern central gabled porch. Lean-to rear extension.
MLO85028	TQ 09118 87517	THE BRITISH LEGION HALL 1. 5018 HIGH STREET (West Side) RUISLIP No 32 (The British Legion Hall) TQ 0987 12/249 II 2. Early-mid c19 large square house of 3 storeys, 3 windows. Stucco with incised lines, cornice band and parapet. Original recessed sash windows, although bars lost, in moulded architraves with bracketed cills. 3 projecting modern shops on ground floor. The house may well conceal an older timber framed structure as a high pitched hipped roof of old tile may be seen over the parapet.
Modern		
MLO85289	TQ 09098 87645	K6 TELEPHONE KIOSK OPPOSITE NORTH END OF HIGH STREET. 1. 5018 EASTCOTE ROAD, RUISLIP K6 Telephone Kiosk opposite TQ 0987 north end of High Street 12/394 II GV 2. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
MLO85227	TQ 09188 87515	MONUMENT TO ANNIE HALL NORTHEAST OF WAR MEMORIAL AND BEHIND NUMBER 39 IN ST MARTINS CHURCHYARD. HILLINGDON TQ 0987 HIGH STREET, Ruislip (east side) 804/12/10047 Monument to Annie Hall, N-E of war memorial and behind No.39, in St Martin's Churchyard II Monument to Annie Hall, d1932. By Eric Gill, mason. Portland stone chest ,tomb with arcaded sides, the recessed panels of which are separated by squat colonnettes. Inscriptions are cut in Gill's characteristic Roman-inspired style and commemorate Annie Hall (east end) and Benjamin Hall, d1934, (south side), with a Latin inscription on the north side.
Undated		
MLO9350	TQ 0899 8778	MANOR FARM. EXCAV BY RNHS 1978 LOOKING FOR GATEHOUSE OF MD PRIORY. NEGATIVE EVIDENCE AS NOTHING OF INTEREST. OAK PILES FROM LATER SITE WATCH.

APPENDIX 2 CARTOGRAPHIC SOURCES

Figs	Date	Title	Scale	Location
4	1565	<i>Pre-Inclosure Map of the Manor of Ruislip</i>	-	after Baker <i>et al</i> 1971
5	1806	<i>Inclosure map of the parish of Ruislip</i>	-	HA
6	1866	<i>1st Edition Ordnance Survey Map, Sheet X.9</i>	25"	HA
7	1935	<i>Ordnance Survey Map, Sheet X.9</i>	25"	HA
8	1961	<i>Ordnance Survey Map, Sheet X.9</i>	25"	HA

