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ORCHARD HILL SEN SCHOOL, FALLING LANE, YIEWSLEY LONDON BOROUGH OF HILLINGDON

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER No. 14964

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NGR: TQ 06128 80995	Report No: 5854
Borough: Hillingdon	Site Code: n/a
Approved: Claire Halpin MCIfA	Project No: 8078
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OASIS SUMMARY SHEET			
Project name	Orchard Hill SEN School, Falling Lane, Yiewsley, LB Hillingdon		
<i>In June 2019, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of land proposed for Orchard Hill SEN School, Falling Lane, Yiewsley, Middlesex (London Borough of Hillingdon; Figs. 1 & 2; NGR TQ 06128 80995). The assessment was commissioned by Strutt & Parker LLP on behalf of the client Laing O'Rourke Construction and undertaken in support of the planning application for a new school. The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school for approximately 160 students.</i> <i>Based on the known evidence the site has a low potential for all archaeological periods. Although extensive prehistoric evidence is known from the Yiewsley area, such finds from the vicinity of the site are limited to a small number of unstratified of burnt flints, pottery and a single fragment of bone recovered within an alluvial deposit from the High Road and 300m to the south-west of the site (GLHER MLO71185). No Romano-British, Anglo-Saxon or medieval remains are recorded in the vicinity of the site, while post-medieval and earlier finds and features are concentrated to the south-west in the vicinity of the High Street, or to the north within the complex of Manor Farm.</i> <i>Historic cartographic sources consistently record that the site remained undeveloped until the late 20th century. It consisted of agricultural land, specifically comprising a section of a single field in use as an orchard or woodland covert. The site was likely associated with Rabb's Farm, which formerly stood to the south-east, and which was first documented in a medieval court request dated to between 1492 – 1547 (National Archives Ref. REQ 2/3/294).</i> <i>The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school. The proposals will have a significant impact on any archaeological remains, if present. Late 20th century ground disturbance is variable across the two sections of the site. The site's northern section may have been affected by its use as a playing field. The southern section of the site will have been disturbed and truncated by the construction of the extant, single storey school buildings.</i>			
Project dates (fieldwork)	n/a		
Previous work (Y/N/?)	N	Future work (Y/N/?)	TBC
P. number	8078	Site code	n/a
Type of project	Archaeological Desk-Based Assessment		
Site status	None		
Current land use	In use as a building		
Planned development	New Orchard Hill SEN School		
Main features (+dates)	n/a		
Significant finds (+dates)	n/a		
Project location			
County/ District/ Parish	Greater London	LB Hillingdon	Yiewsley
HER for area	Greater London Historic Environment Record (GLHER; No. 14964)		
Post code (if known)	n/a		
Area of site	11,965m ²		
NGR	TQ 06128 80995		
Height AOD (min/max)	c. 31m AOD		
Project creators			
Brief issued by	n/a		

Project supervisor/s (PO)	<i>Archaeological Solutions Ltd</i>
Funded by	<i>Laing O'Rourke Construction</i>
Full title	<i>Orchard Hill SEN School, Falling Lane, Yiewsley, LB Hillingdon. An Archaeological Desk-Based Assessment</i>
Authors	<i>Kate Higgs</i>
Report no.	<i>5854</i>
Date (of report)	<i>June 2019</i>

ORCHARD HILL SEN SCHOOL, FALLING LANE, YIEWSLEY LONDON BOROUGH OF HILLINGDON AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SUMMARY

In June 2019, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of land proposed for Orchard Hill SEN School, Falling Lane, Yiewsley, Middlesex (London Borough of Hillingdon; Figs. 1 & 2; NGR TQ 06128 80995). The assessment was commissioned by Strutt & Parker LLP on behalf of the client Laing O'Rourke Construction and undertaken in support of the planning application for a new school. The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school for approximately 160 students.

Based on the known evidence the site has a low potential for all archaeological periods. Although extensive prehistoric evidence is known from the Yiewsley area, such finds from the vicinity of the site are limited to a small number of unstratified of burnt flints, pottery and a single fragment of bone recovered within an alluvial deposit from the High Road and 300m to the south-west of the site (GLHER MLO71185). No Romano-British, Anglo-Saxon or medieval remains are recorded in the vicinity of the site, while post-medieval and earlier finds and features are concentrated to the south-west in the vicinity of the High Street, or to the north within the complex of Manor Farm.

Historic cartographic sources consistently record that the site remained undeveloped until the late 20th century. It consisted of agricultural land, specifically comprising a section of a single field in use as an orchard or woodland covert. The site was likely associated with Rabb's Farm, which formerly stood to the south-east, and which was first documented in a medieval court request dated to between 1492 – 1547 (National Archives Ref. REQ 2/3/294).

The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school. The proposals will have a significant impact on any archaeological remains, if present. Late 20th century ground disturbance is variable across the two sections of the site. The site's northern section may have been affected by its use as a playing field. The southern section of the site will have been disturbed and truncated by the construction of the extant, single storey school buildings.

1 INTRODUCTION

1.1 In June 2019, Archaeological Solutions Limited (AS) carried out an archaeological desk-based assessment of land proposed for Orchard Hill SEN School, Falling Lane, Yiewsley, Middlesex (London Borough of Hillingdon; Figs. 1 & 2; NGR TQ 06128 80995). The assessment was commissioned by Strutt & Parker LLP on behalf of the client Laing O'Rourke Construction and undertaken in support of the planning application for a new school. The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school for approximately 160 students.

1.2 The assessment was undertaken according to a specification prepared by Archaeological Solutions (dated 10th June 2019). It followed the procedures outlined in the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-Based Assessments* (CIfA 2017), and the guidelines of the Historic England/GLAAS *Guidelines for Archaeological Projects in Greater London* (2015).

1.3 The objectives 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 2019) 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

2.1 The site is located within Yiewsley, which lies within the London Borough of Hillingdon and within the former county of Middlesex (Fig. 1). The site lies towards the northern extent of Yiewsley, with the historic core of Yiewsley 800m to the south. Cowley Peachey and Cowley are situated 1km and 1.5km to the north-west respectively. West Drayton is stated 2km to the south, whilst the former village of Colham Green is located 1.4km to the north-east. The site also lies 1.3km to the east of the county boundary dividing Greater London and the county of Buckinghamshire, which is demarcated by the course of the River Colne.

2.2 The site lies off the northern frontage of Falling Lane, which forms part of the A408 trunk-road running between Uxbridge and West Drayton (Fig. 1). The southernmost boundary, which also provides access to the site, is therefore formed by Falling Lane. Property boundaries associated with residential dwellings at Nos. 61 – 81 (odd) Falling Lane also form the southern boundary of the site. To the immediate east of the site also lies residential dwellings located along Leacroft Close. To the west of the site is Rabbsfarm Primary School, whilst to the site's immediate north lies undeveloped land forming the meadows and floodplain of the River Pinn.

2.3 The site comprises an irregularly shaped plot of land covering an area of 11,965m² (Fig. 2). It is currently occupied by the Young Person's Academy, with a main, single-storey school building located centrally on the site, and joined by several pre-fabricated classrooms (Card 2017). A large playing field is located in the northern section of the site, whilst a garden area is situated in the site's east section and a hardstanding car park to the south-west. A 1m high mound separates the playing field from the main school building and is aligned west to eastwards across the northern section of the site.

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 the London Borough of 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, Archives and Museum Service (HLSAMS), based in Uxbridge, and the London Metropolitan Archives (LMA) in Farringdon. Relevant documents are listed in Appendix 2 and reproduced in Figs. 5 - 11.

