

**FORMER EXPRESS DAIRIES SITE,
VICTORIA ROAD,
SOUTH RUISLIP**

ARCHAEOLOGICAL / HERITAGE DESKTOP ASSESSMENT

**Prepared for
Albemarle Developments Ltd.**

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1. INTRODUCTION

- 1.1 Mills Whipp Projects has been commissioned by Albemarle Developments Ltd to prepare an archaeological / heritage desktop assessment as a submission with a planning application.
- 1.2 The subject site is centred on TQ 1160 8560 within the LB Hillingdon. The site roughly triangular and is c.5.ha in extent. The site lies at c.58m OD. The site does not lie in an Archaeological Priority Area as defined by LB Hillingdon. The site does not contain any Scheduled Ancient Monuments nor does it lie an Archaeological as defined by law (1979 Act).
- 1.3 The Greater London Historic Environment Record GLHER has been consulted for an area 2km square centred on TQ 1160 8560 with relevant data drawn from a wider area. The chief cartographic sources have been used and a selection of these is appended as illustrations. Printed primary and secondary sources for the history of the area have been employed, and the research pursued into the manuscript collections of the London Metropolitan Records Office and the London Library.
- 1.4 In undertaking this work the following documents have been adhered to:
 - Institute of Field Archaeologists - *Code of Conduct*
 - Institute of Field Archaeologists, 1994 *Standard and Guidance for Archaeological Desk-based Assessments*
 - English Heritage, 1991 - *Management of Archaeological Projects*
 - English Heritage, Guidance Paper 1 – *Desk-Based Assessments (Revised June 1998)*
- 1.5 Dates used in this report:
 - Palaeolithic c 700,000–12,000 BC
 - Mesolithic c 12,000–4000 BC
 - Neolithic c 4000–2000 BC
 - Bronze Age c 2000–600 BC
 - Iron Age c 600 BC–43 AD
 - Roman 43–410
 - Saxon 410–c 1000
 - Medieval c 1000–1500
 - Post medieval–modern (1500–present)

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2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND (Fig.2)

Geology and Topography

- 2.1 The subject site lies on the top of a gentle sloping hill at c.58m OD. The underlying geology is London Clay (BGS 256).

Prehistoric

- 2.2 No prehistoric material has been found within the study area despite several archaeological investigations.
- 2.3 On the basis of this evidence the archaeological potential of the subject site for any of the prehistoric periods is very low.

Roman

- 2.4 The principal Roman feature near the site is the Roman road, Watling Street, some 12km to the east. No Roman material has been found within the study area.
- 2.5 In the wider area no Roman material has been reported (*MoLAS* 2000, map 7, *LA Roundups* 2000 – 2011)

Saxon

- 2.7 Ruislip is thought to mean 'leaping place on the river where rushes grow', in reference to the River Pinn. It is formed from the Old English '*rysc*' and '*hlyp*'. The village lay about 3km north-west of the subject site.

- 2.8 In the Domesday Book 1086 the village is described:

M. Arnulf [Ernulf] of Hesdin holds Rislepe [Ruislip]. It is assessed for 30 hides. Land for 20 ploughs. In lordship 11 hides; 3 ploughs there. There are 12 ploughs between the Frenchmen and the villagers; a further 5 possible. A priest, ½ hide; 2 villagers with 1 hide; 17 villagers, 1 virgate each; 10 villagers, ½ virgate each; 7 smallholders, 4 acres each; 8 cottagers; 4 slaves; 4 Frenchmen with 3 hides and 1 virgate. Pasture for the village livestock; a park for woodland beasts; woodland, 1500 pigs, and 20d too. Total value £20; when acquired £12; before 1066 £30.

- 2.9 No Saxon material has been found in the vicinity of the site.

Mediaeval

- 2.10 By 1086 the manor of Ruislip had passed to Ernulf of Hesdin (*de Hesding*), who c. 1087 granted it to the Abbot and Convent of the Benedictine Abbey of Bec in Normandy. Bec held it until the 15th century. It then passed through numerous hands including the University of Cambridge and the Crown.
- 2.11 After the manor came into the possession of King's College, however, it was continuously in the hands of lessees, and the demesne lands, including the woods, were normally leased in their entirety. Roger More, Henry VIII's baker, leased the demesne in 1529 at an annual rent of £69. More held some rights in the manor, and was to be presented each year with a new gown such as the gentlemen of the college wore. The college reserved the right to hold courts and the privileges and profits thereof until 1565 when they were granted, with a lease of the demesne and woodland, to Robert Christmas.
- 2.12 The mediaeval village was centred on St Martin's church 3km to the north-west. The site probably lay in open land during the mediaeval period.

Post-Medieval

- 2.13 A lease to Robert Cecil, Earl of Salisbury, in 1602 included the mansion house and the right to dig marl. The terms of the farm then included a moneyrent of £46 and a food-rent of 30 qr. of wheat and 52 qr. of malt, and this remained substantially unchanged until 1810 when the money-rent was increased to £86. The lease remained in the Cecil family until 1669 when it was acquired by Ralph Hawtrey of Eastcote. The Hawtreys and their descendants, the Rogerses and Deanes, retained the farm until it was taken up by the college in the late 19th century.
- 2.14 From the mid 18th century onwards maps show the subject site as open ground. In 1757 Rocque shows the site as open ground (Fig.3) in Bone Field (ie Bourne Field, referring to the Yeading Brook). Likewise Cary in 1786 (Fig.4) shows the site as open ground. By 1805 a farm, New House, had been built near the site (Fig.5) being called Bourne Farm by 1868 (Fig.6). The site was open ground. Similarly in 1881 (Fig.7) and 1897 (Fig.8). In 1908 Northolt Junction (now South Ruislip) Station opened and this is shown in 1916 (Fig.9) Northolt Aerodrome was begun in 1915 but does not appear on the map. The whole area is rural in nature.
- 2.15 However, in 1914 King's College Cambridge obtained planning permission to redevelop some 1300 acres of its land over the next 21 years. By 1935 (Fig.10) the suburban growth of London is clear. Bourne Farm still stands but lines of terraced houses are evident. The area of Northolt Aerodrome is open but not named, probably for security reasons. To the south-east of the subject site The Deane Arms PH (now the Middlesex Arms) was built, now a locally listed building. By 1960 (Fig.11) most of the area with the exception of RAF Northolt is built over. However, the subject site is still open and traces of the earlier field boundaries are visible.

- 2.16 By 1966 the subject site was built over and described as a Depot (Fig.12). The same broad landuse is depicted in 1975 (Fig.13) and 1985 (Fig.14). These buildings are still standing.

3. ARCHAEOLOGICAL / HERITAGE ASSESSMENT

Archaeological Potential

- 3.1 The potential for significant archaeology existing on the subject site is very low. Topographically, it occupies slightly sloping ground and is situated on clay. The complete lack of prehistoric finds from the area suggests very little activity took place there. A similar situation occurs in the Roman period.
- 3.2 During the Saxon, medieval and early post medieval periods the land, occupied by the subject site is likely to have been open ground. The potential for significant archaeology existing on the subject site from the 5th century to the 20th century suburban development of the area is therefore very low.
- 3.3 It is therefore highly unlikely that any significant archaeology ever existed on the subject site.