PHOTOGRAPHIC INDEX



1 View NE of site from junction of Midcroft with the High Street



2 View N of the assessment site across Midcroft



3 View NW of garage forecourt



4 View N along eastern side of garage



5 View N through centre of forecourt



6 View E through centre of forecourt



7 View N of manholes and drains on the western side of the forecourt



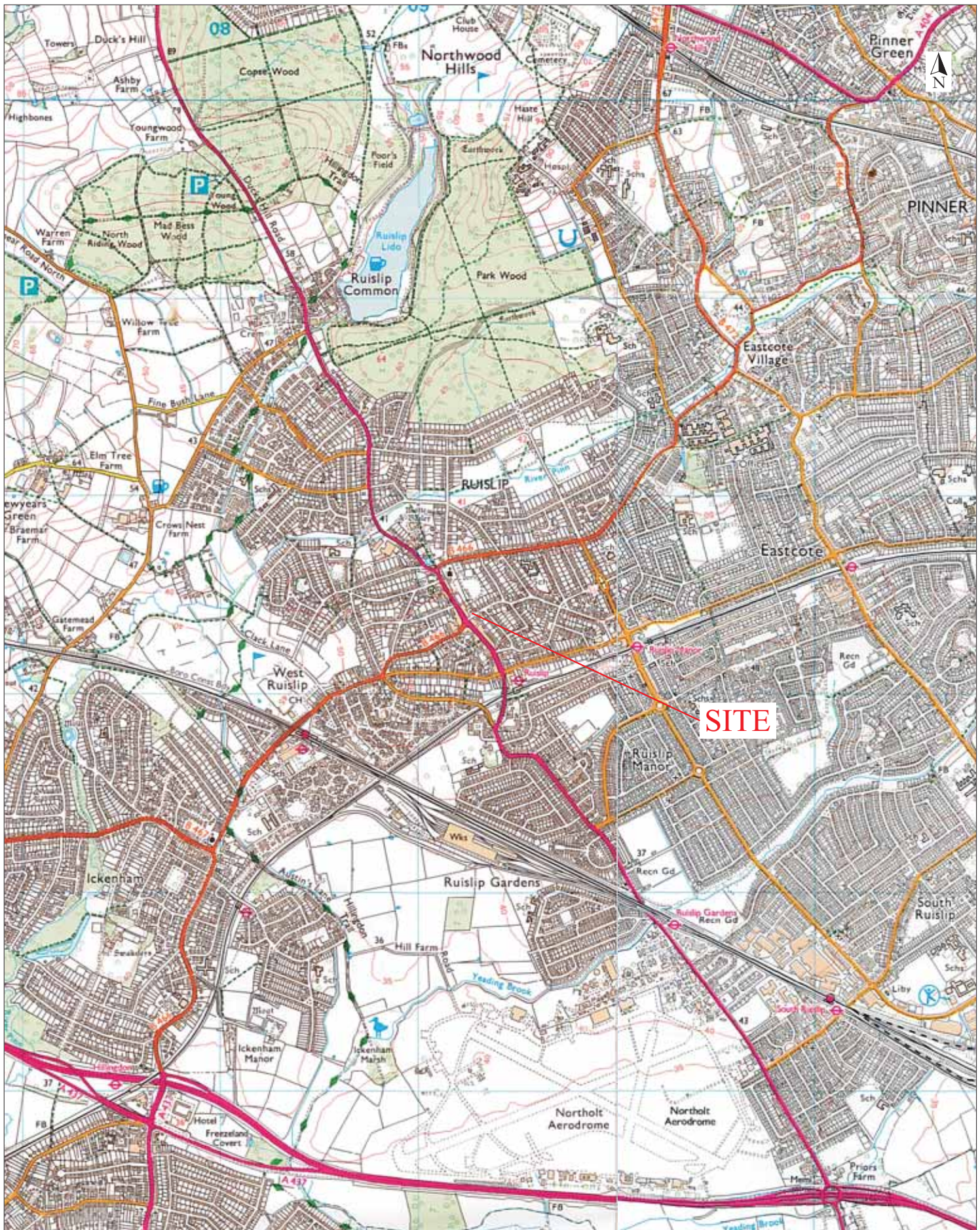
8 View W through car wash to rear of garage building