3.3 Secondary Sources

The principal sources of secondary material were the Hillingdon Local Studies, Archives and Museum Service (HLSAMS), based in Uxbridge, and the London Metropolitan Archives (LMA) in Farringdon, and AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports, 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 2015) and the Soil Survey of England and Wales (SSEW 1983). The site has also been subject to a recent geotechnical survey (Atkinson 2017, Fig. 4).

3.5 Site Inspection

In the course of the desk-based assessment, a physical walkover of the site was undertaken on Wednesday 19th June 2019. 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 site lies within the Colne Valley, with the course of the River Colne flowing on a north-west to south-eastern alignment 1.3km to the west of the site (Fig. 1). The River Pinn, which is a tributary of the Colne, flows north-north-east to south-south-westwards only 300m to the north-west of the site.

The site therefore occupies an area of low-lying land forming part of the floodplain and valley-bottom on the Rivers Colne and Pinn, which has been heavily exploited for gravel, silt and sand extraction during the past. The site is situated at 31m AOD, with the surrounding relief rising only slightly to the north-east.

4.1.2 The site is located on a solid geology of Eocene London Clay Formation overlain by Langley Silt Member (BGS 2015). The eastern boundary of the site is also judged to form the boundary between the Langley Silt Member and Lynch Hill Gravel Member (Card 2017). The drift geology of the site comprises Holocene Alluvium Formation formed by the River Colne, as well as materials typical of Taplow River Terraces Gravels.

4.1.3 As noted previously, the site has been subject to a recent geotechnical ground investigation survey (Atkinson 2017, Fig. 4). The investigation consisted of eight dynamic sampler boreholes drilled to depths of between 1 - 3m below ground level (b.g.l.) and located, with the exception of WS05, in the northern section of the site, which remains undeveloped. A surface covering of topsoil, some 100 - 150mm in thickness, was present at each of the borehole locations. Made ground was generally a gravelly sandy clay 0.2 – 0.3m b.g.l., although the two boreholes located along the mound recorded the made ground to the full depth of 1m. Undisturbed stiff sandy silty clay deposits, judged to represent the Langley Silt Formation, were recorded 2.4 – 3m b.g.l., and were underlain by Lynch Hill Gravel Member.

4.1.4 The area surrounding the site has been subject to previous archaeological investigation, in particular on the High Street and High Road to the south-south-west in Yiewsley a possible sequence of channels of earlier courses of the River Pinn were recorded (GLHER ELO3678), and also alluvial deposits containing prehistoric pottery and burnt flints (GLHER ELO5250). Burnt flints were also recovered from the alluvial clays at Cowley Retail Park, suggesting that there may have been prehistoric activity in the area (GLHER ELO3663).

4.2 Archaeological and Historical Background

Prehistoric

4.2.1 The Yiewsley and West Drayton area provides evidence of one of the most prolific sources of Levalloisian (Palaeolithic) flint industry in the Thames Valley (Wymer 1968, 255 – 9; 1999). It is well known for significant lower Palaeolithic archaeological remains, which constitute a large percentage of the overall material recovered for this period in Middlesex (MoLAS 2000; Collins 1978). The majority of such finds are concentrated on the brickearths capping Lynch Hill and Taplow gravel terraces, which are now known to include the site, rather than on the London Clay areas.

4.2.2 The valley of the River Colne is also noted for the wealth of its prehistoric settlement, but no prehistoric occupation evidence has been recorded in proximity to the site as most recent investigations have been

focused on Heathrow to the south (Lewis *et al* 2006). Similarly, prehistoric finds from the vicinity of the site are limited to a small number of unstratified burnt flints, pottery and a fragment of bone recovered within an alluvial deposit from the High Road and 300m to the south-west of the site (GLHER MLO71185).

4.2.3 The Mesolithic period is also poorly represented in the archaeological record of the surrounding area, with only a single Mesolithic flint blade found further south-westwards on Trout Road. Evidence for Neolithic occupation of the Yiewsley area is limited to a pit containing flintwork, charcoal and Neolithic pot sherds at Beaudesert Mews. The presence of a middle Bronze Age cremation cemetery has been suggested at Boyers Pit based on Deverel-Rimbury style pottery finds (Hopkins 2009). The subsequent Bronze Age and Iron Age periods are poorly represented in the Yiewsley area, with only a single findspot comprising an early Bronze Age flanged axe found in Warwick Road.

Romano-British

4.2.4 There is very limited archaeological evidence for the Roman period. No Romano-British findspots are recorded in the vicinity of the site and the only evidence from Yiewsley comprises residual abraded Samian and coarse wares recovered from Beaudesert Mews. More extensive Romano-British evidence has been recorded at Heathrow and Staines where the remains of a sub-rectangular camp are known (MoLAS 2000).

Anglo-Saxon

4.2.5 No Anglo-Saxon findspots are recorded in the vicinity of the site. Within the wider area, remains are limited to residual vegetable tempered potsherds recovered from Beaudesert Mews and a possible Saxon trackway or hurdle revealed during investigations at Colham Mill Road to the south-west. Yiewsley was not mentioned in the Domesday Book, although *Drægtun* or (West) Drayton was in the possession of the Canons of St Paul's and was assessed at 10 hides with land for six ploughs (Morris 1975).

Medieval

4.2.6 The High Street at Yiewsley, which lies 600m to the south of the site, represents a small hamlet judged to be in existence by the late 16th century, and possibly by the medieval period (GLHER 054644/00/00 - MLO73150; Cotton, Mills & Clegg 1986). Place name evidence reveals that Yiewsley was known as Wiuesleg in 1235 and possibly derives from the Old English meaning 'wife's wood', although its origins remain relatively unknown (Gover, Mawer & Stenton 1942). By the later medieval period, Yiewsley formed part of the manor of Colham and lay within the parish of Hillingdon (Cox 1983). The area incorporating the site presumably occupied an area of agricultural land, likely associated with the floodplain of the River Pinn to the north-west, particularly given that no medieval remains are recorded in the vicinity of the site.

Post-medieval & later

4.2.7 The area remained predominantly rural until the early modern period, with habitation centred on the Green and Yiewsley High Street to the south. The development of the area was due to transport developments beginning with the building of the Grand Junction Canal in 1798 and the arrival of a daily packet-boat service from Uxbridge to London in 1801 (Reynolds 1962). By 1824, a wharf with several warehouses had been established in West Drayton along the Grand Union Canal, whilst West Drayton Station was established along the G.W.R. main railway line in 1838.

4.2.8 Place name evidence confirms that Yiewsley is dominated by early modern and later development, with its modern name or *Yewsley* not documented until as late as 1819 (Gover, Mawer & Stenton 1942). The post-medieval period in the vicinity of the site is represented by the Grade II listed Yiewsley Grange, which is a timber framed house of late 16th or early 17th century date located along the River Pinn and 300m to the west of the site (GLHERs DLO20134 & MLO85151). To the north of the site lies the Manor Farm, which was formerly called *Cowley Peachey Farm* (GLHER 052919/00/00 - MLO68573). Located off St Peters Road and alongside the River Pinn, Manor Farm incorporates a standing two storey brick building of c. 1600. Two barns situated at Manor Farm are timber-framed and date from the 17th century (GLHER 052919/01/00 - MLO68574).