Potential for Archaeological Survival

- 3.4 Given the rural and agricultural character of the area, any archaeological deposits that might have existed on the site, however unlikely, would have occupied a relatively shallow depth below the contemporary ground surface. Under these circumstances it would be likely that they would have been badly damaged by the 18th century ploughing and truncated by the late 20th century industrial buildings and yards and services.
- 3.5 It is likely that potential archaeological survival on the subject site would be very low.

Built Heritage Assessment

- 3.6 None of the buildings on the subject site are of heritage asset status.
- 3.7 To the east stand blocks of social housing erected c.1970. To the south lies a late 1930s pub which is locally listed. Next door to the pub stands a modern building. To the west lies the railway on an embankment.
- 3.8 The proposed development will not have an adverse affect on the built heritage. On the contrary, it is anticipated that the new development will enhance and improve an otherwise undistinguished townscape.

Proposed Development Impact

- 3.9 The proposed redevelopment of the subject site entails the construction of a substantial foodstore with smaller retail units. The foodstore will have a ground floor car park. The proposed construction will be piles or pad foundations.
- 3.10 On the south-eastern part of the site residential units will be erected.
- 3.11 It is anticipated that the proposed development will remove any earlier deposits.
- 3.12 The proposed development will enhance the setting of the area.

4. PROPOSED MITIGATION STRATEGY

- 4.1 There is no evidence that there has been significant occupation in the past on the subject site or in the general area.
- 4.2 The site is comparatively large 5 ha / 12 acres. Generally, English Heritage, archaeological advisers to LB Hillingdon, would expect some form of field evaluation to be undertaken on grounds of size alone.
- 4.3 However, given the complete absence of archaeological finds anywhere near the site and the recent disturbance for the depot it is suggested that this is not appropriate.
- 4.4 In these circumstances it is proposed that the research undertaken for this report is adequate to characterise the archaeological resource and, therefore, no further archaeological investigations are merited.

5. CONCLUSIONS

- 5.1 The proposed development will not have an adverse affect on the built heritage.
- 5.2 The archaeological and historical records show that there in no evidence for settlement or occupation of the subject site until the 20th century. The landuse of the subject site from the prehistoric period until the 20th century was predominantly rural.
- 5.3 The site is comparatively large. However, extensive modern disturbances caused by the industrial buildings and services currently occupying the site are likely to have had a considerable impact on any potential archaeological deposits which might have been present. It is therefore very unlikely that any significant archaeology exists on the subject site.
- 5.4 Under these circumstances it is suggested that the submission of the desktop report fulfils the archaeological requirements of the subject site and planning permission should be granted without archaeological constraints.

APPENDIX 1 - Archaeological Gazetteer

Gaz.ref.1

Address: West End Road Ruislip

NGR: 1019 8585

HER No. 052989

Possible site of bridge over Yeading Brook, recorded as *Bourbrigg* in 1434

Gaz.ref.2

Address: RAF Northolt

NGR: 1000 8550

HER No. ELO4797

Watching Brief 2006/2007 in 6 areas revealed no evidence of archaeological deposits

Gaz.ref.3

Address: RAF Northolt

NGR: 09821 85010

HER No.: MLO98511

Aerodrome begun c.1915 to present day. Grade II Listed Buildings at Officers' Mess (MLO102570), Squadron Office (MLO103052), Operations Block (MLO10353).

APPENDIX 2 Sources Consulted

Bowl, EM, 1994, Ruislip Past: a visual history of Ruislip, Eastcote and Northwood

British Geological Survey, 1998 Sheet 256, 1:50 000 Series

British Regional Geology, 1976 London and the Thames Valley, Natural Environment Research Council, Institute of Geological Sciences

Hounsell, P., 2010, Ruislip (SE) Godfrey Map Series Middx 10.14

LA London Archaeologist Roundups 2000-2011

MoLAS Museum of London Archaeology Service 2000, The archaeology of Greater London

Victoria County History Middlesex 4 1971

Weinreb B. & Hibbert C., 1985 The London Encyclopaedia

APPENDIX 3 Planning Background

National Planning Policy Framework (NPPF)

In March 2012 the government published the National Planning Policy Framework (NPPF) which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). It aims to provide a simpler and clearer policy framework for the Government's planning policies which 'must be taken into account in the preparation of local and neighbourhood plans' (NPPF, 2012, 1). Its principal objective is to 'contribute to the achievement of sustainable development' and so there is a presumption in favour of such developments. This involves seeking 'positive improvements in the quality of the built, natural and historic environment' (*ibid*).

Within the planning system a set of 12 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states 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'.

Section 12 of the NPPF 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners and developers. In summary its key points are:

Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.

Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In the case of archaeology a desk-based assessment and, where necessary, a field evaluation may be required.

Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.

Where proposed development will harm a designated heritage asset LPAs should refuse consent unless there are exceptional circumstances. Where proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

The effect of proposals on non-designated heritage assets should also be taken into account in determining an application. A balance of judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

Greater London Regional Policy

The London Plan (Greater London Authority 2011) sets out the historic environment policies for Greater London. Policy 7.8 refers to heritage assets and archaeology. Its key elements are summarised below.

London's heritage assets should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping may be taken into account.

Development should include measures to record, protect and, where appropriate, present the site's archaeology.

Where appropriate, developments should identify, value and conserve heritage assets.

Developments affecting heritage assets and their settings should conserve their significance by being sympathetic to their form.

Development should make provision for the protection of archaeological resources which, where possible, should be made available to the public on-site.

LDF policies should seek to maintain and enhance the contribution of built, landscaped and buried heritage.

Boroughs should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to their historic assets.

Local Policy: London Borough of Hillingdon

Hillingdon Local Plan (2012) includes

Policy HE1: Heritage

The Council will:

- 1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and 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 Local Listed Buildings; and

Archaeologically significant areas, including Archaeological Priority Areas.

2. *Actively encourage the regeneration of heritage assets, particularly those at which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.*
3. *Promote increased public awareness, understanding of and access to the Borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.*
4. *Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.*

