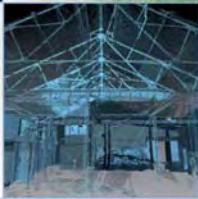
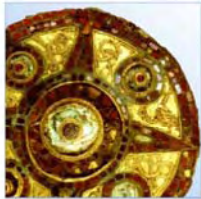


Ruislip High School, Sidmouth Drive, Ruislip, London Borough of Hillingdon: Archaeological Desk-Based Assessment

Project No: 32752
January 2015



Ruislip High School, Sidmouth Drive, Ruislip, London Borough of Hillingdon: Archaeological Desk-Based Assessment

On Behalf of:	Corporate and Property Construction London Borough of Hillingdon Civic Centre High Street Uxbridge Middlesex UB8 1UW
National Grid Reference:	NGR: 510180 186110
AOC Project No:	32752
Prepared by:	Chloe Smith/Matt Parker Wooding
Illustration by:	Lesley Davidson
Approved by:	Melissa Melikian
Date of Assessment:	January 2015

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

Report Author: Chloe Smith/Matt Parker Wooding	Date: January 2015
Report Approved by: Melissa Melikian	Date: January 2015

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549



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1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by Corporate and Property Construction, London Borough of Hillingdon to undertake an archaeological desk-based assessment covering the proposed redevelopment of Ruislip High School, Sidmouth Drive, Ruislip, London Borough of Hillingdon, NGR: 510180 186110 (**Figure 1**).
- 1.1.2 This report details the results of the assessment and aims to identify the character and nature of the known and potential heritage resource within the site; assess the impact from past development; and, where possible, summarise the likely impact from the proposed development works, upon the known and potential heritage resource.
- 1.1.3 The report will include recommendations for mitigation measures and / or further archaeological works; where required. The results of further works, such as evaluation trenching, can be used to inform upon the nature of any subsequent mitigation measures (if needed).

1.2 Site Location & Description

- 1.2.1 The site covers an roughly rectangular-shaped parcel of land occupying a total area of 19700.707sq m. The school is located to the south of Sidmouth Drive and has playing fields to the south and north. West End Road is located to the west and residential dwellings are located to the east. Ruislip Gardens train station is to the south of the school.
- 1.2.2 The school was constructed during the mid to late 20th century.

1.3 Topographical & Geological Conditions

- 1.3.1 The British Geological Survey map (BGS GeoIndex 2015) indicates that the site is underlain by bedrock geology from the Lambeth Group, formed by clay, silt and sand. This sedimentary bedrock formed approximately 56 to 66 million years ago in the Palaeogene Period. The geology indicates that the local environment was previously dominated by swamps, estuaries and deltas.
- 1.3.2 There are no recorded details on the drift geology. This is likely due to the level of urbanisation of the area and the lack of prior geological investigations.

1.4 Preliminary Consultation

- 1.4.1 Preliminary consultation has been undertaken by telephone with Sandy Kidd, the Greater London Archaeological Advisory Service Advisor for northwest London.
- 1.4.2 Sandy Kidd advised that the site may require pre-determination archaeological investigations depending on the potential significance of the known and anticipated archaeological resource. Any extent and scope of archaeological investigations would also take into account the nature of the development e.g. size and foundation depths, and possible prior truncation. Any final decision would be determined on receipt of this desk-based assessment and a construction design plan.

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology & Criteria

- 2.1.1 This report aims to identify and map the nature of the heritage resource within the application site and include an assessment of the relative value / importance of the known and potential heritage resource; and (where possible) the likely magnitude of impact upon such a resource from the proposed development.

- 2.1.2 The assessment has been carried out in accordance with the Chartered Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (CIfA 1990, rev. 2008 & 2011, 2013) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (March 2012) and regional and local planning policy.
- 2.1.3 A study area of 1km from the centre of the site has been used to assess the likely nature and extent of the archaeological and built heritage resource (Listed Buildings from National Heritage List for England). The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area. This information forms the description of the heritage baseline conditions, together with:
- Designated Heritage Asset data, downloaded from English Heritage's online National Heritage List for England;
 - Archival and documentary sources held in house and by the Hillingdon Local Studies Service held at Uxbridge Library;
 - An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
 - Cartographic evidence for the study area;
 - An assessment of relevant published and unpublished archaeological sources;
 - A site walkover; and
 - Published sources listed in Section 8.
- 2.1.4 The heritage assets and other relevant find spots or evidence, identified from the sources listed above, have been described and presented in the Gazetteer of Heritage Assets (Appendix B) and are displayed on the Designated Heritage Assets Map (**Figure 3**) and period Heritage Assets Maps (**Figure 4**). Where these appear within the text, the Greater London Historic Environment Record or English Heritage reference number is shown in round brackets and can be referenced back to the details listed in Appendix B. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X) and detailed in Appendix B.

2.2 Assessment Criteria

- 2.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix A.
- 2.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.
- 2.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 2.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the

heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

2.3 Limitations

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

3 PLANNING BACKGROUND

3.1 Identified Heritage Assets & Key Planning Considerations

- 3.1.1 There are 9 Designated Heritage Sites (**Figure 3**) within the 1km radius of the site (Listed Buildings, Conservation Areas, Scheduled Ancient Monument or World Heritage Sites). These comprise nine Grade II Listed Buildings. All of these sites fall outside of the site boundary and would not be directly or indirectly impacted by the development. There are no Scheduled Monuments, World Heritage Sites (or World Heritage Site buffer zones), Historic Parks and Gardens or Conservation Areas within 1km of the development area.
- 3.1.2 The site does not fall within the an Archaeological Priority Area, and there are no Archaeological Priority Areas within the 1km radius of the site.
- 3.1.3 There are no designated or non-designated heritage assets within the site boundary.

3.2 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

- 3.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment*.
- 3.2.2 The NPPF sets out 12 Core Planning Principles of which the conservation of heritage assets is one. One of the NPPF's core principles is that '*planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*'
- 3.2.3 Where designated assets are concerned great weight should be given to the asset's conservation and that loss of significance should require '*clear and convincing justification*'. Impacts upon non-designated heritage assets are also a pertinent planning consideration. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance the understanding of the significance of the heritage*

asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible. (Paragraph 141)'.

The Spatial Development Strategy for Greater London (The London Plan), July 2011

- 3.2.4 The London Plan states the following in Policy 7.8 Heritage Assets and Archaeology, "new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Were the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding recording, dissemination and archiving of that asset"

London Borough of Hillingdon Local Plan Part 1 – Strategic Policies (Adopted November 2012)

- 3.2.5 The London Borough of Hillingdon Local Plan identifies six main challenges relating to the historic and built environment:

- The need to maintain the historic character, identity, suburban qualities of the borough's places, buildings and spaces;
- The need to conserve and enhance the historic significance of the borough's heritage assets and settings;
- Pressure for high density residential developments;
- Loss of local characteristics through unsympathetic design;
- Balancing new sustainability requirements to combat climate change whilst protecting the existing character of places, in particular within conservation areas; and
- Demand for large scale commercial/ mixed use developments particularly in the southern part of the borough on the fringe of Green Belt and/ or Conservation Areas.