4.2.9 The post-medieval and early modern periods are also presented to the south of the site within the area of the High Street at Yiewsley, which represents a small hamlet judged to be in existence by the late 16th century, and possibly medieval period (GLHER 054644/00/00 - MLO73150). Post-medieval outbuilding recorded along the High Street (GLHER 210244/01/00 - MLO32467), whilst river deposits and a possible sequence of earlier courses of the River Pinn were also recorded (GLHER MLO62719). Post-medieval walls were also uncovered at Tout Road/High Road, which are visible on the 1896 Ordnance Survey map (GLHER MLO100449). Yiewsley remained within parish of Hillingdon until 1896 and much of its modern character post-dates the modern impact of the opening of Heathrow Airport to the south in 1946, and the subsequent development of the Yiewsley bypass in 1982 (Cox 1983)

The site

4.2.10 Relatively little is known about the history and development of the site and no relevant documents directly concerning the site could be found in the Hillingdon Local Studies, Archives and Museum Service (HLSAMS) or the London Metropolitan Archives (LMA). The GLHER database did not record any findspots or remains within the site or immediately beyond its boundaries. There is little to suggest that the site was significantly developed until the late 20th century and it is judged that the site formerly consisted of agricultural land associated with *Rabb's Farm* to the south-west.

4.2.11 Similarly, very little is known about *Rabb's Farm*, which formerly stood 250m to the south-west of the site and lent its name to Rabbsfarm Primary School, which is located to the immediate west of the site. However, a medieval court request dated to between 1492 – 1547 suggests that farm called '*Rabbes*' in Hillingdon, Middlesex was subject to a pleading between Edmund Leys, one of the yeomen and daily waiters of the Chamber, and Richard Pennarth (National Archives Ref. REQ 2/3/294). Similarly, endowments of St Thomas's Hospital reveal that *Rabbs Farm* was granted to the Royal Hospitals by a 1553 charter (LMA Ref. H01/ST/E/067/002-047).

4.2.12 The parish of Hillingdon enclosure map, which dates to 1825 (Fig. 5; HLSAMS Ref. LSC/ENC/3a), confirms that *Rabb's Farm*, and also much of the site, remained in the ownership of the Governors of St Thomas's Hospital until at least the early modern period (Appendix 3). Furthermore, the endowments of St Thomas's Hospital refer to the sale of *Rabb's Farm* in 1921 – 28 (LMA Ref. H01/ST/E/066/031/006/001-028), yet no relevant sales particulars could be found. The *Victoria County History* (Reynolds 1962) reveals that 'except for Philpots Farm, Rabbs Farm, and Colham Manor Farm on the east side of Cowley Road, the old open-field area south and west of Colham Green remained virtually uninhabited until after 1900'.

4.2.13 Historic cartographic sources (Section 4.3) consistently depict the site as agricultural land until the later 20th century. As late as 1959 (Fig. 10), the large-scale 25" to one mile Ordnance Survey depict the site as an orchard or area of woodland covert. The earliest cartographic source to depict the development of the site, notably as a school and playing field, comprises the small-scale Ordnance Survey map of 1977 (Fig. 11). Although the date for the construction of *Chantry School*, which was the precursor to the extant Young Person's Academy, remains unknown, local history sources suggest that *Chantry School* opened in 1968 at the same time as Rabbsfarm Primary School.

4.3 Cartographic Evidence

Parish of Hillingdon enclosure map, 1825

4.3.1 The earliest known cartographic source to depict the site in any significant details comprises the parish of Hillingdon enclosure map, which dates to 1825 (Fig. 5; Ref. LSC/ENC/3a). In 1825 the site clearly lay to the north of the small village of Yiewsley, which lay to the south and south-west. The site also clearly stood to the north of Fulling Lane, which ran north-eastwards from its junction with the High Street. Also to the south-west of the site in 1825 stood *Tibbs Farm*, which in subsequent Ordnance Survey maps is labelled correctly as *Rabb's Farm*. The enclosure map record that the site consisted of agricultural land, specifically comprising a section of a field (#1191). The accompanying enclosure award (Appendix 3), which also dates to 1825, reveals that the site was held freehold by the Governors of St Thomas's Hospital.

19th century Ordnance Survey maps, 1866 - 96

4.3.2 The 1st edition Ordnance Survey map, which dates to 1866 (Fig. 6), is consistent with the previous early 19th century cartographic evidence. The 1866 map records that the site consisted of agricultural land, specifically comprising a section of a single field (#914), which extended further east, west and southwards. In 1866, only the northern boundary of the site was defined, comprising a west to east aligned field boundary.

4.3.3 The 2nd edition Ordnance Survey map, which dates to 1896 and only 30 years after the previous cartographic source, depicts very limited late 19th century development within the site or its vicinity (Fig. 7). The 1896 map records that the site consisted of agricultural land, specifically comprising a section of a single field (#190), which extended further east, west and southwards. In 1866, the site and the wider field were occupied by an orchard or woodland covert, with a trackway running north-north-east to south-south-westwards along the western boundary of the site.

Early 20th century Ordnance Survey maps, 1914 - 36

4.3.4 The 3rd edition Ordnance Survey map, which dates to 1914 (Fig. 8), depicts no evident early 20th century development within the site. The 1914 map records that the site consisted of agricultural land, specifically comprising a section of a field (#91), which extended further east, west and southwards. In 1914, the site was still occupied by an orchard or woodland covert, with its northern and western boundaries defined respectively by the field boundary and trackway. Similarly, the 4th edition Ordnance Survey map, which dates to 1936 (Fig. 9), depicts the site as unaltered.

Late 20th century Ordnance Survey maps, 1959 - 77

4.3.5 The revised edition Ordnance Survey map, which dates to 1959 (Fig. 10), depicts very limited modern development within the site. The 1959 map records that the site remained as agricultural land. The southern boundary of the site was fully defined in 1959 by housing as well as the course of Fulling Lane.

4.3.6 The final historic cartographic source to depict the site comprises the 1977 Ordnance Survey map (Fig. 11), which is also the earliest cartographic source to depict the development of the site. Although drawn to a significantly smaller scale, by 1972, the Ordnance Survey map confirms that the site was occupied by a single school building towards its centre. Rabbsfarm Primary School is also depicted to the immediate west of the site, whilst the site's northern section clearly formed part of a larger playing field.

4.4 Constraints

Listed Buildings – No listed buildings are recorded within the site, although the Grade II listed Yiewsley Grange, which is a timber framed house of late

16th or early 17th century date, is located 300m to the west (GLHERs DLO20134 & MLO85151).

Registered Park and Gardens – The site does not lie within a registered park and garden, and none are recorded in the vicinity of the site.

Area of Archaeological Importance – The site does not lie within an Archaeological Priority Area (APA), although one lies to the north in the vicinity of Manor Farm (GLHER DLO36179), whilst to the south-west of the site lies a World Heritage Site and Archaeological Priority Area associated with the Colne Valley (GLHER DLO36183).

Scheduled Ancient Monuments – The site is not within a designated Scheduled Ancient Monument (SAM) and none are recorded in the vicinity of the site.

Conservation Areas – The site does not lie within a designated Conservation Area (CA).

5 SITE VISIT

5.1 A physical walkover of the site was undertaken on Wednesday 19th June 2019. The southernmost boundary is formed by the course of Falling Lane and provides both vehicular and pedestrian access to the existing Young People's Academy located within the site (DPs 1 & 2). The main school building is located towards the centre of the site, and which comprises a modern, single storey structure (DP 3), while a range of more recent single storey and temporary school buildings stand in the same area (DPs 4 – 7).