FIG.1 SUBJECT SITE

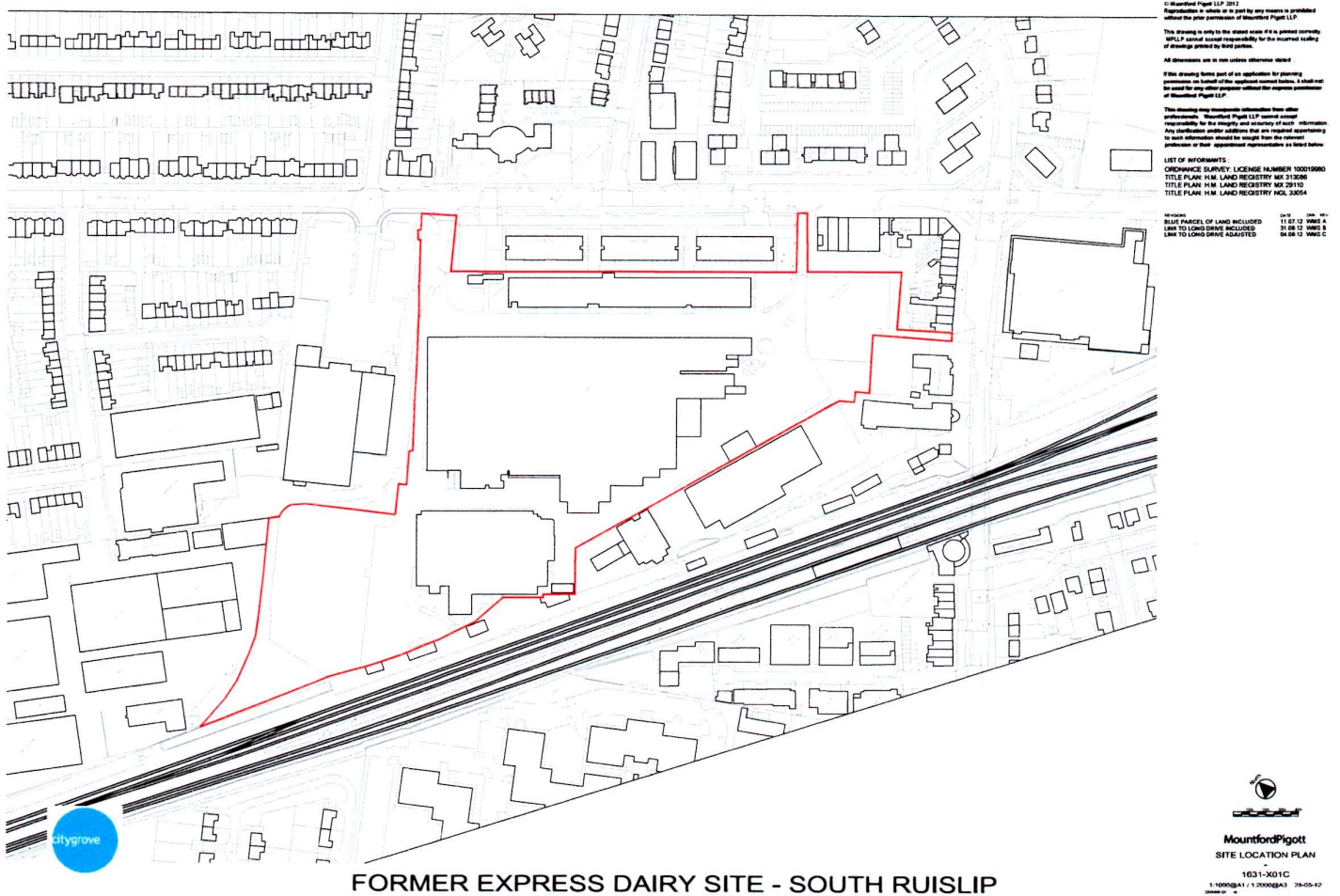


FIG.2 ARCHAEOLOGICAL BACKGROUND

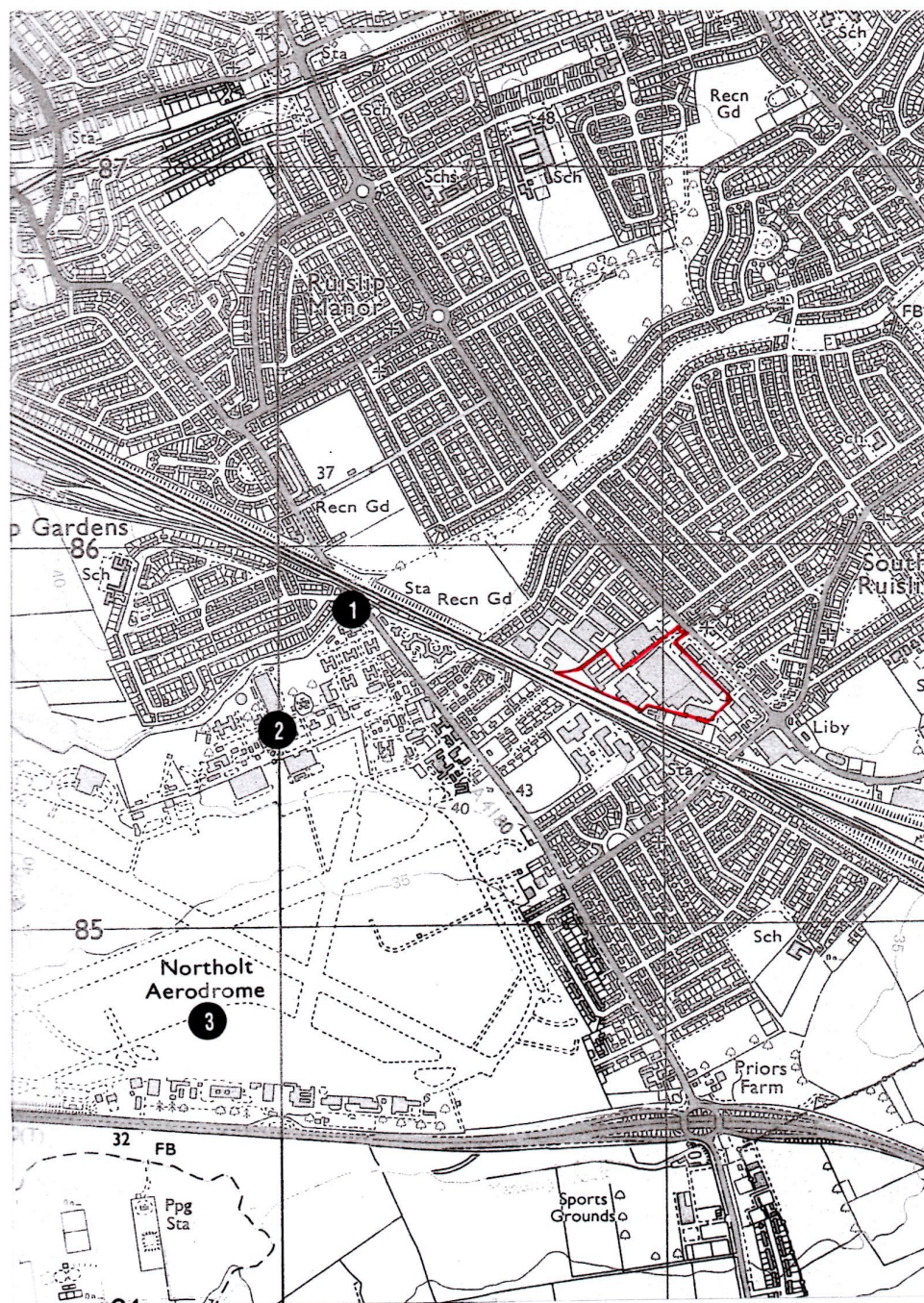
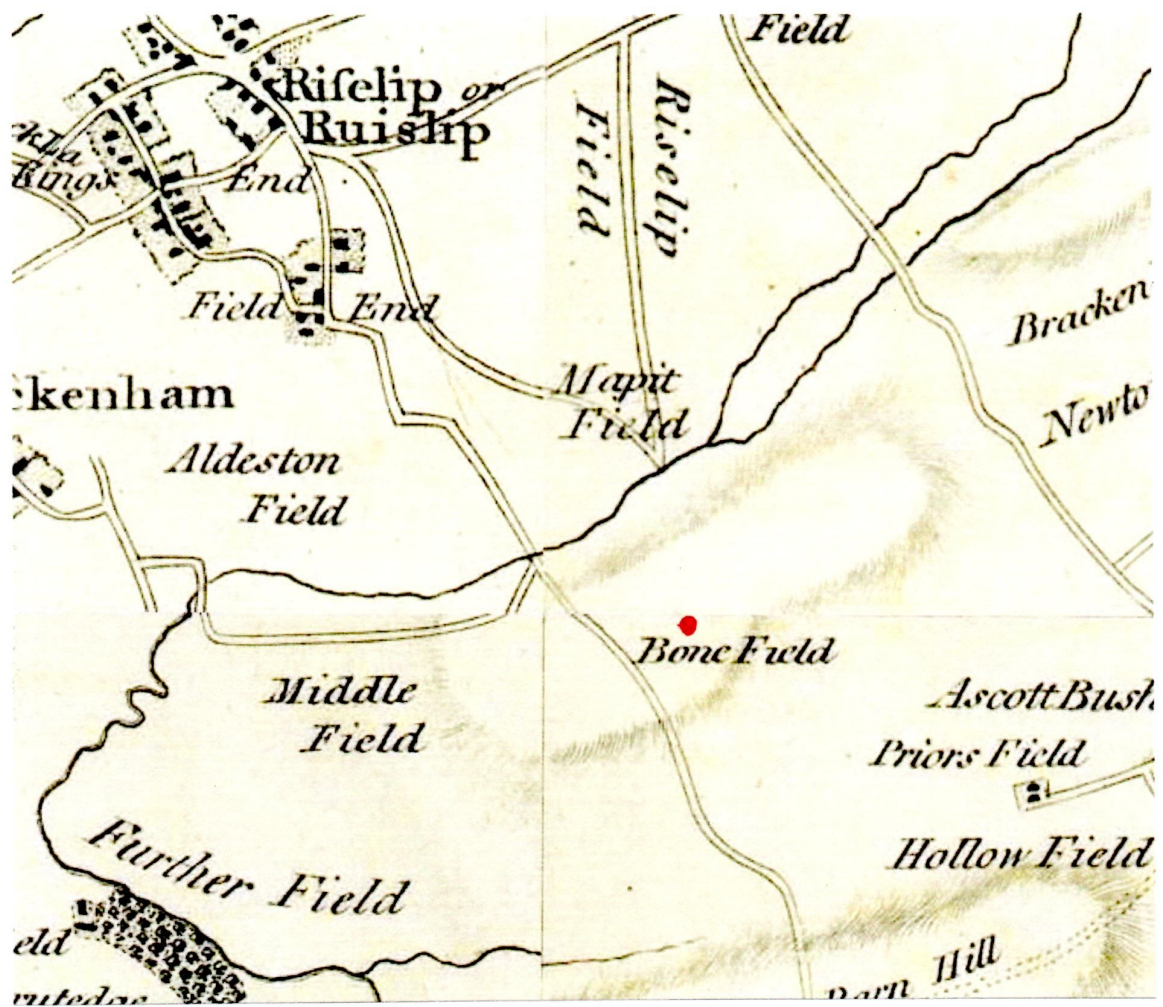