- 3.2.6 To achieve this, the Borough has the following policies:

SO1: Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

- **Policy HE1: Heritage**

The Council will:

- Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features; Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; Registered Parks and Gardens and historic landscapes, both natural and designed; Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and Archaeologically significant areas, including Archaeological Priority Zones and Areas.
- Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

- Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.
- Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

London Borough of Hillingdon Local Plan Part 2 – Development Management

Policies (Consultation Draft Sept 2014)

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

Policy DMHB1: Heritage Assets

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

Policy DMHB2: Scheduled Ancient Monuments

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

Policy DMHB3: Archaeological Priority Areas and Archaeological Priority Zones

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record

remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

Policy DMHB4: Listed Buildings

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

Policy DMHB5: Locally Listed Buildings

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

Policy DMHB6: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance its significance by making a positive contribution to its character and appearance. In order to achieve this, the Council will:

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

Policy DMHB7: Areas of Special Local Character

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.
- B) Extensions to dwellings should be subservient to, and respect, the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB9: Registered Historic Parks, Gardens and Landscapes

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

Policy DMHB10: War Memorials

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

Policy DMHB11: Heritage at Risk

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

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

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

- 4.1.1 There is very little evidence for human activity within the study area during the prehistoric period. No entries are recorded on the GLHER database within the study radius.

4.2 The Roman Period (AD 43 – AD 410)

- 4.2.1 The main Roman settlement of *Londinium*, now covered by the City of London, was located approximately 15 miles away.
- 4.2.2 The conjectured line of a Roman Road between Ruislip and Rickmansworth has been postulated to run along the course of Ducks Hill Road and Bury Street (some 2.5km to the northwest of the proposed development site). The road then continues south as West End Road, which passes less than 50m to the west of the site (Baker, Cockburn & Pugh 1971).
- 4.2.3 However, no evidence of Roman activity is recorded on the GLHER database within the study area.

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

- 4.3.1 A settlement at Ruislip was in existence at the time of the Domesday survey in 1086 (Baker, Cockburn & Pugh 1971), indicating that it was established in the early medieval period. The name Ruislip derives from *Rislepe*, probably meaning 'leaping place across the river where the rushes grow' in Old English (Mills 1991).
- 4.3.2 However, no early medieval remains have been recorded within the study area.

4.4 The Medieval Period (AD 1066-1550) (Figure 4)

- 4.4.1 The settlement of Ruislip was recorded in the Domesday survey of 1086 as having enough woodland pannage to support 1500 pigs and a park for 'wild beasts'. It also had a population of 53 (Baker, Cockburn & Pugh 1971).
- 4.4.2 Medieval activity within the study area comprises the probable site of the medieval Bourne Bridge (**MLO68692**), where West End Road crosses the Roxbourne, c. 200m to the south of the site. It is recorded as *Bourbrigg* in 1434-6 and is later called Whitebutts Bridge (GLHER).

4.5 The Post-Medieval (AD 1550-1900) and Modern Period (post 1900) (Figure 4)

- 4.5.1 Ruislip remained predominantly rural throughout the post-medieval period, characterised by open fields and scattered farmhouses. In 1904 the railway came to Ruislip, leading to a change in the character of the area from rural to suburban as farmers sold off swathes of land for development (Bowlt 2007).
- 4.5.2 The parish of St Paul, Ruislip Manor, was formed in 1936 from part of the original Ruislip parish which dated back to the 11th century. The new parish church of St Paul's Church and its vicarage (**MLO101329**) were built between 1936 and 1937.
- 4.5.3 The modern period in this area of Ruislip is dominated by evidence relating to the Northolt Aerodrome (**MLO98511**), laid out as an airfield in 1914 to provide facilities to train pilots needed for the First World War. The airport expanded in the 1920s and 1930s, and received a solid runway in 1939. The Officer's Mess (**MLO102570**), built in the 1920s, is a Grade II Listed Building. The Grade II Listed former operations block (**MLO103053**) and Building 23, a former squadron watch office (**MLO103052**) at RAF Northolt were built in 1928. The Grade II Listed C-type hanger, also known as Building 5 (**MLO103054**) dated to 1934-5 as part of the mid to late 1930s expansion scheme. During the Second World War it became a fighter station and many Polish airmen were stationed at the base (Newbery *et al.* 1996). Commercial flights occurred between 1945 and 1954 (GLHER).
- 4.5.4 Further wartime evidence, comprises the remains of a pillbox (**MLO105824**), c. 100m to the west of the site, and a Grade II Listed World War Two anti-aircraft tower (**MLO89451**), c. 650m to the north of the site. It is thought that the tower was built either to protect the approaches to RAF Northolt or an underground munitions depot at Ruislip Manor (GLHER).
- 4.5.5 Additional modern Listed Buildings within the study area include the health centre (**MLO85108**) and Lady Banks School (**MLO84932**); both designed by W.T. Curtis and built in 1935-6.
- 4.5.6 Historic maps provide some idea of the nature of the general area of the site during the post-medieval period. The approximate location of the site on early post-medieval mapping can be assessed through comparison of the roads and rivers, with later 19th and 20th century mapping. A review of the available cartographic sources is found below:
- 4.5.7 Rocque's Map of the County of Middlesex surveyed in 1754 (**Plate 1**) is the earliest available cartographic source to show the area of the proposed development site in any relevant detail; though

the iconography used (e.g. symbols used for buildings etc.) is stylistic in nature and the scaling of the map is not as accurate as later Ordnance Survey (OS) mapping. The site is located to the east of a road leading northwards to Ruislip (marked 'Risclip') in a rural area marked 'Mapits Field'. No buildings are indicated within the approximate site area or in close proximity.



Plate 1: Rocque's Map of Middlesex 1754, with approximate site location shown in red.

- 4.5.8 The earliest edition Ordnance Survey (OS) mapping showing this area at 1:2,500 scale was published in 1864-92 (**Figure 5**). This shows that the site falls within a single field. The south-eastern site boundary falls on a tree-lined field boundary.
- 4.5.9 The OS maps from 1896 (**Figure 6**) and 1914 (**Figure 7**) show no changes within the site boundary.
- 4.5.10 By 1960-62 (**Figure 8**), the area surrounding the site has undergone significant changes. The area is now primarily characterised by sprawling residential streets, including Sidmouth Drive at the northern boundary, and a row of terraced housing adjacent to the south-western boundary. Within the site boundary itself, the site remains undeveloped and is labelled 'Recreation Ground'. A single building is indicated, marked as a lavatory block, adjacent to the northern boundary in the west of the site. The south-eastern boundary is marked by a drainage channel.
- 4.5.11 The OS map of 1989-95 (not illustrated) shows that the site falls within the Recreation Ground. The majority of the area is free from any built development. In the western corner are two very small buildings marked 'PCs' (public conveniences) and in the south-west corner are two slightly larger buildings with no usage indicated. Based on their size and location within the recreation ground, they may be changing rooms etc.

5 ADDITIONAL BACKGROUND RESEARCH

5.1 Previous Archaeological Site Investigations

- 5.1.1 The GLHER indicates that no archaeological investigations have occurred within the site boundary or immediate proximity. There are also no recorded finds or features from within the site boundary or in immediate proximity. Sporadic and stray finds have been located within the 1km study area for the site but few concentrations from any periods have been recorded except for the modern period. The closest entry on the GLHER database is the remains of a pillbox (**MLO105824**), c. 100m to the west of the site. This is an isolated feature that will not have extended beyond its recorded limits into the site boundary (unlike some expanding features e.g. settlement), although it may indicate a potential for additional military features.

5.2 Previous Geotechnical investigations

- 5.2.1 A review of published borehole data (BGS 2015) has identified no boreholes within the site boundary. The closest borehole is Borehole TQ08NE90, located at Prop Lighting Masts 5 on the railway line, some 260-270m to the east of the site. The borehole was excavated in 1986 and Ground Level was recorded at 41m.
- 5.2.2 Made Ground was recorded to a depth of 36.75m aOD. Various clay deposits (sandy / silty clays, stiff clay etc) are recorded to the base of the borehole at 22m aOD. No geological identification (e.g. London Clay, Reading Beds) is included. Below 31.40m aOD, there is little change in the deposit (stiff to very stiff light grey and dark grey brown silty clay), so this is likely to be bedrock deposits.