5.3 An area of hardstanding car parking is located in the southern section of the site (DP 8). An area of school garden, predominantly consisting of grass, is located in the eastern section of the site and demarcated by high fences and established trees (DPs 9 & 10). A large playing field is located in the northern section of the site (DP 11). A 1m high mound separates the playing field from the main school building and is aligned west to eastwards across the northern section of the site (DP 12).

6 DISCUSSION

6.1 The Impact of the Proposed Development

6.1.1 The proposed development will comprise the demolition of the existing school buildings, which are located in the central section of the site, and the construction of a new special needs secondary school. It is proposed to locate the new school building within the northern section of the site, on what is currently the school playing field. The proposed development will also include the development of an all-weather pitch in the south-western corner of the site, and a multi-use games area (MUGA) along the site's eastern

boundary. Much of the site's southern boundary will be redeveloped for hardstanding car parking, an access drive and associated facilities (Fig. 12). The remaining sections of the site, notably in its northern section surrounding the proposed new school building, will be landscaped.

6.1.3 The proposed development will therefore have a significant impact on archaeological remains, if present, within the site.

6.2 Previous Ground Disturbance

6.2.1 Previous ground disturbance pre-dating the late 20th century at the site is not judged to be significant, and will be limited to agricultural farming practices and the former orchard or woodland covert. Late 20th century ground disturbance will be variable across the two sections of the site. The site's northern section may have been affected by its use as a playing field. The southern section of the site will have been disturbed and truncated by the construction of the extant, single storey school buildings.

6.2.2 The site has been subject to a recent geotechnical ground investigation survey (Atkinson 2017, Fig. 4). The investigation consisted of eight dynamic sampler boreholes drilled to depths of between 1 - 3m below ground level (b.g.l.) and located, with the exception of WS05, in the northern section of the site, which remains undeveloped. A surface covering of topsoil, some 100 - 150mm in thickness, was present at each of the borehole locations. Made ground was generally a gravelly sandy clay 0.2 – 0.3m b.g.l., although the two boreholes located along the mound recorded the made ground to the full depth of 1m. Undisturbed stiff sandy silty clay deposits, judged to represent the Langley Silt Formation, were recorded 2.4 – 3m b.g.l., and were underlain by Lynch Hill Gravel Member.

6.3 Archaeological Potential

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

Prehistoric – Low. Although extensive prehistoric evidence is known from the Yiewsley area, finds from the vicinity of the site are limited to a small number of unstratified of burnt flints, pottery and a single fragment of bone recovered within an alluvial deposit from the High Road and 300m to the south-west of the site (GLHER MLO71185).

Roman – Low. No Romano-British findspots are recorded in the vicinity of the site and the only evidence from Yiewsley comprises residual abraded Samian and coarse wares recovered from Beaudesert Mews.

Saxon – Low. The Anglo-Saxon period is also poorly understood for the area surrounding the site, with no Anglo-Saxon findspots are recorded in the vicinity of the site.

Medieval – Low. The area incorporating the site likely occupied an area of agricultural land, associated with the floodplain of the River Pinn to the north-west. No medieval remains are recorded in the vicinity of the site.

Post-Medieval – Low. Historic cartographic sources reveal that the site consisted of agricultural land until the late 20th century.

7 CONCLUSION

7.1 Based on the known evidence the site has a low potential for all archaeological periods. Although extensive prehistoric evidence is known from the Yiewsley area, such finds from the vicinity of the site are limited to a small number of unstratified or burnt flints, pottery and a single fragment of bone recovered within an alluvial deposit from the High Road and 300m to the south-west of the site (GLHER MLO71185). No Romano-British, Anglo-Saxon or medieval remains are recorded in the vicinity of the site, while post-medieval and earlier finds and features are concentrated to the south-west in the vicinity of the High Street, or to the north within the complex of Manor Farm.

7.2 Historic cartographic sources consistently record that the site remained undeveloped until the late 20th century. It consisted of agricultural land, specifically comprising a section of a single field in use as an orchard or woodland covert. The site was likely associated with Rabb's Farm, which formerly stood to the south-east, and which was first documented in a medieval court request dated to between 1492 – 1547 (National Archives Ref. REQ 2/3/294).

7.3 The proposed development will comprise the demolition of the existing school buildings and the construction of a new special needs secondary school. The proposals will have a significant impact on any archaeological remains, if present. Late 20th century ground disturbance is variable across the two sections of the site. The site's northern section may have been affected by its use as a playing field. The southern section of the site will have been disturbed and truncated by the construction of the extant, single storey school buildings.

8 ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Laing O'Rourke Construction for commissioning and funding the archaeological desk-based assessment (in particular Mr Mike Elliott for all his assistance), and Mr David Fletcher of Strutt & Parker LLP for all his assistance. AS is also grateful to Ms. Laurie Cornwell for her assistance with the site visit.

AS is pleased to acknowledge the staff of the Greater London Historic Environment Record (GLHER), for the provision of HER data and mapping. AS would also like to thank the staff of the Hillingdon Local Studies, Archives

and Museum Service (HLSAMS), and those at the London Metropolitan Archives (LMA).

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<http://www.british-history.ac.uk>

<https://www.historicengland.org.uk/>

APPENDIX 1 HISTORIC ENVIRONMENT RECORD (GLHER) DATA

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

GLHER	NGR TQ	Description
Prehistoric		
MLO71185	0569 8093	Unstratified prehistoric finds were recovered from High Road, Yiewsley during investigations in 1996. The finds from the evaluation comprised a small number of burnt flints and a single fragment of bone and were located within an alluvial deposit. During a watching brief further burnt flints and pottery was recovered
Post-medieval & early modern		
DLO20134 & MLO85151	05819 80958	Grade II listed Yiewsley Grange is a timber framed house of late 16 th or early 17 th century, much altered c. 1700 and with late 18 th and 19 th century additions
210244/01/00 - MLO32467	0584 8095	Post-medieval outbuilding recorded along the High Street
054644/00/00 - MLO73150	0590 8070	Small hamlet along the High Street and Cowley Lane noted in the VCH as probably established by 1600
MLO62719	0570 8086	River deposits were located at High Street Yiewsley during a watching brief in 1995. A possible sequence of earlier courses of the River Pinn were recorded crossing the northern end of the site. The alluvial silts produced no dating evidence but the latest was sealed by a 19th century topsoil. Elsewhere on the site, south of the river channel, the natural brickearth had been truncated, and the ground subsequently restored with dumps of brick rubble and soils
052919/00/00 - MLO68573	0603 8141	Site of a farm off St Peters Road and alongside the River Pinn, formerly called Cowley Peachey Farm. May originally have been moated. Standing two storey brick building of c.1600, originally timber-framed. Divided into two houses during the 1950s. The house may have been the original manor house, but this was probably further north, near the church. The site was probably occupied from the early medieval period
052919/01/00 - MLO68574	0603 8141	Two barns situated c. 50m NNW of the house at Cowley Manor Farm and off St Peters Road. Both timber-framed, one with 4 bays and one with 3. The former dated from the 17th century, the latter from the late 17 th - early 18th century
MLO100449	0578 8057	A number of post medieval walls were uncovered at Tout Road/ High Road, Yiewsley during trial trenching in 2008. The walls were all at least 2m high, and were located entirely below ground level, they relate to structures visible on the 1896 OS map and some of the associated floors were also present. To the north of the site the walls clearly formed two structures of unknown function. A possible pit or ditch was located to the south and across the trenches were a number of modern demolition layers