FIG.3 ROCQUE 1757



FIG.4 CARY 1786



This is a detailed historical map of the Ruislip and Pinner area in the 19th century. The map shows the Ruislip Reservoir, Ruislip Park, and the village of Pinner. A large, stylized letter 'D' is superimposed on the map, indicating a specific area of interest. The map includes various landmarks such as Ruislip Wood, Pinner Grove, and the Ruislip Reservoir. The map is oriented with North at the top.

FIG.6 ORDNANCE SURVEY 1868

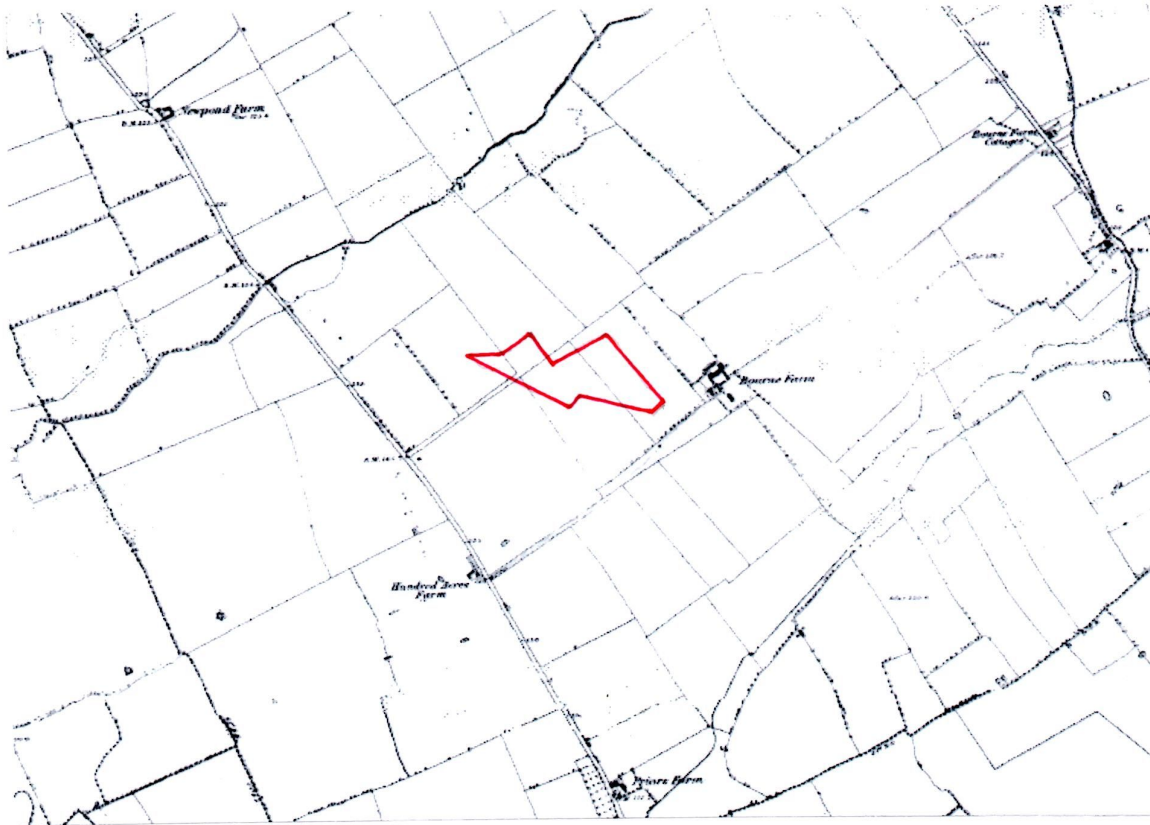


FIG.7 ORDNANCE SURVEY 1881

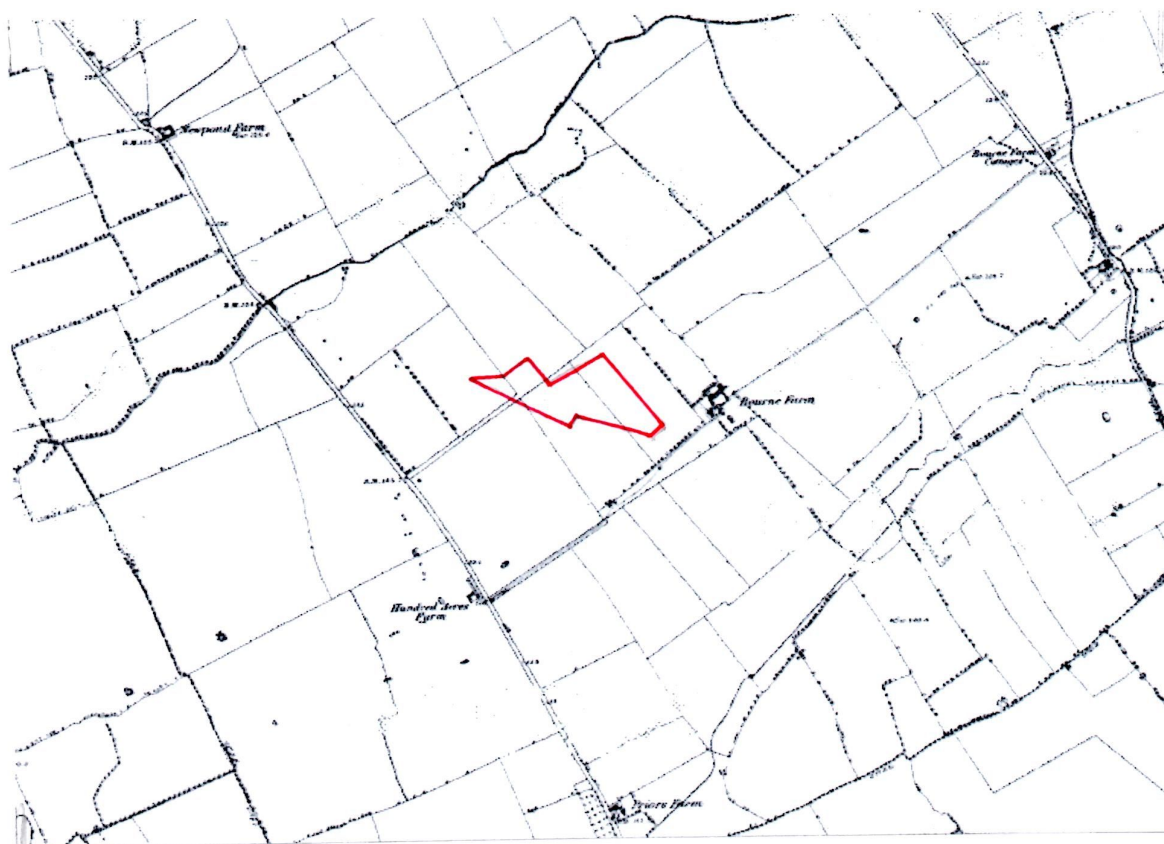


FIG.8 ORDNANCE SURVEY 1897

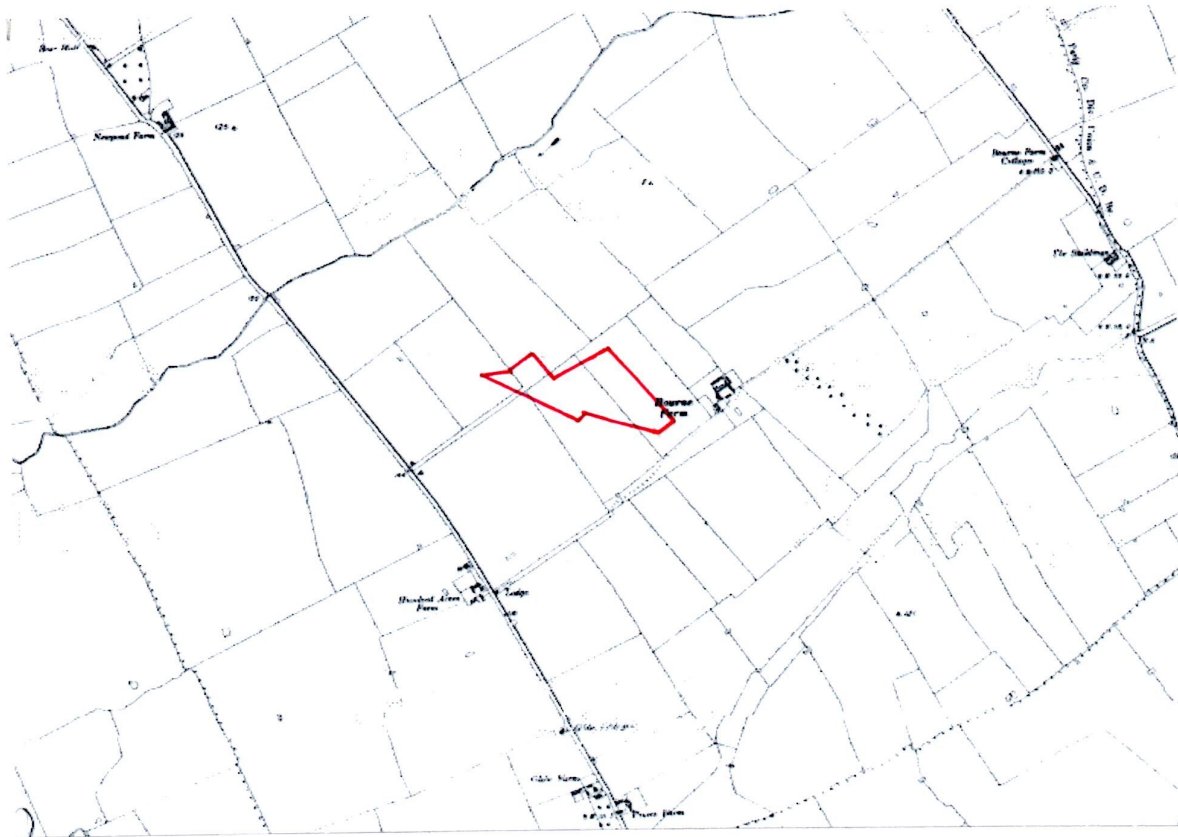


FIG.9 ORDNANCE SURVEY 1916