9 View S of garage building with car wash to the rear



10 View NW of diesel tank in north-west corner of the site



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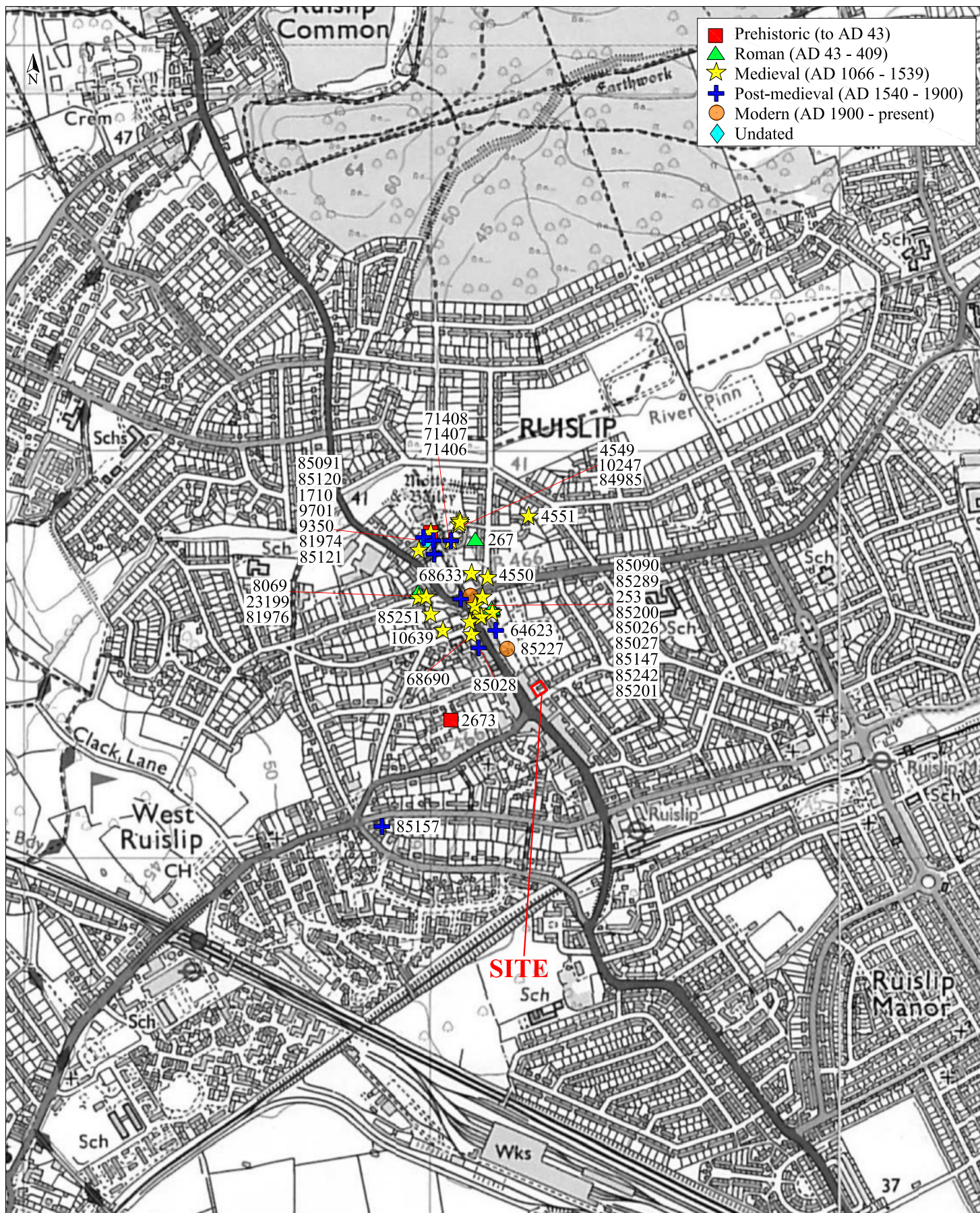
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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0 50m

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Fig. 2 Detailed site location plan
 Scale 1:1000 at A4