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1825	Parish of Hillingdon enclosure map	5	1":4½ chains	HLSAMS
1866	Middlesex sheet XIV.12; 1 st edition Ordnance Survey map	6	25":1 mile	HLSAMS
1896	Middlesex sheet XIV.12; 2 nd edition Ordnance Survey map	7	25":1 mile	HLSAMS
1914	Middlesex sheet XIV.12; 3 rd edition Ordnance Survey map	8	25":1 mile	HLSAMS
1936	Middlesex sheet XIV.12; 4 th edition Ordnance Survey map	9	25":1 mile	HLSAMS
1959	Middlesex sheet XIV.12; revised edition Ordnance Survey map	10	1:2,500	HLSAMS
1977	Sheet TQ 0856; Ordnance Survey map	11	1:10,000	HLSAMS

APPENDIX 3 PARISH OF HILLINGDON ENCLOSURE AWARD, 1825

#	Land Owner	Tenure
1181	Humbert De Burgh	-
1190	Governors of St Thomas's Hospital	Freehold
1191		

PHOTOGRAPHIC INDEX



1
Southern boundary of the site, which provides vehicular and pedestrian to the existing Young People's Academy, view north



2
Southern boundary of the site, which provides vehicular and pedestrian to the existing Young People's Academy, view south



3
Main school building located towards the centre of the site, and which comprises a modern, single storey structure, view north



4
Recent school building located towards the central western section of the site, and which comprises a modern, single storey structure, view north-west



5
Range of recent, single storey and temporary school buildings located towards the central western section of the site, view west



6
Recent school building located towards the central western section of the site, and which comprises a modern, single storey structure, view north-east



7
Range of recent, single storey and temporary school buildings located towards the central western section of the site, view south



8
Area of hardstanding car parking located in the southern section of the site, with a temporary school building beyond, view west



9
Area of school garden located in the eastern section of the site and demarcated by high fences and established trees, view east



10
Area of school garden located in the eastern section of the site and demarcated by high fences and established trees, view south-east



11
School playing field located in the northern section of the site, view north

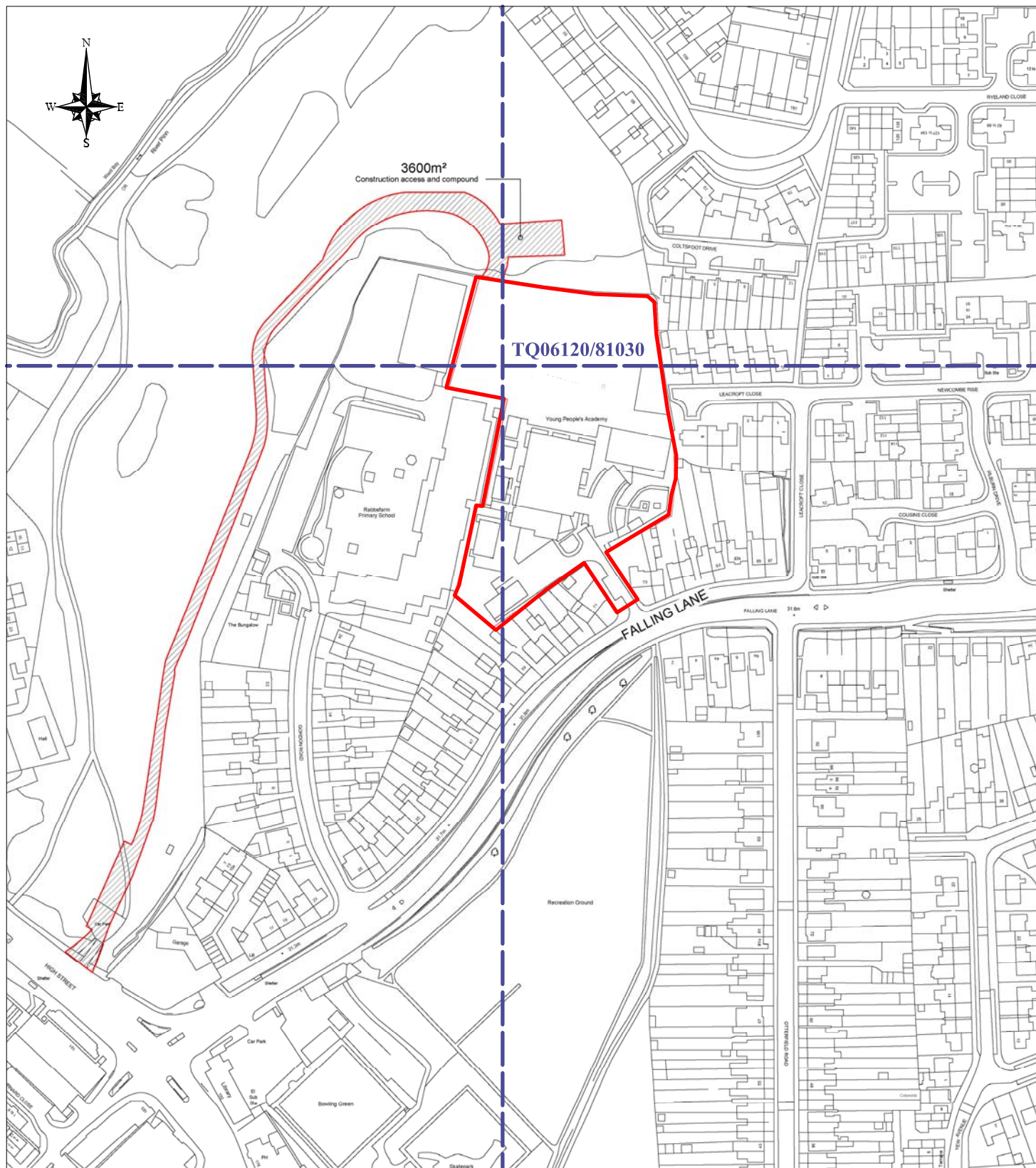


12
Mound c. 1m high located in the northern section of the site between the school buildings and the playing field, view east