5.3 Site Walkover and Description

- 5.3.1 The site was visited on the 14th January 2015 to assess existing land use and the potential for heritage constraints.
- 5.3.2 The school buildings appear quite modern. The main bulk of the building is set just off from Sidmouth Drive. The school site has playing fields to the north, east and south and residential areas surrounding these. The A40 road passes within 50m to the southwest of the site.
- 5.3.3 Generally, the site is fairly level in terms of topography although a slight slope to the Yeading Brook to the south occurs.
- 5.3.4 There are no recorded heritage assets with the site boundary. No previously unrecorded heritage assets were identified during the walkover survey. No apparent areas of disturbance or truncation which may have affected subsurface deposits were identified.



Plate 2: Ruislip High School frontage, with Sidmouth Drive to the left, looking northeast.



Plate 3: Playing fields and all weather playing surfaces to east of school, looking south.



Plate 4: Western side of school building with facilities and car parking, looking south.



Plate 5: Southern/rear of school building, with decking and eco-area, looking east.



Plate 6: Rear all weather playing surfaces viewed from back of school buildings, looking northeast.



Plate 7: Front of Ruislip High School with residential dwellings along West End Road in background, looking southwest.

6 ASSESSMENT OF EVIDENCE

6.1 Past Impacts within the Site Boundary

- 6.1.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 6.1.2 The site appears to have been within a rural landscape, under farmland until the mid 20th century when it was laid out as a recreation ground. While agricultural activity, such as ploughing, may have disturbed below ground deposits to some extent, this is unlikely to have caused significant disturbance. Similarly, its use as a recreation ground is unlikely to have had any impact on below ground deposits, except in the areas where small buildings (e.g. toilet blocks) were constructed in the west and south-west of the site. Given their size and function, such buildings are likely to have had fairly shallow foundations, and therefore a fairly low impact (depending upon the depth and nature of below ground deposits, as yet unconfirmed by geotechnical investigation). The main phase of impact within the site will have occurred during the recent construction of the school itself, in the western side of the site, and is likely to be limited to within the footprint of the building (and any service trenches).

6.2 Identified Archaeological Assets

- 6.2.1 The GLHER has no identified archaeological or built heritage assets within the site boundary and no significant features were identified on historic mapping. The closest entry on the GLHER database is the remains of a pillbox (**MLO105824**), c. 100m to the west of the site.

6.3 Assessment of Archaeological Potential

- 6.3.1 There have been no previous archaeological investigations within the site boundary and the site does not fall within an Archaeological Priority Area.
- 6.3.2 The site appears to have been under farmland until the mid 20th century when it was laid out as a recreation ground with only small buildings (most likely with fairly shallow foundations) constructed in the west and south-west of the site, indicating that below ground deposits outside the current footprint of the school are unlikely to have suffered any significant impact (depending upon the depth and nature of below ground deposits, as yet unconfirmed by geotechnical investigation).
- 6.3.3 However, there is limited archaeological evidence prior to the modern period recorded within the study area on the GLHER database, with no evidence of pre-medieval activity. A conjectured line of a Roman Road has been postulated to run along the course of Bury Street continuing south as West End Road, which passes less than 50m to the west of the site, but no archaeological evidence of Roman activity is recorded within the study area. A settlement at Ruislip was in existence at the time of the Domesday survey in 1086, but no early medieval remains have been recorded within the study area and medieval evidence is limited to the probable site of the medieval Bourne Bridge (**MLO68692**), c. 200m to the south of the site. Ruislip remained predominantly rural throughout the post-medieval period, characterised by open fields and scattered farmhouses but there are no entries on the GLHER database for this period other than reference to a later Bourne Bridge.
- 6.3.4 The majority of entries relate to the modern period and are either Listed Buildings or wartime remains (or both). These tend to be isolated features that will not have extended beyond the recorded limits into the site boundary (unlike some expanding features e.g. settlement etc.), and are generally recorded on Ordnance Survey mapping, so would have been previously identified.

6.3.5 Overall, there is considered to be a:

- Very Low Potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) dating from all periods. The site was probably used as agricultural land until mid 20th century and there is very little archaeological evidence for any period within the study area. As such it is considered that there is low potential for archaeological deposits of this date; should evidence survive of this date it is considered to be of Local Significance, at most.
- There remains a potential for remains of post-medieval agricultural evidence (drainage channels, field boundaries etc.) to survive within the site, but the potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) remains low. As such there is considered to be low potential for archaeological deposits of this period; should evidence survive of this date it is considered to be of Local Significance, at most.

7 SUMMARY OF IMPACTS & RECOMMENDATIONS

7.1 Development Proposal & Summary of Impacts

- 7.1.1 No development proposals have been submitted in relation to Ruislip High School. Consequently it is not possible to assess any specific impacts and only generic impacts can be postulated.
- 7.1.2 **Demolition and Construction Phases:** Any works which entail the excavation of subsurface area has the potential to encounter and cause harm to or loss of heritage assets. As the extent of any ground disturbance from development is unknown, no quantification of impacts has been attempted.
- 7.1.3 **Visual Impact on nearby Heritage:** There are no heritage assets, whether designated or undesignated, within any theoretical zone of influence of the school site and thus no impact is anticipated.

7.2 Further Works / Mitigations Recommendations

- 7.2.1 Until there are confirmed development plans in relation to Ruislip High School, it is premature to recommend any archaeological mitigation.
- 7.2.2 However, it is likely that any archaeological works would comprise of either evaluation by trial trenches or monitoring during construction. It is envisaged that these could be implemented as part of any planning condition rather than pre-determination investigation. However, any decision on the scope and timing of any archaeological works rests with the Greater London Archaeological Advisory Service.
- 7.2.3 Any archaeological mitigation should be confirmed with Sandy Kidd, the Greater London Archaeological Advisor to Hillingdon Council, with whom the final decision on possible mitigation rests, and would be subject to an approved Written Scheme of Investigation.
- 7.2.4 It is recommended that pre-planning consultation is held with the Greater London Archaeological Advisory Service.