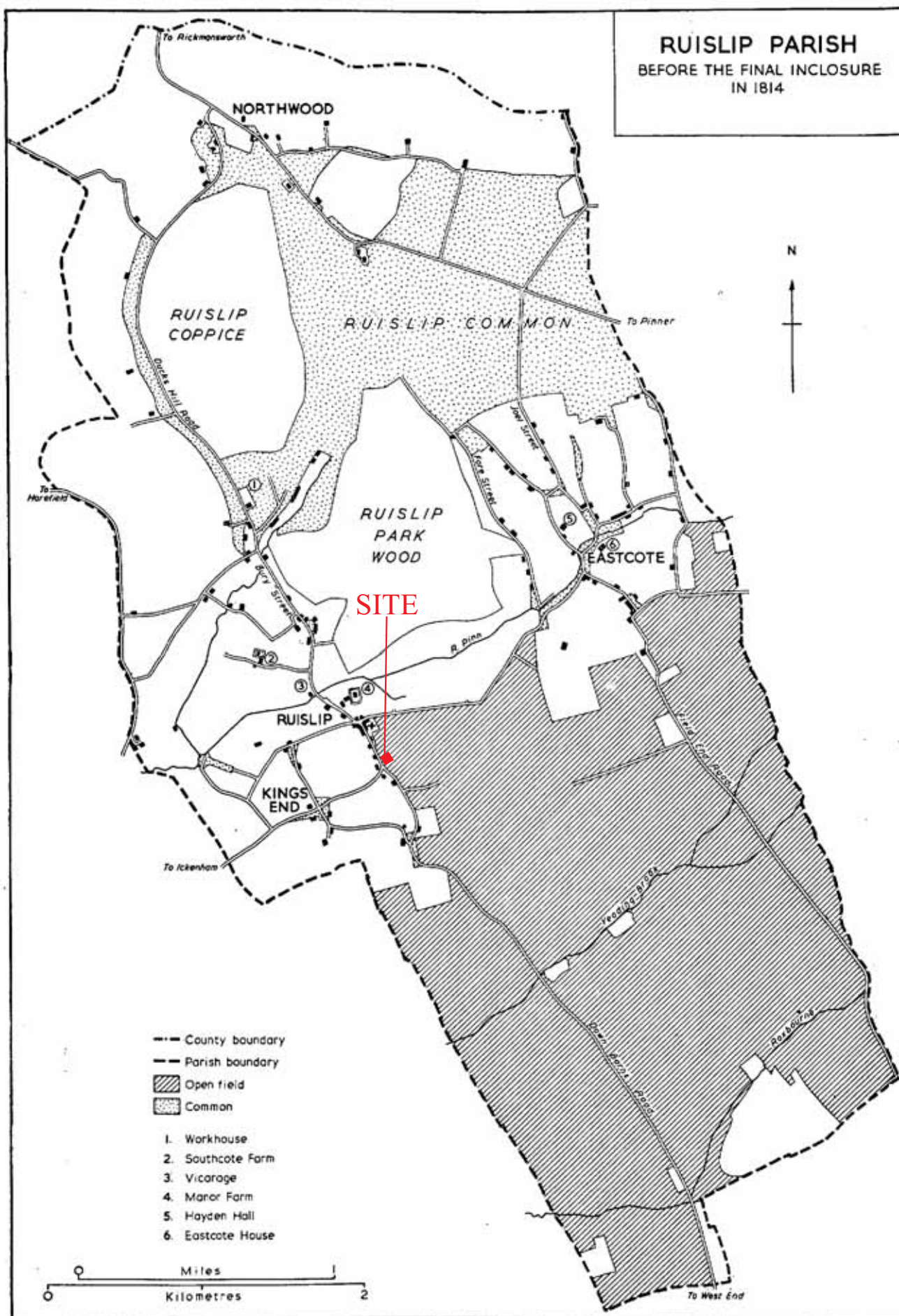


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Fig. 3 HER Data

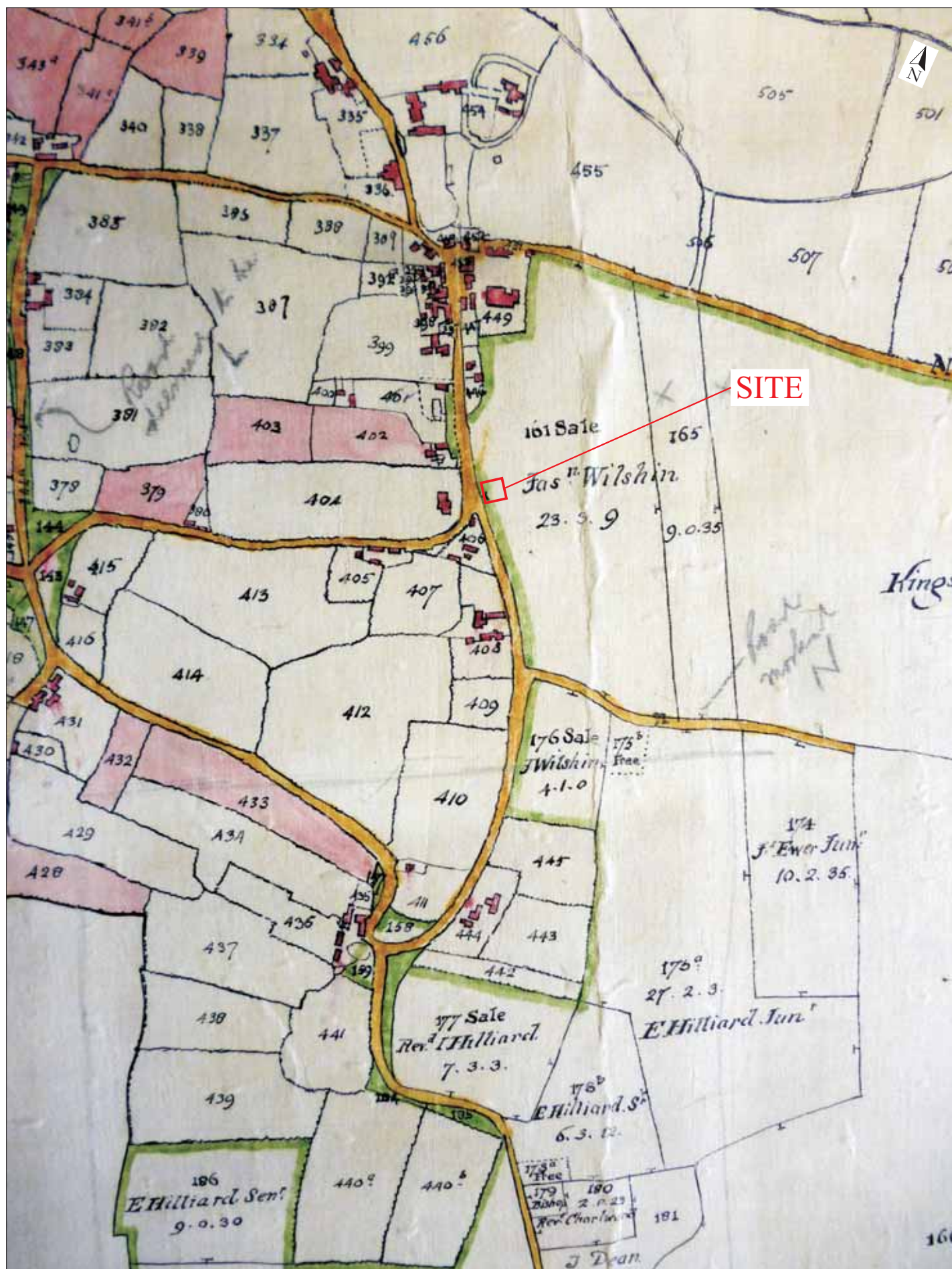