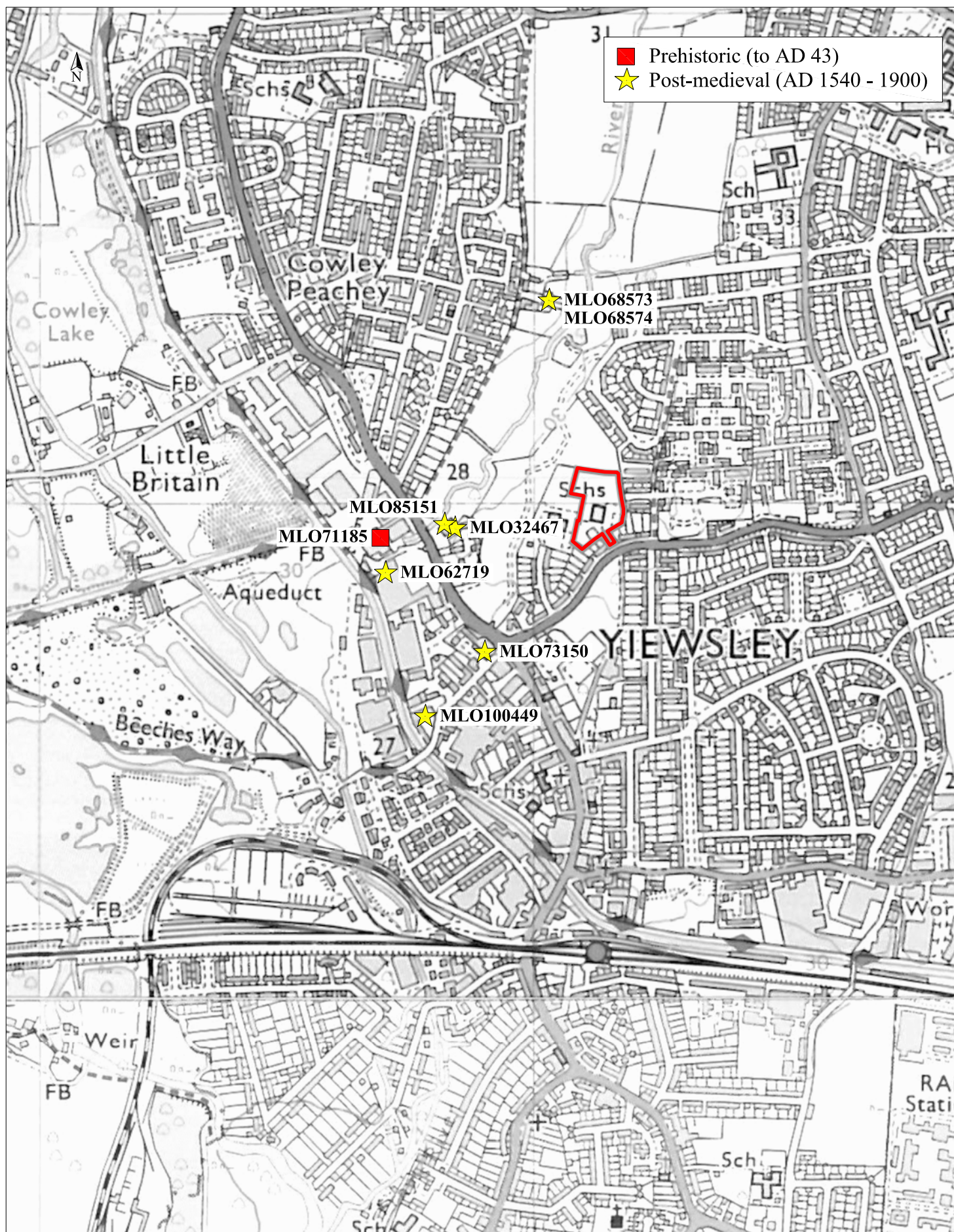


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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Orchard Hill SEN School, Yiewsley, LB Hillingdon (P8078)



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Fig. 2 Detailed site location plan
 Scale 1:2500 at A4
 Orchard Hill SEN School, Yiewsley, LB Hillingdon (P8078)



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Fig. 3 HER information

Scale 1:12,500 at A4

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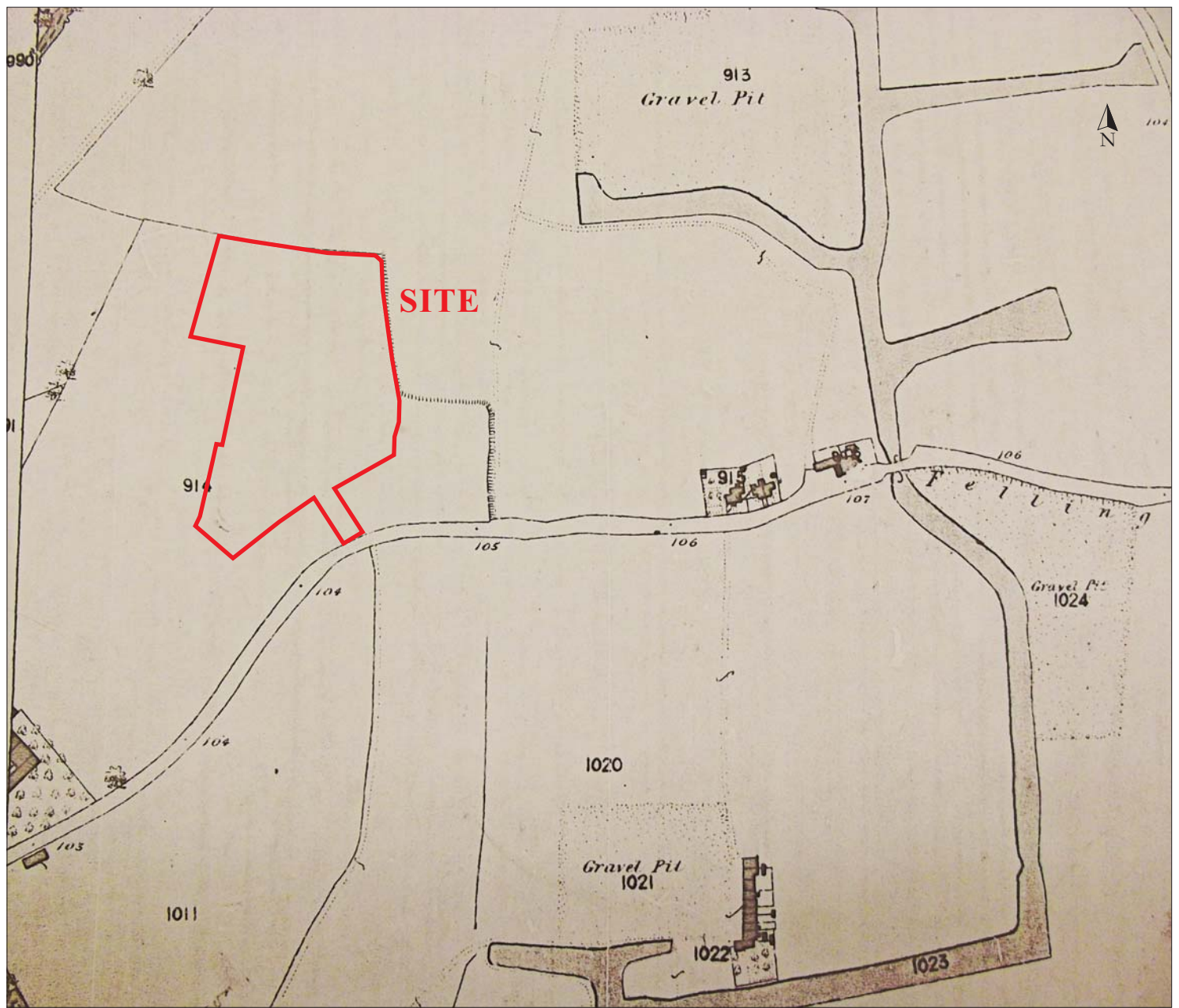
Fig. 4 Borehole plan