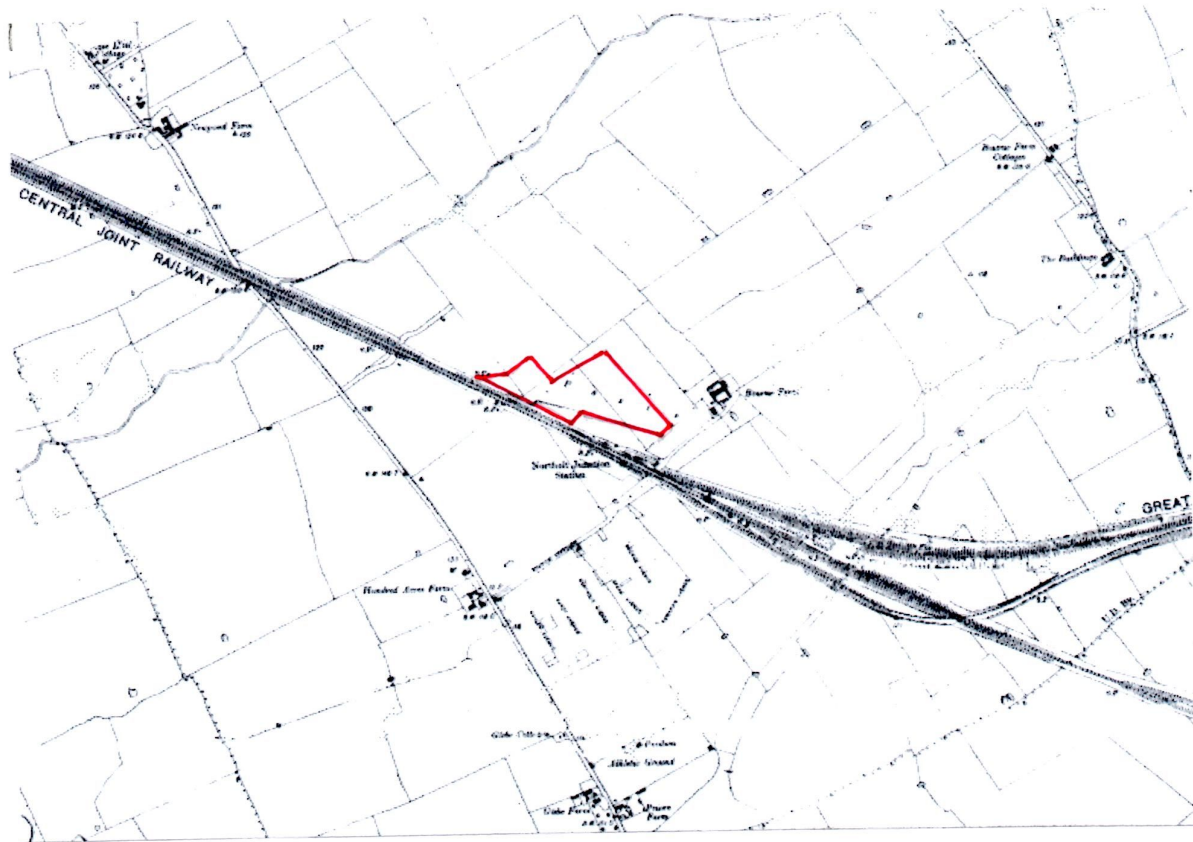


FIG.10 ORDNANCE SURVEY 1935

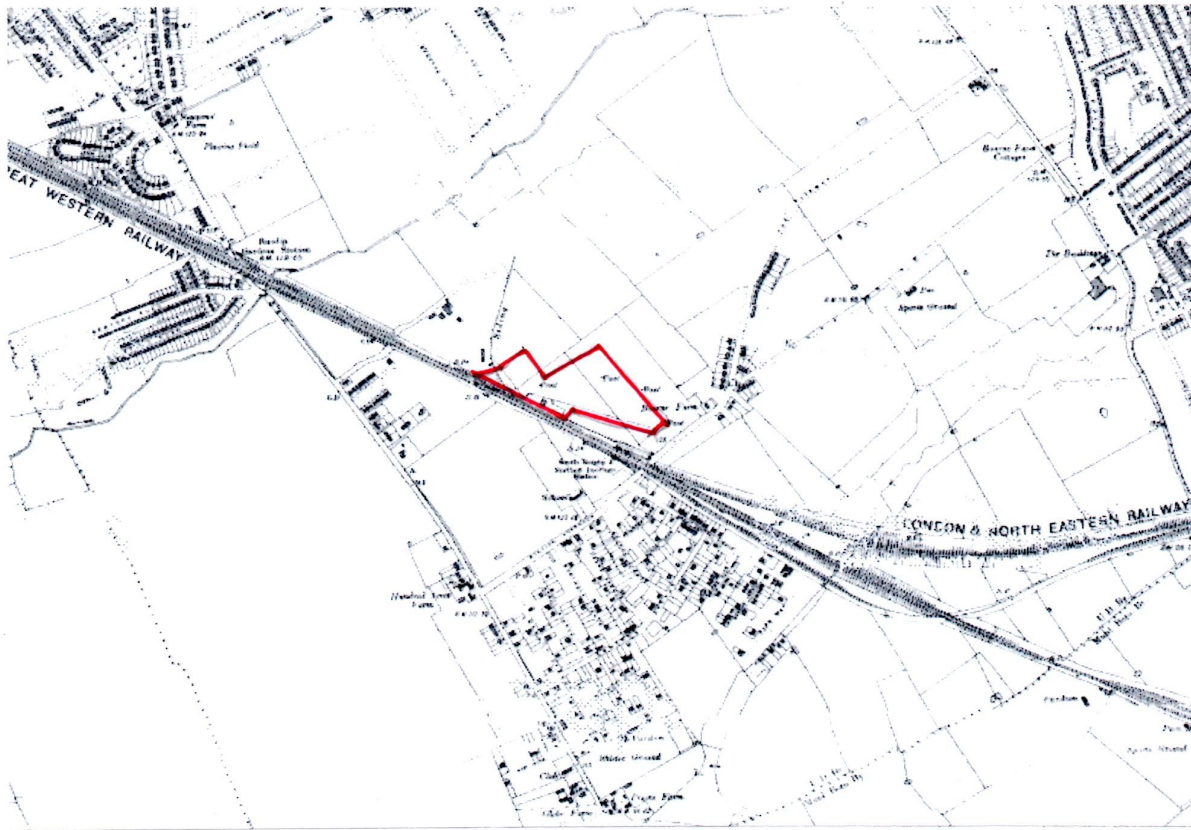


FIG.11 ORDNANCE SURVEY 1960

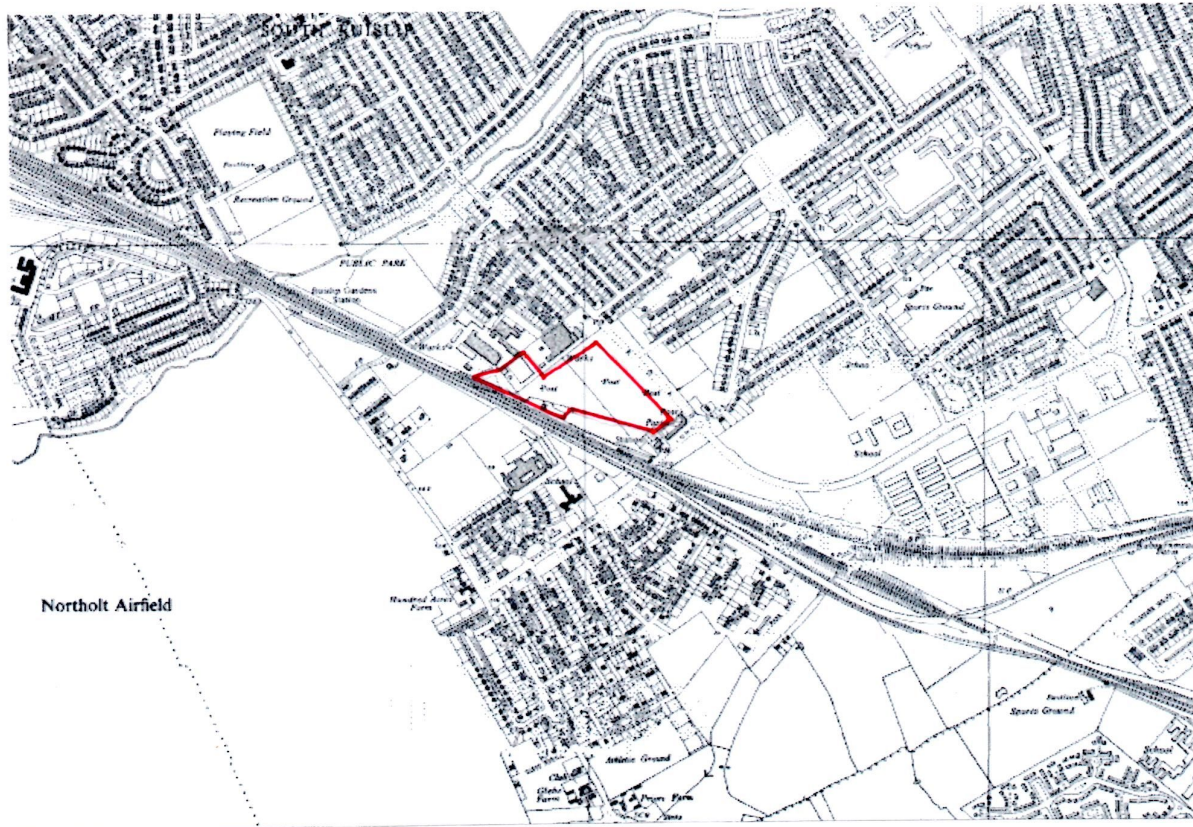


FIG.12 ORDNANCE SURVEY 1966

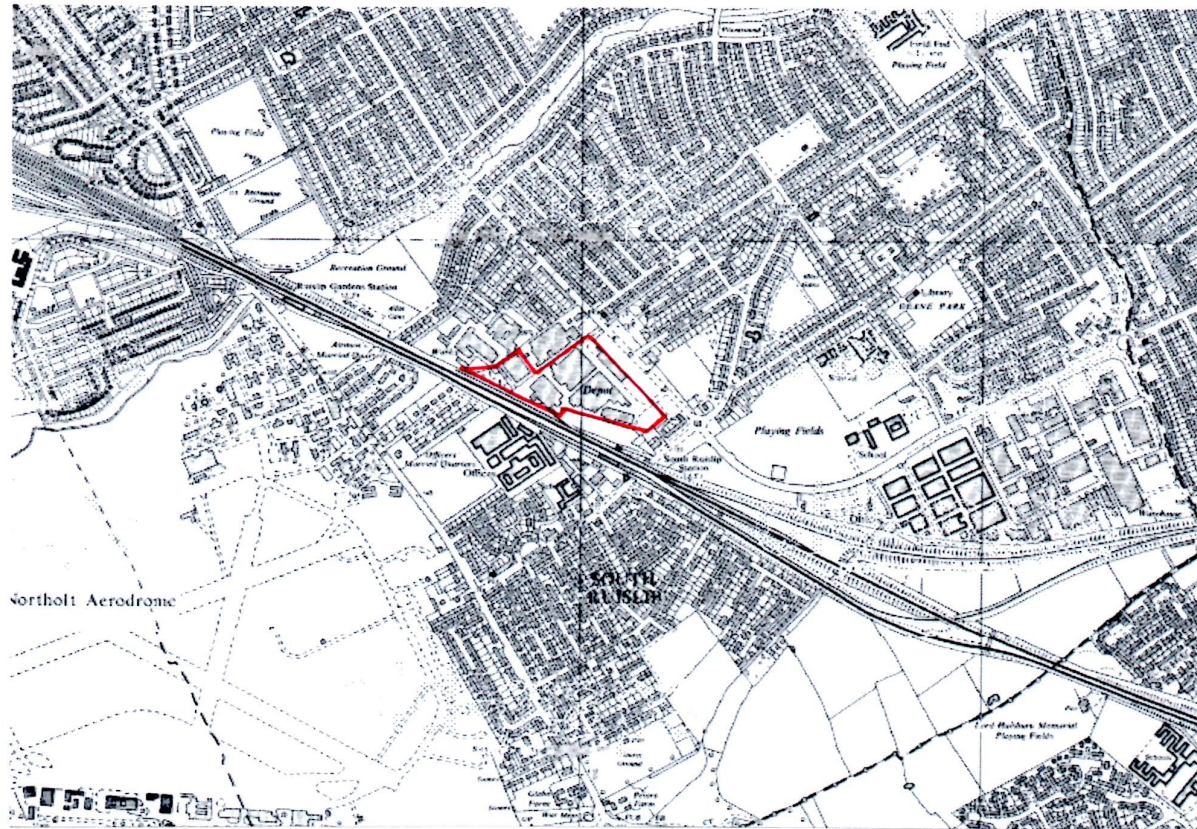