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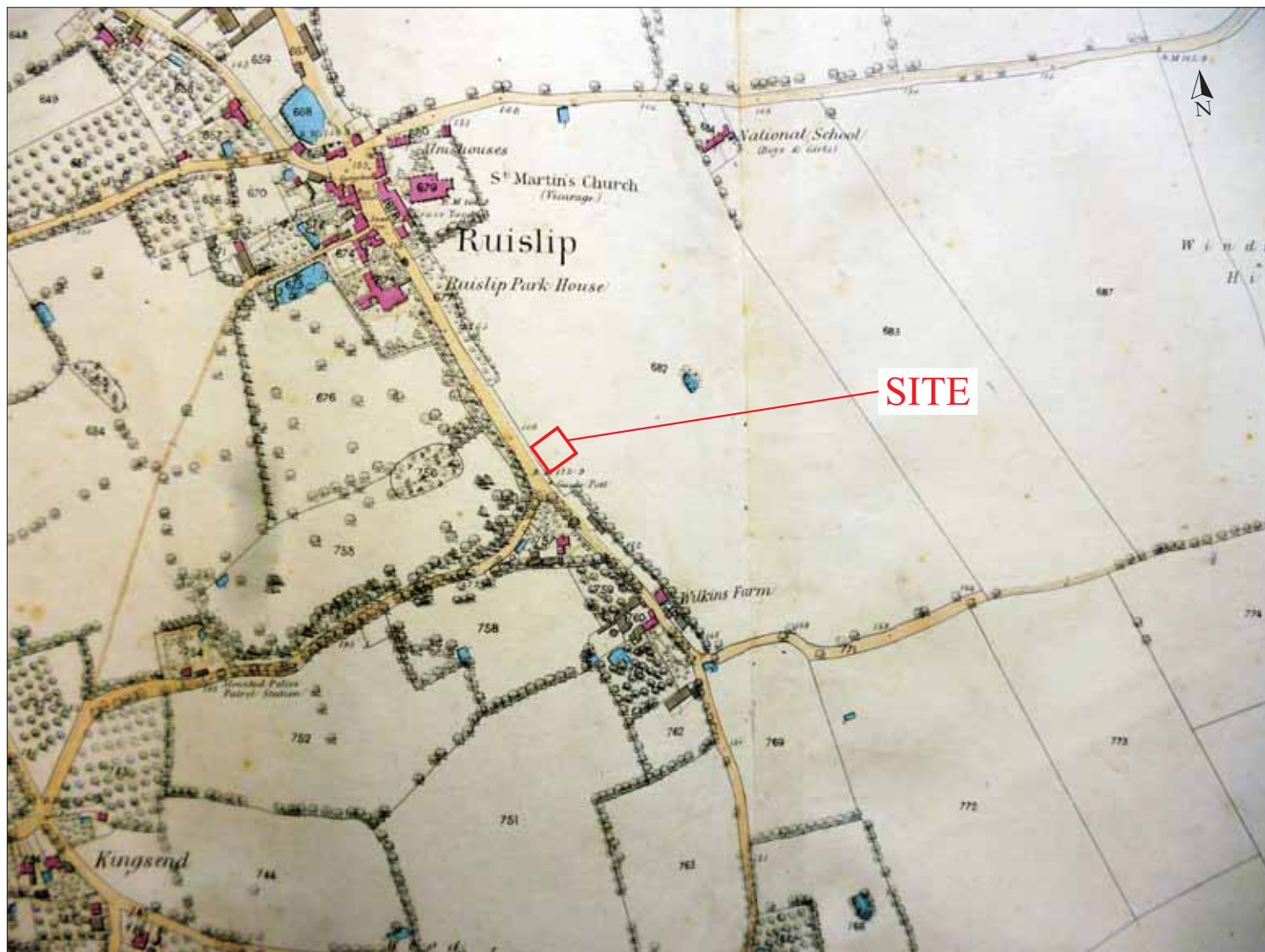
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Fig. 4 Pre-inclosure map, 1565 (after Baker et al, 1971)