Scale - As scale bar

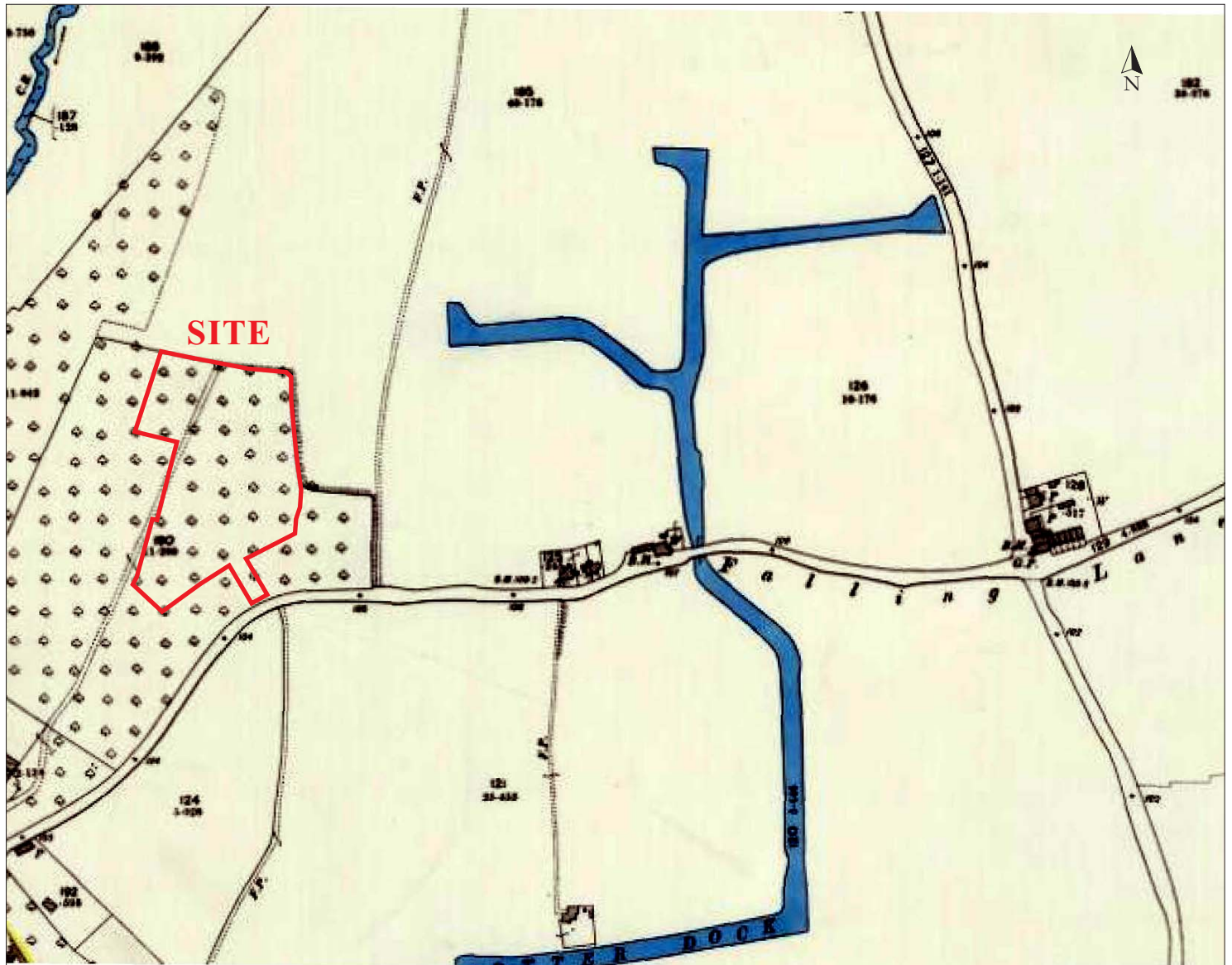
Orchard Hill SEN School, Yiewsley, LB Hillingdon (P8078)