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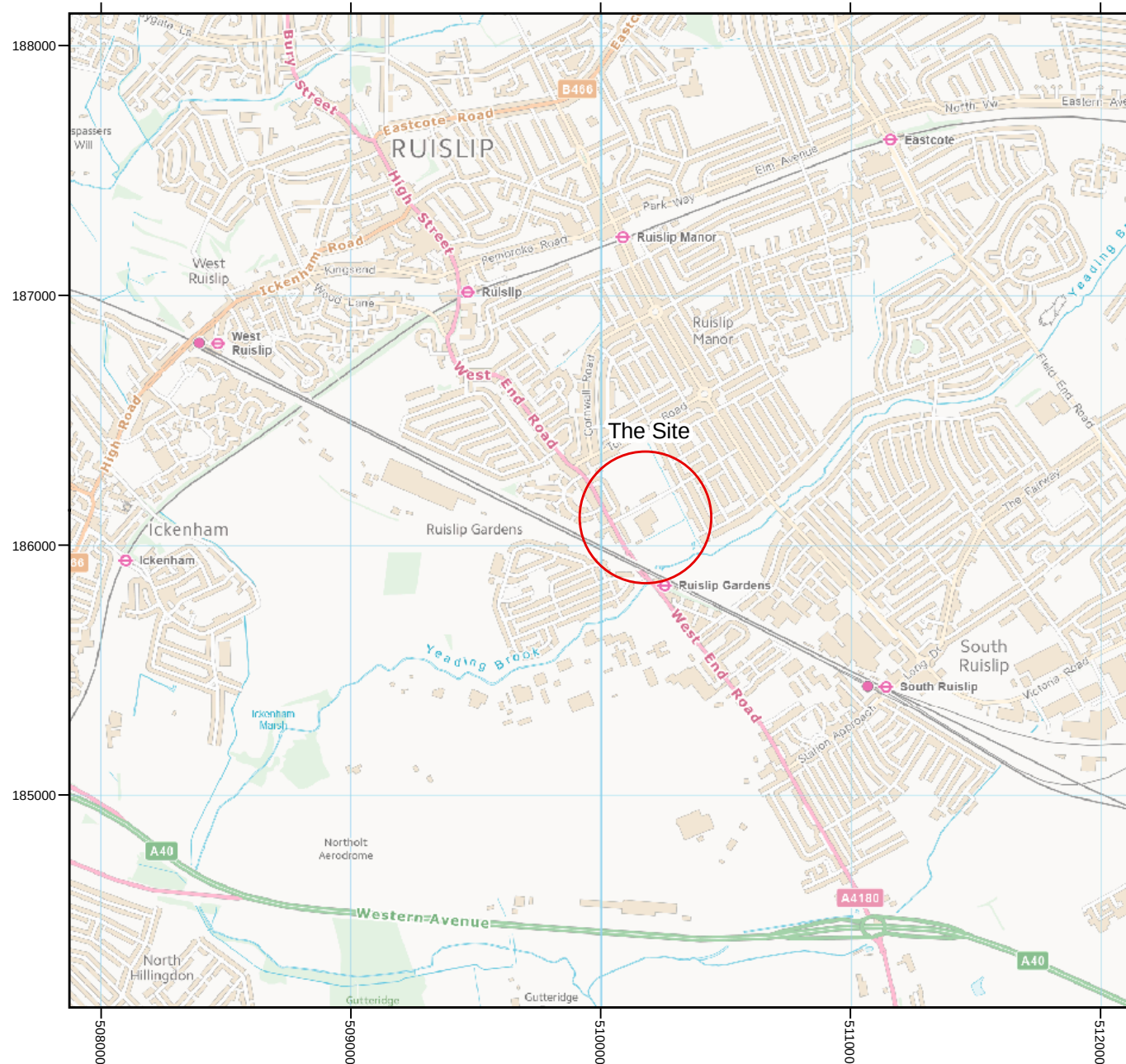
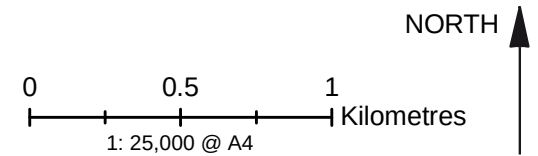


Figure 1:
Site Location

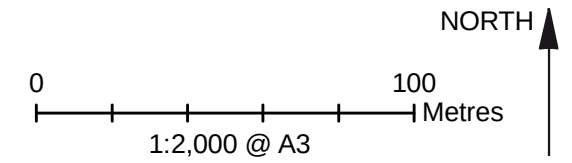


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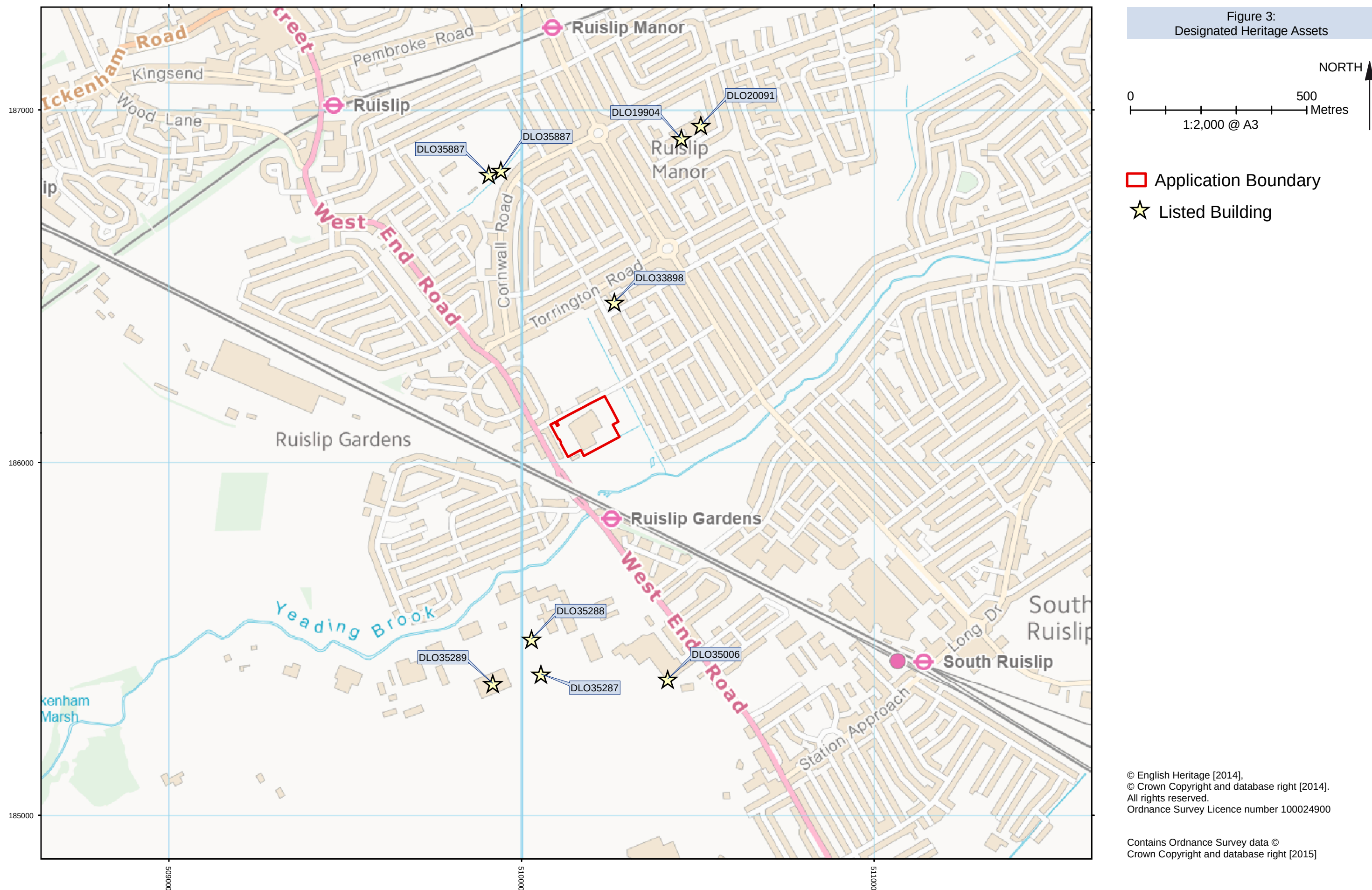