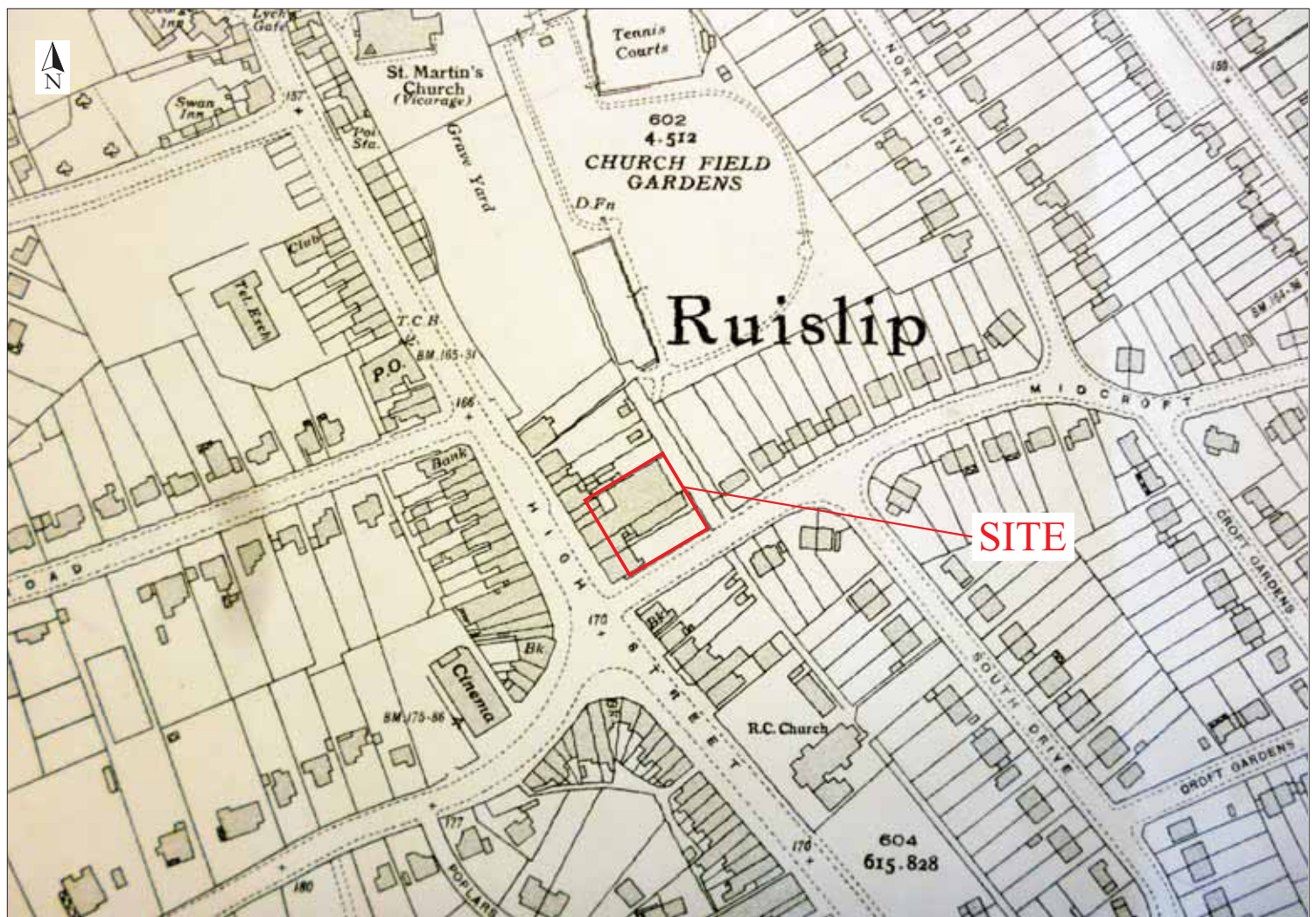
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