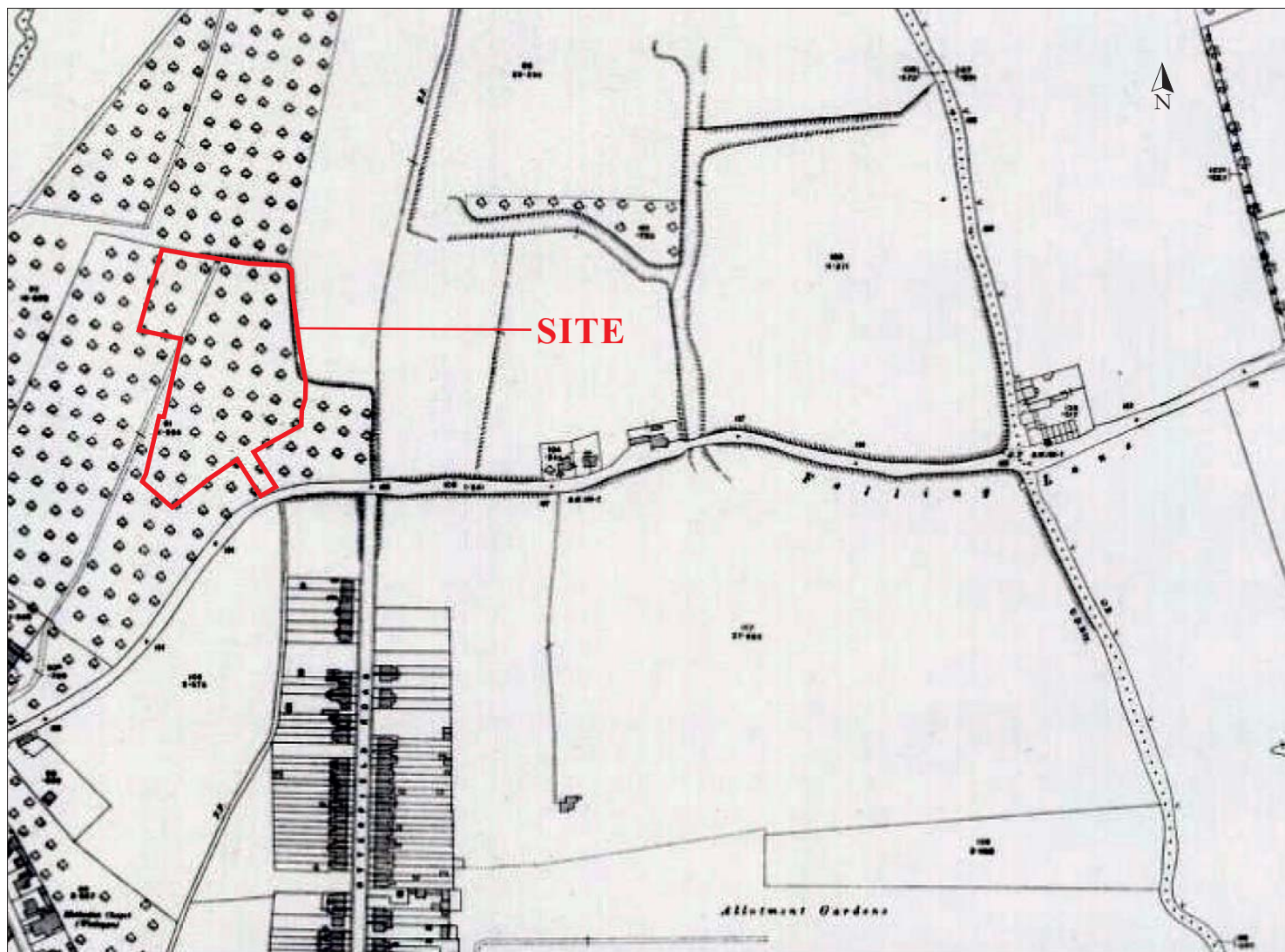
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Fig. 5 Enclosure map, 1825
Not to scale
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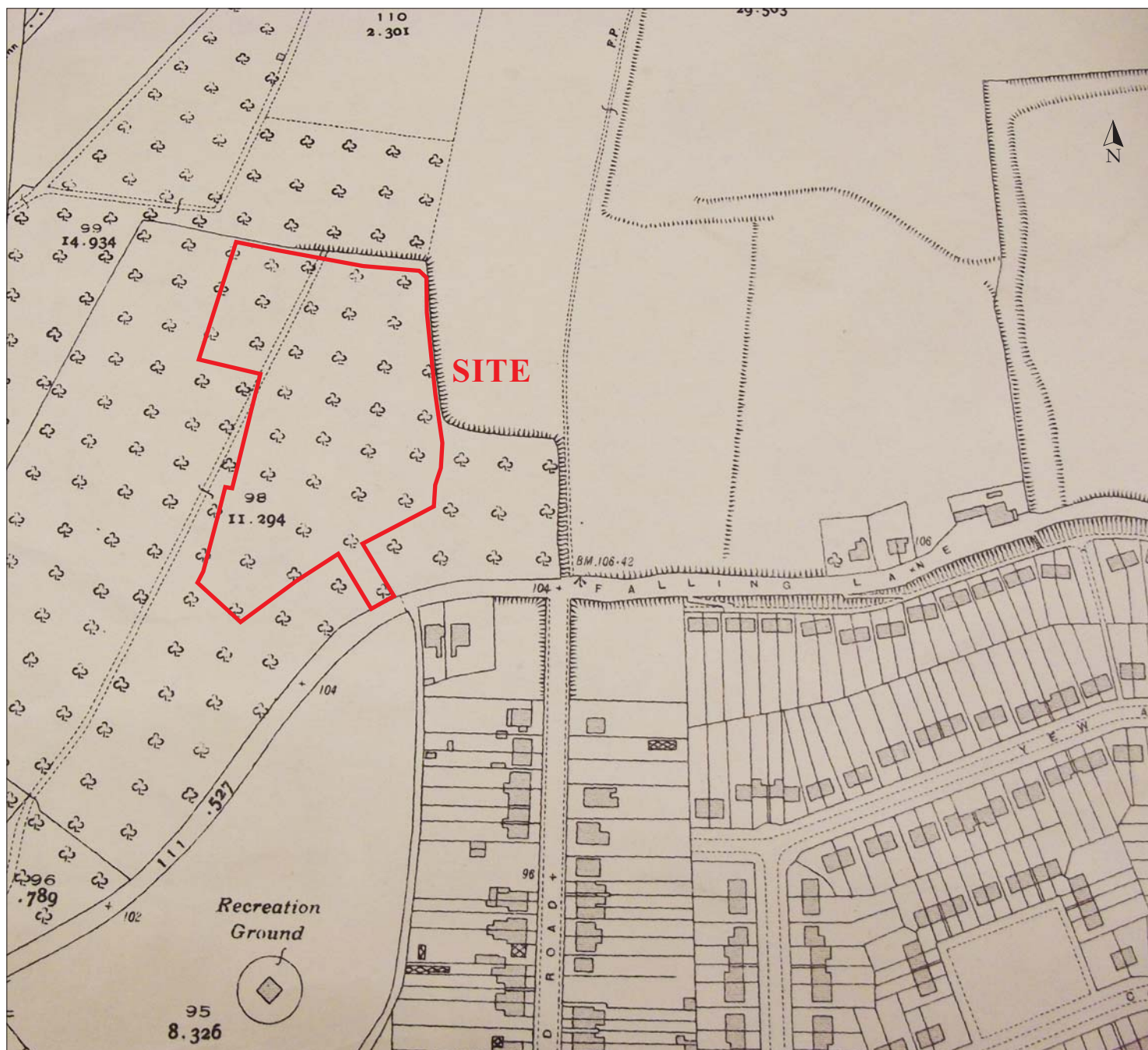
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Fig. 6 OS map, 1866
Not to scale
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Fig. 7 OS map, 1896
Not to scale
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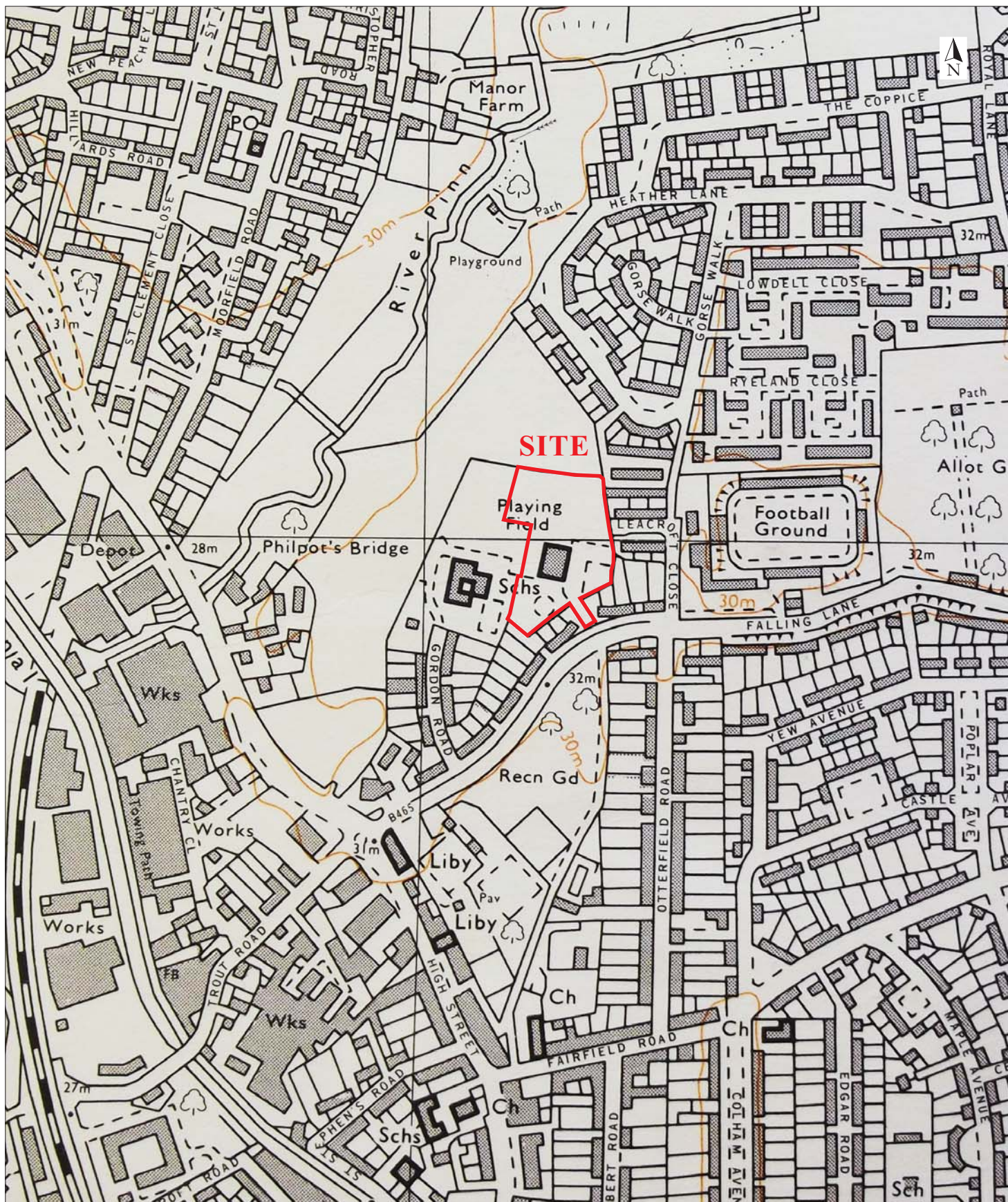
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Fig. 8 OS map, 1914
Not to scale
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Fig. 9 OS map, 1936
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Fig. 10 OS map, 1959
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Fig. 11 OS map, 1977
Not to scale
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