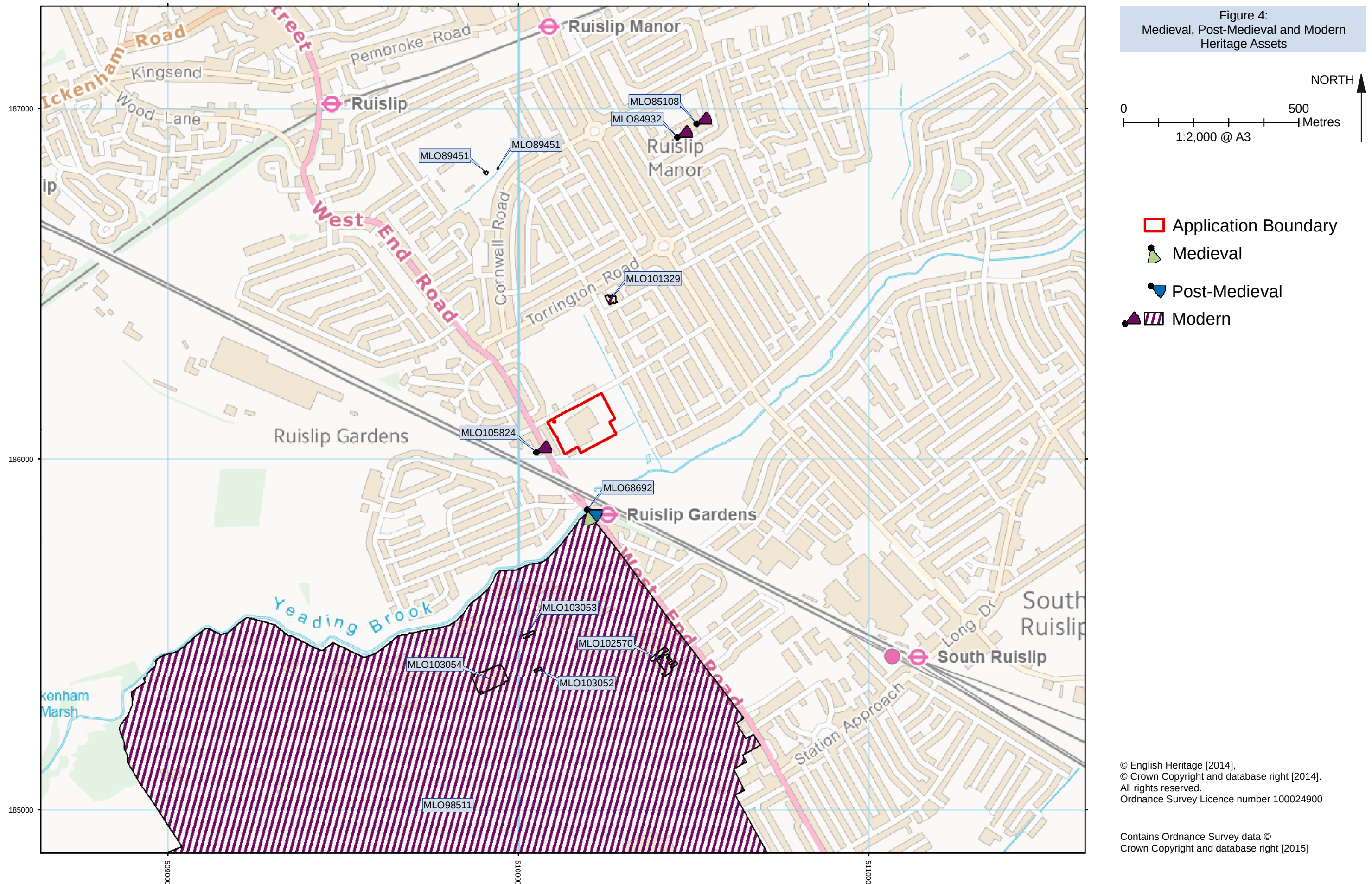
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Detailed Site Location