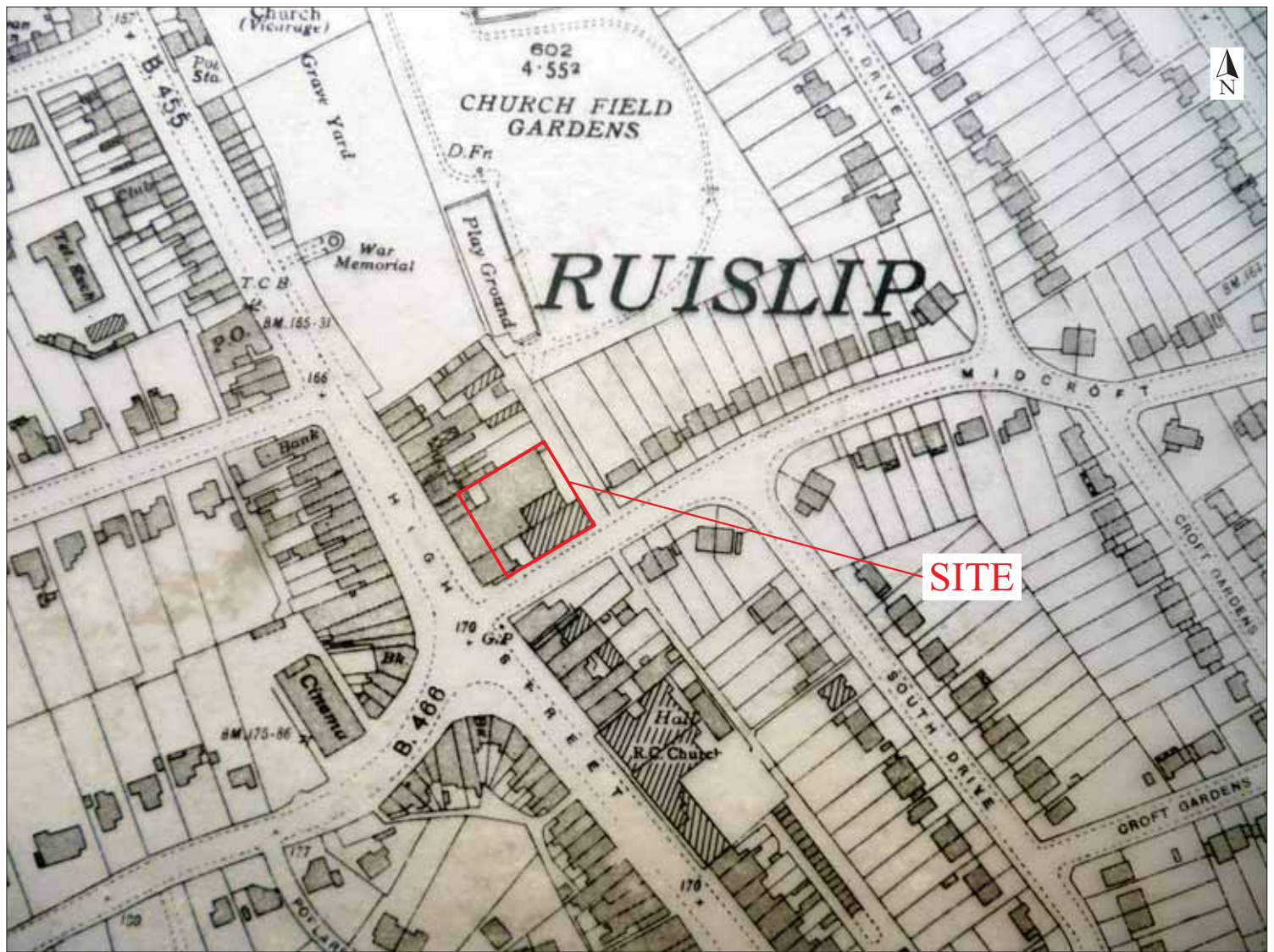
Archaeological Solutions Ltd
 Fig. 5 Enclosure map, 1806
 Not to scale