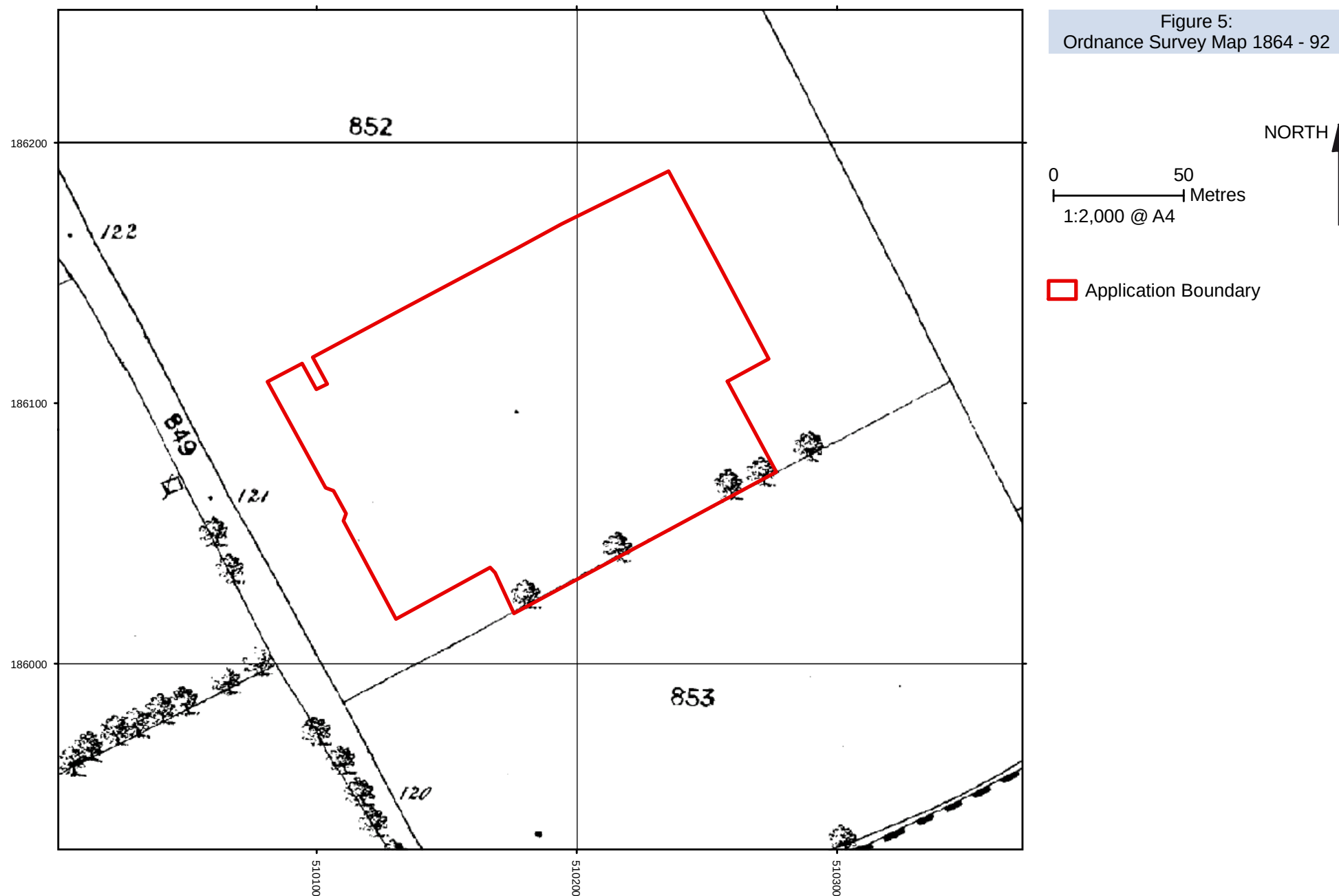


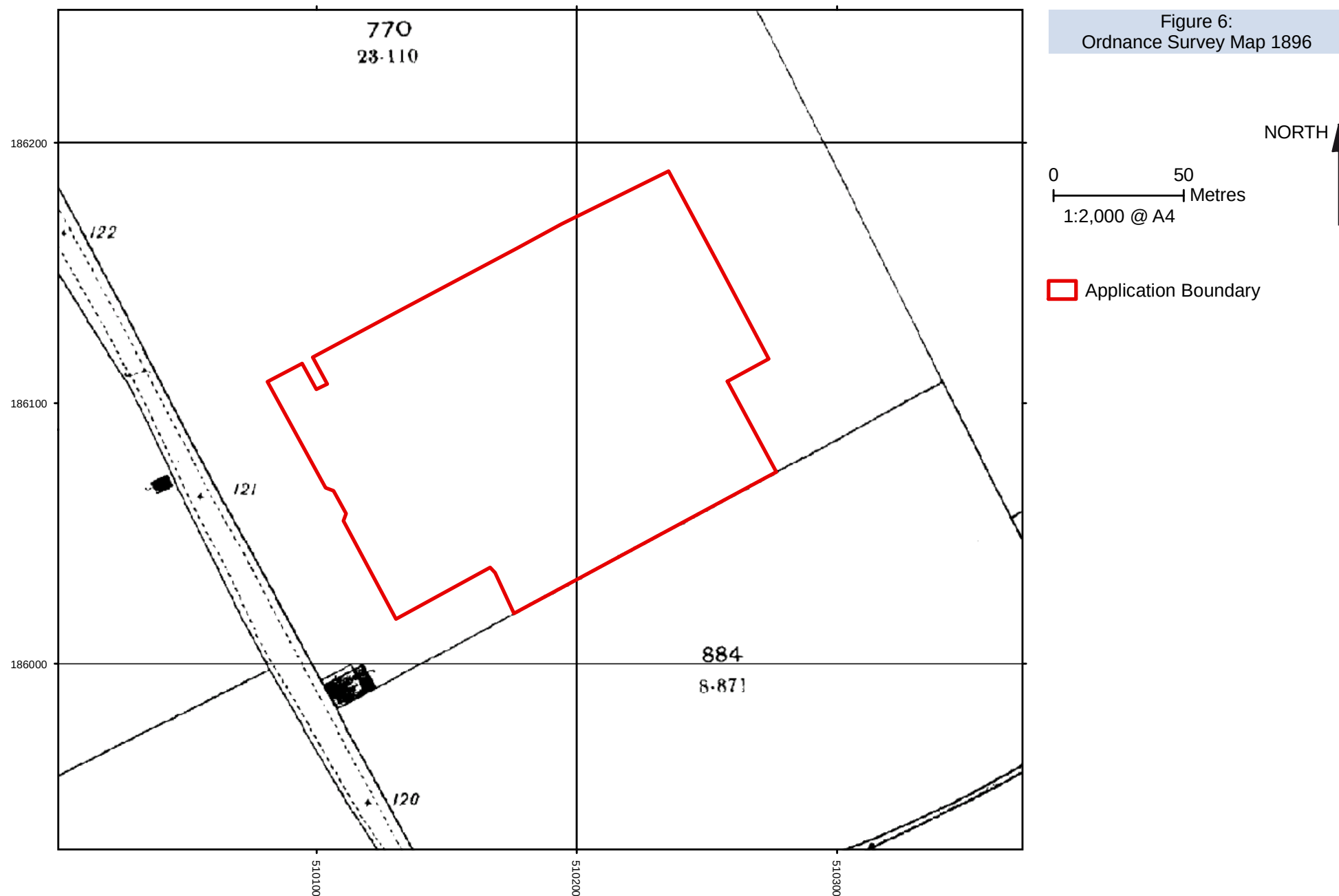
 Application Boundary

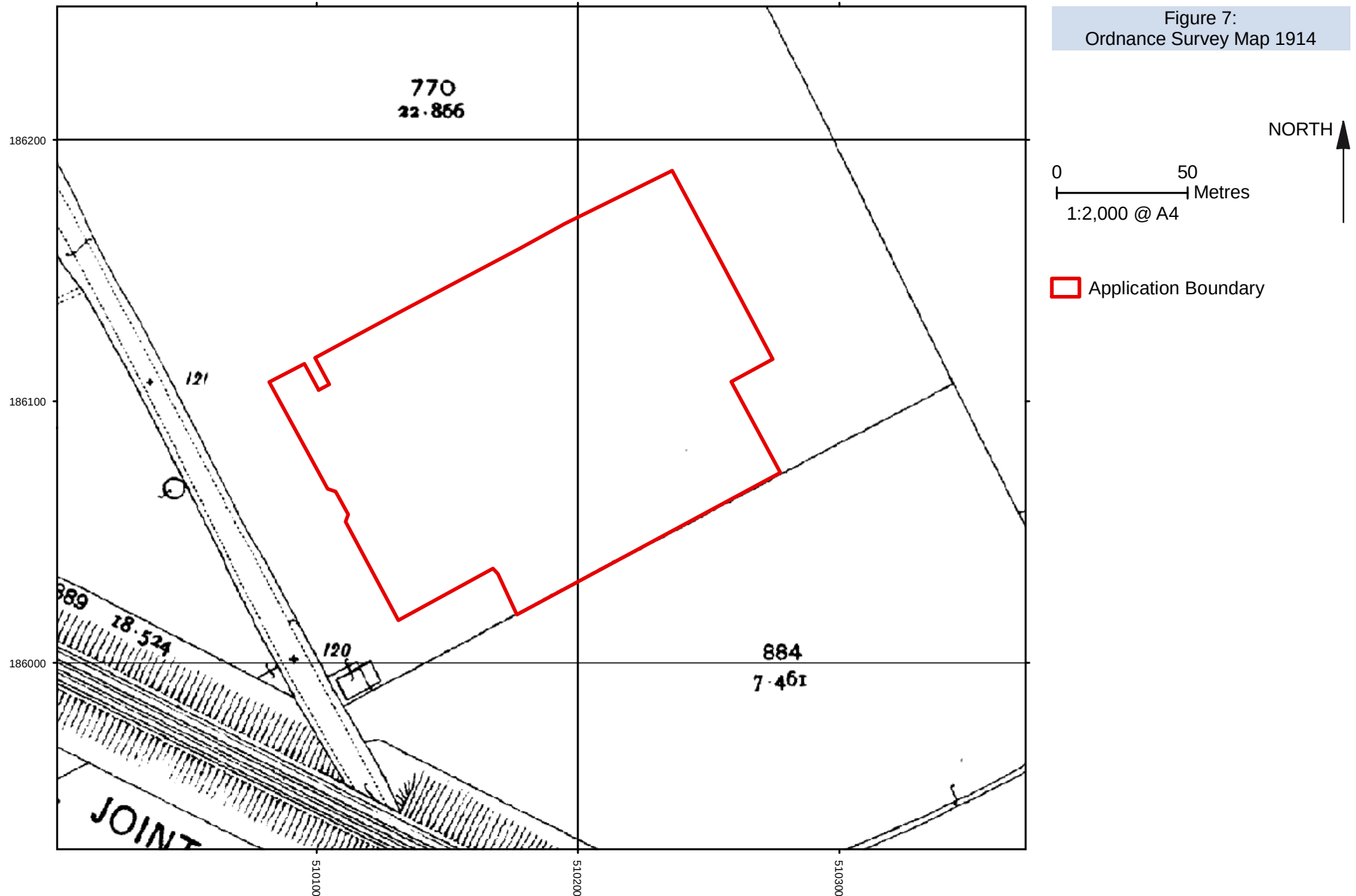
Plan provided by client

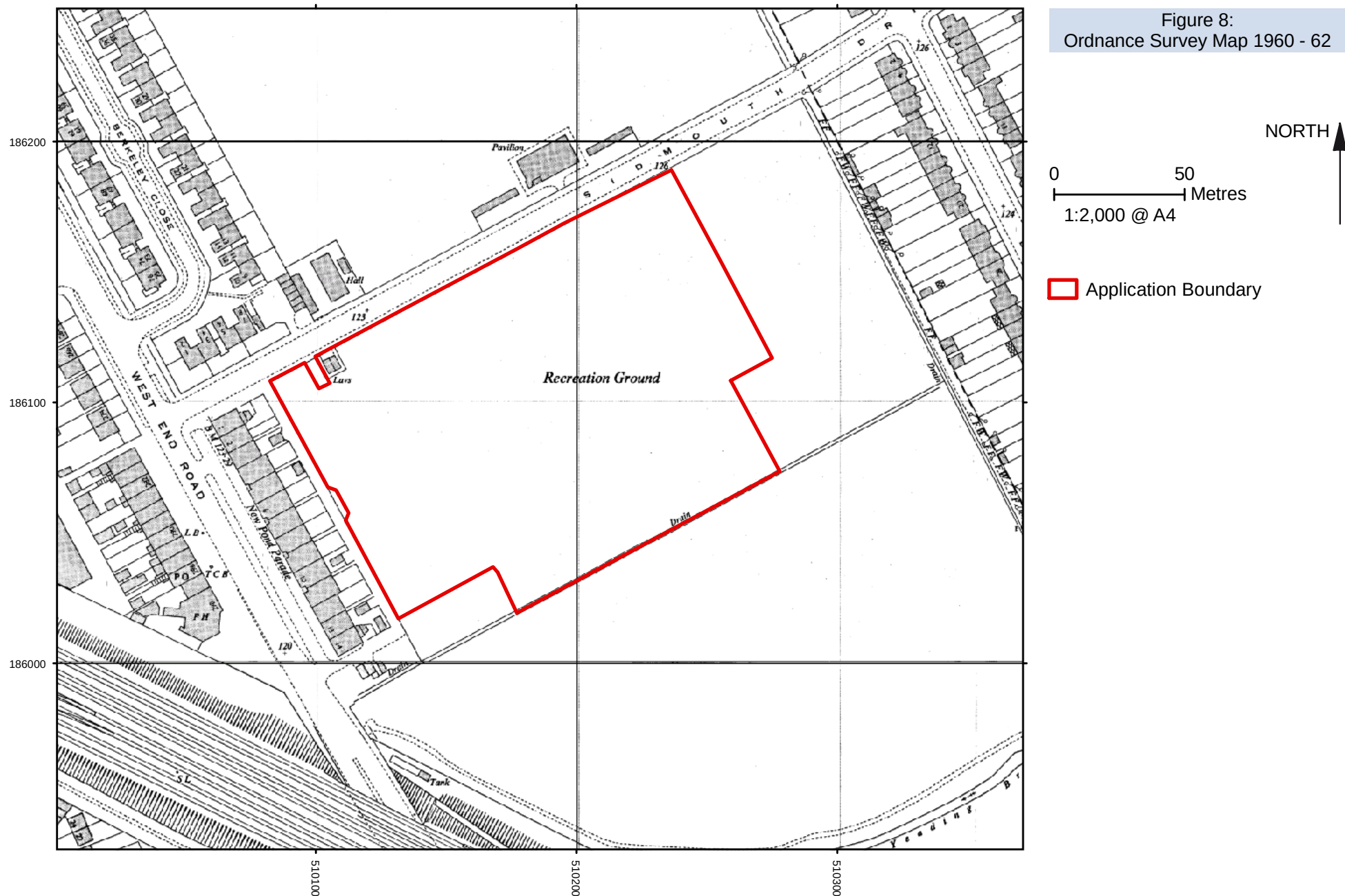












APPENDICES

APPENDIX A ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

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

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

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

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

Assessment Criteria

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

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

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

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

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

TABLE 1: Assessing the Significance of a Heritage Assets

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

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

TABLE 2: Criteria for Determining Magnitude of Impact

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

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

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

APPENDIX B GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius from the centre of the proposed development site and a 250m search of Listed Buildings (from National Heritage List for England) was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record; deletions of HER entries with the same number in different locations has only occurred if not relevant to the site. Event entries have been included within this gazetteer where physical evidence has been identified but there is no associated monument reference (a separate list of all events is provided in Appendix C). The entries are sorted by designation followed by period. Where relevant to the site the HER description summary is supplemented with the full description. Where previously unrecorded heritage assets are identified, these will be given an AOC reference eg (AOC X).

Abbreviations:

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

TABLE 3: Gazetteer of Relevant Heritage Assets

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
DLO19904			LADY BANKS SCHOOL	LISTED BUILDING		II
DLO20091			HEALTH CENTRE	LISTED BUILDING		II
DLO33898			ST PAUL'S CHURCH AND ATTACHED VICARAGE, THURLSTONE ROAD, RUISLIP	LISTED BUILDING		II
DLO35006			OFFICER'S MESS (BUILDING 70)	LISTED BUILDING		II
DLO35287			BUILDING 23 AT RAF NORTHOLT	LISTED BUILDING		II
DLO35288			BUILDING 27 AT RAF NORTHOLT	LISTED BUILDING		II

RUISLIP HIGH SCHOOL, SIDMOUTH DRIVE, RUISLIP, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
DLO35289			BUILDING 5 AT RAF NORTHOLT	LISTED BUILDING		II
DLO35887			WORLD WAR II BOFORS GUN TOWER AND ANCILLARY BUILDING	LISTED BUILDING		II
DLO35887			WORLD WAR II BOFORS GUN TOWER AND ANCILLARY BUILDING	LISTED BUILDING		II
MLO84932	MODERN	MODERN	LADY BANKS SCHOOL	SCHOOL, METAL FRAMED BUILDING	RECORD CREATED FROM IMPORTED LISTED BUILDINGS ON- LINE DATASET 11-JAN-2006; SEE LINKED DESIGNATION RECORD FOR FULL DETAILS	
MLO85108	MODERN	MODERN	HEALTH CENTRE	CLINIC, METAL FRAMED BUILDING	RECORD CREATED FROM IMPORTED LISTED BUILDINGS ON- LINE DATASET 11-JAN-2006; SEE LINKED DESIGNATION RECORD FOR FULL DETAILS	
MLO68692	MEDIEVAL & POST- MEDIEVAL	MEDIEVAL TO 19TH CENTURY	WEST END RD RUISLIP	BRIDGE		
MLO105824	MODERN	WORLD WAR TWO TO MODERN	THE BELL PUBLIC HOUSE, WEST END ROAD, RUISLIP.	PILLBOX	SITE RECORDED AS PART OF THE DEFENCE OF BRITAIN PROJECT FROM FIELD AND DOCUMENTARY WORK CARRIED OUT BETWEEN APRIL 1995 AND DECEMBER 2001. THE PURPOSE OF THE PROJECT WAS TO RECORD THE 20TH CENTURY MILITARY SITES ACROSS THE UNITED KINGDOM, AND WITH A VIEW	
MLO98511	MODERN	WORLD WAR ONE TO MODERN	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUISLIP, HILLINGDON {FIRST WORLD WAR TO MODERN MILITARY AIRFIELD}	AIRFIELD, MILITARY AIRFIELD	THE 20TH CENTURY RAF NORTHOLT WAS SUBJECTED TO ARCHAEOLOGICAL INVESTIGATION IN 2006 AND 2007 BY FABER MAUNSELL. SINCE IT WAS ESTABLISHED IN 1915, RAF NORTHOLT BEGAN AND CONTINUES TO BE AN ACTIVE MILITARY AIRPORT. COMMERCIAL	