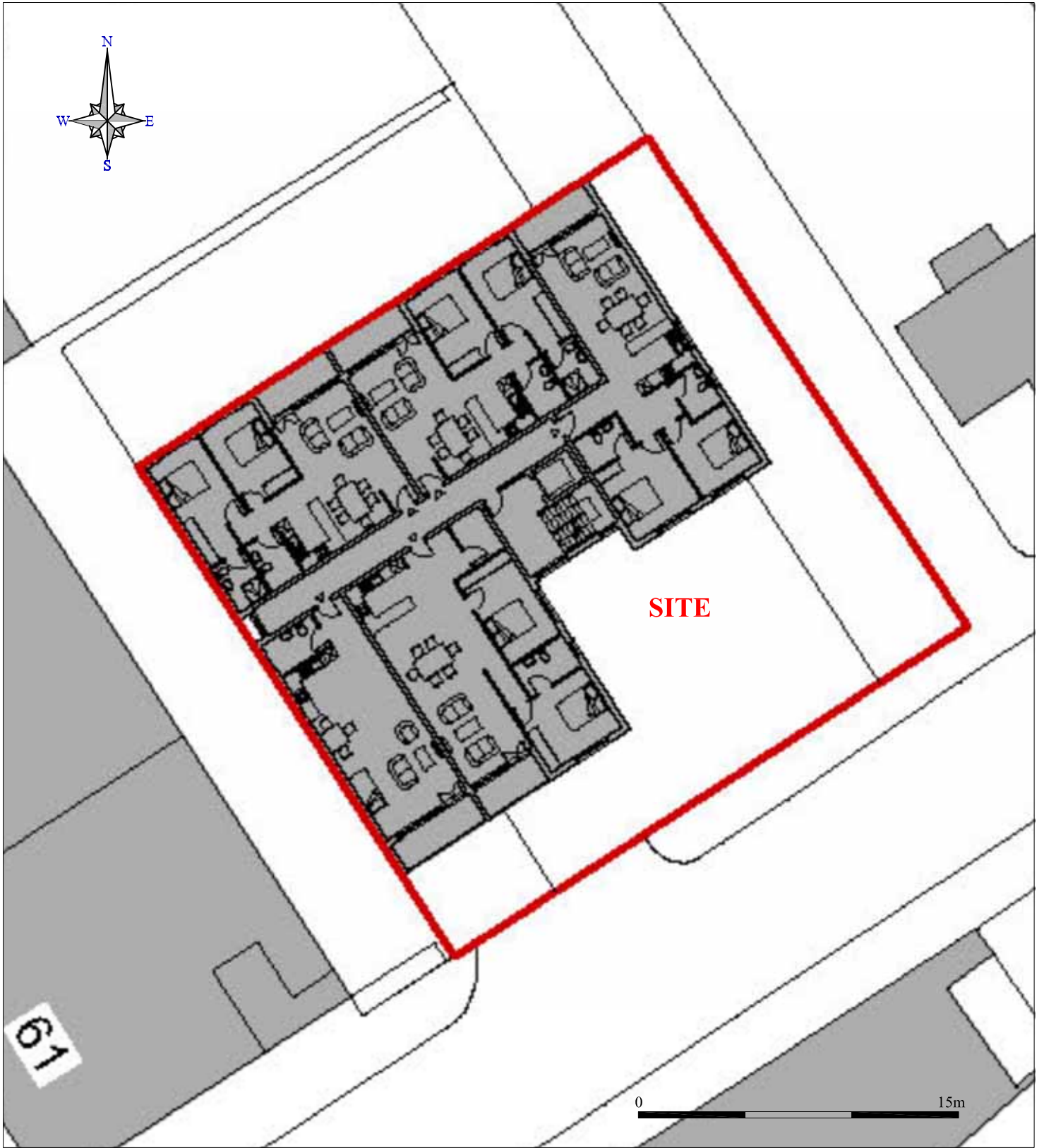
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Fig. 6 OS map, 1866
Not to scale



Archaeological Solutions Ltd
Fig. 7 OS map, 1931
Not to scale



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Fig. 8 OS map, 1961
Not to scale



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Fig. 9 Proposed development
Scale 1:250 at A4