RUISLIP HIGH SCHOOL, SIDMOUTH DRIVE, RUISLIP, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
					FLIGHTS OCCURRED BETWEEN 1945	
MLO103052	MODERN	MODERN	WEST END ROAD [RAF NORTHOLT], NORTHOLT, HILLINGDON {1928 SQUADRON WATCH OFFICE}	SQUADRON OFFICE, WATCH OFFICE	BUILDING 23 AT RAF NORTHOLT IS A FORMER SQUADRON WATCH OFFICE. IT WAS BUILT IN 1928 TO DESIGNS DATED TO 1926-7.	
MLO102570	MODERN	MODERN	RAF NORTHOLT, [OFFICER'S MESS BUILDING 70], NORTHOLT, HILLINGDON {1920S RAF OFFICER'S MESS}	HISTORICAL SITE, OFFICERS MESS?	OFFICERS' MESS. BY THE AIR MINISTRY'S DIRECTORATE OF WORKS AND BUILDINGS, TO DRAWING NO. 45/23. RED BRICK WITH SLATE ROOFS AND BRICK STACKS. THIS MESS BUILDING WAS ONE OF THE FIRST BUILDINGS COMPLETED FOR TRENCHARD'S HOME DEFENCE EXPANSION SCHEME, UNDERWA	
MLO103054	MODERN	MODERN	WEST END ROAD [RAF NORTHOLT], NORTHOLT, HILLINGDON {1934-5 C-TYPE HANGER}	AIRCRAFT HANGAR (TYPE C)	THE GRADE II LISTED BUILDING AT RAF NORTHOLT IS A C-TYPE HANGER DATED TO 1934-5.	
MLO103053	MODERN	MODERN	WEST END ROAD [RAF NORTHOLT], NORTHOLT, HILLINGDON {1928 OPERATIONS BLOCK}	OPERATIONS BLOCK	THE GRADE II LISTED FORMER OPERATIONS BLOCK AT RAF NORTHOLT WAS BUILT IN 1928 TO DESIGNS DATED TO 1924.	
MLO101329	MODERN	MODERN	THURLSTONE ROAD, [ST PAUL'S CHURCH AND VICARAGE], RUISLIP, HILLINGDON {20TH CENTURY CHURCH AND VICARAGE}	CHURCH, VICARAGE	THE CHURCH OF ST PAUL AND ATTACHED VICARAGE AER GRADE II LISTED. IT WAS BUILT IN TWO PHASES IN 1936-7 AND 1952 BY N T CACHEMAILLE-DAY. THERE ARE SOME LATER INTERNAL ALTERATIONS DATED TO 1976.	
MLO89451	MODERN	WORLD WAR TWO TO MODERN	GROSVENOR VALE [RUISLIP MANOR SPORTS & SOCIAL CLUB LTD], RUISLIP, HILLINGDON, HA4 6JQ {WORLD WAR II BOFORS GUN TOWER}	ANTI AIRCRAFT GUN TOWER, BUILDING, MAGAZINE	WORLD WAR II BOFORS GUN TOWER AND ANCILLARY BUILDING (POSSIBLY EITHER A MAGAZINE OR A SHELTER FOR THE OFF-DUTY GUN CREW). THE TOWER WAS BUILT C1940 TO DIRECTORATE OF FORTIFICATIONS AND WORKS (DFW) DESIGN 55087.	

RUISLIP HIGH SCHOOL, SIDMOUTH DRIVE, RUISLIP, LONDON BOROUGH OF HILLINGDON:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

GLHER MONUID, EVUID OR DESIGUID REF.	AOC PERIOD	PERIOD RANGE	NAME	MONUMENT TYPE	DESCRIPTION	DESIGNATION
MLO89451	MODERN	WORLD WAR TWO TO MODERN	GROSVENOR VALE [RUISLIP MANOR SPORTS & SOCIAL CLUB LTD], RUISLIP, HILLINGDON, HA4 6JQ {WORLD WAR II BOFORS GUN TOWER}	ANTI AIRCRAFT GUN TOWER, BUILDING, MAGAZINE	WORLD WAR II BOFORS GUN TOWER AND ANCILLARY BUILDING (POSSIBLY EITHER A MAGAZINE OR A SHELTER FOR THE OFF-DUTY GUN CREW). THE TOWER WAS BUILT C1940 TO DIRECTORATE OF FORTIFICATIONS AND WORKS (DFW) DESIGN 55087.	

APPENDIX C GREATER LONDON HISTORIC ENVIRONMENT RECORD LIST OF ARCHAEOLOGICAL EVENTS

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

Abbreviations:

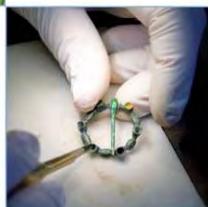
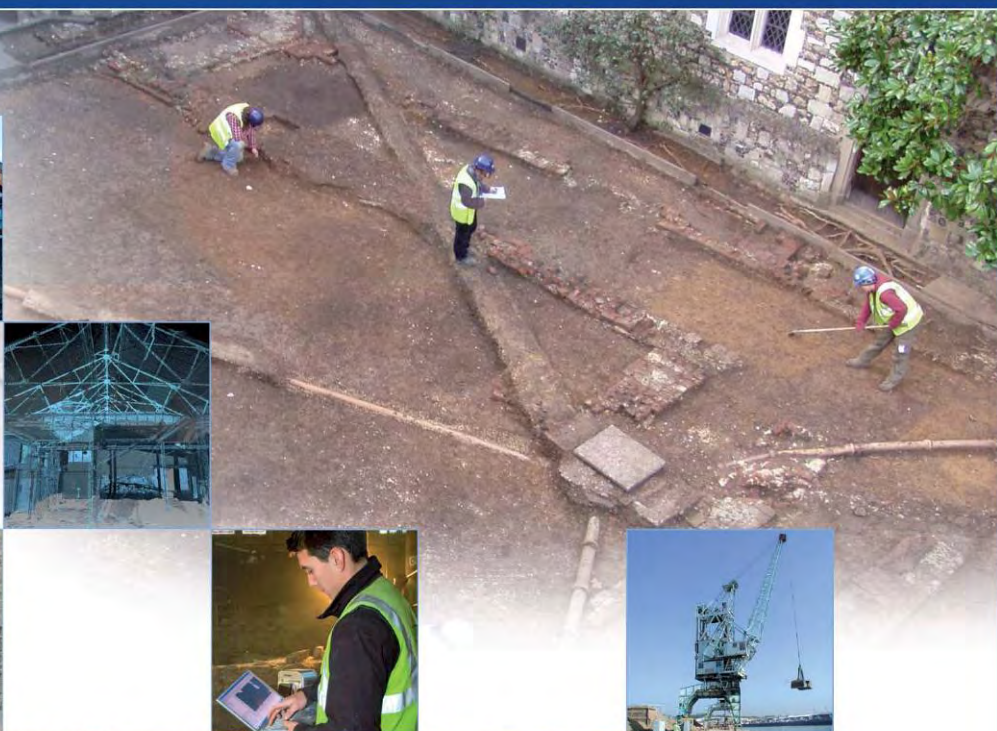
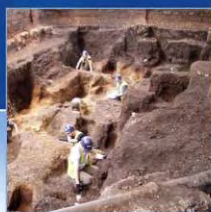
GLHER: Greater London Historic Environments Record

MONUID: Greater London Historic Environments Record monument identification reference number

EVUID: Greater London Historic Environments Record events identification reference number

TABLE 4: Greater London Historic Environment Record Events List

GLHER MONUID OR EVUID REF.	NAME	EVENT TYPE
ELO8226	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUISLIP, HILLINGDON: DESK BASED ASSESSMENT	DESK-BASED ASSESSMENT
ELO7664	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUSILIP, HILLINGDON: WATCHING BRIEF	WATCHING BRIEF
ELO4797	WESTERN AVENUE/WEST END ROAD [RAF NORTHOLT], RUISLIP, HILLINGDON: WATCHING BRIEF	WATCHING BRIEF



AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com