FIG.13 ORDNANCE SURVEY 1975

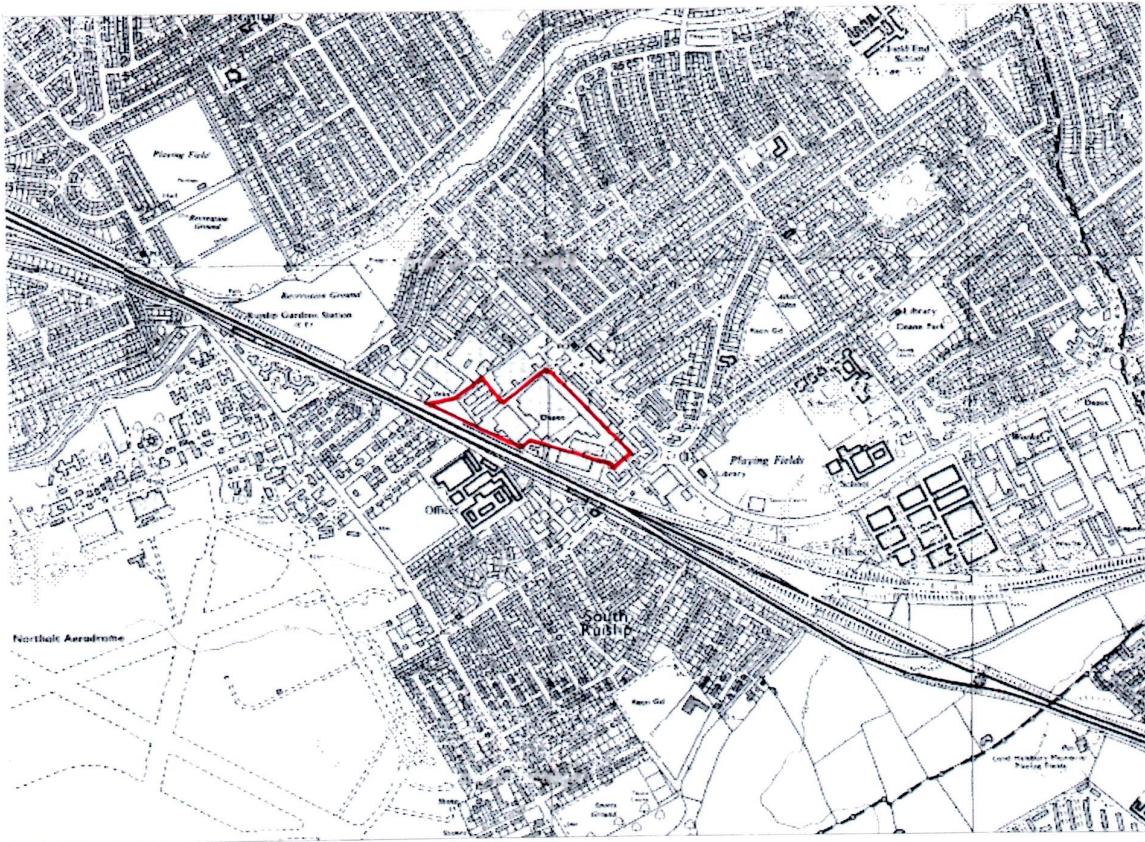


FIG.14 ORDNANCE SURVEY 1985

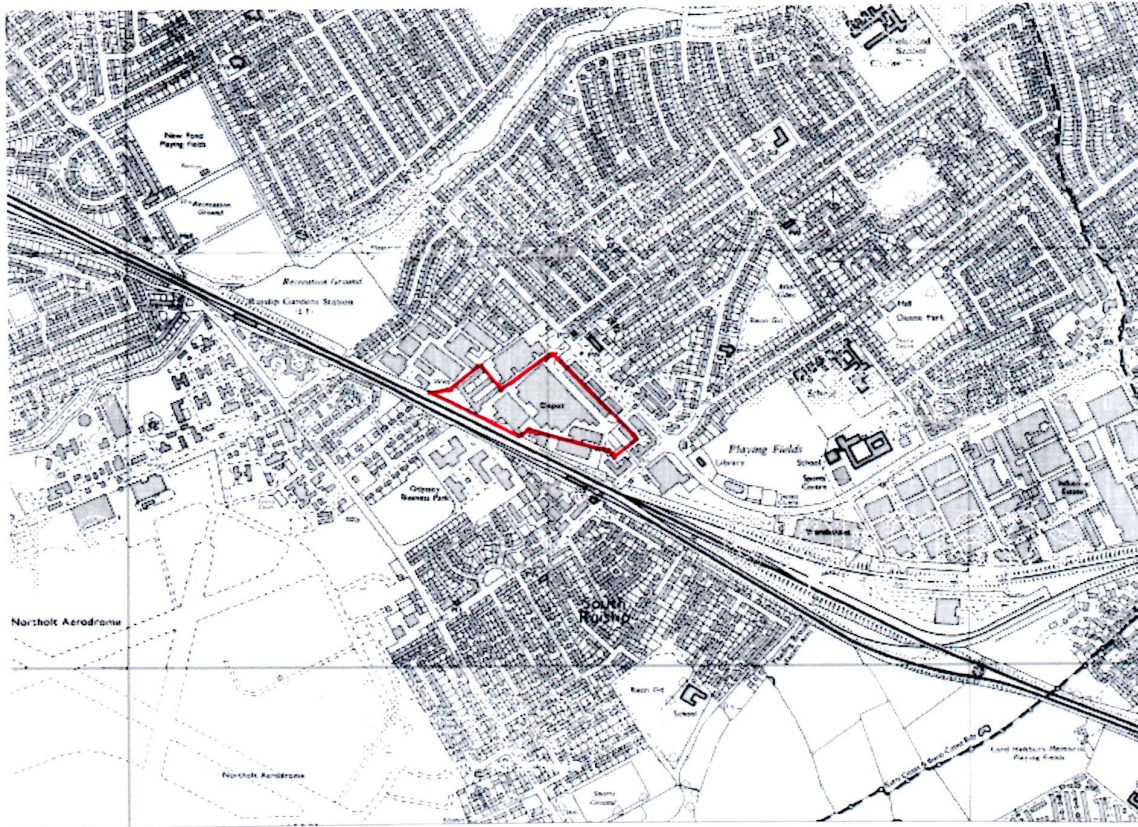


FIG.15 PROPOSED DEVELOPMENT GROUND FLOOR

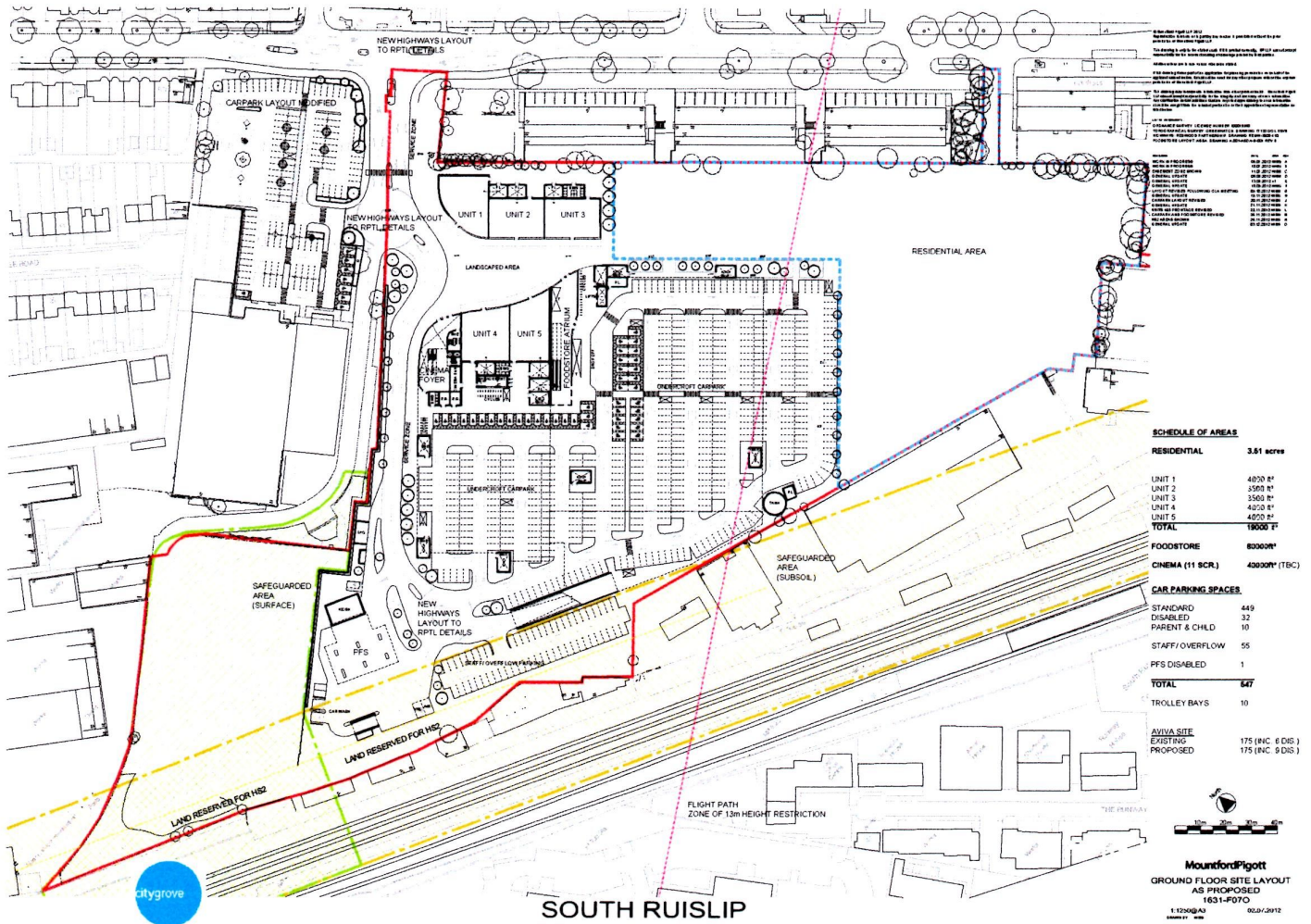
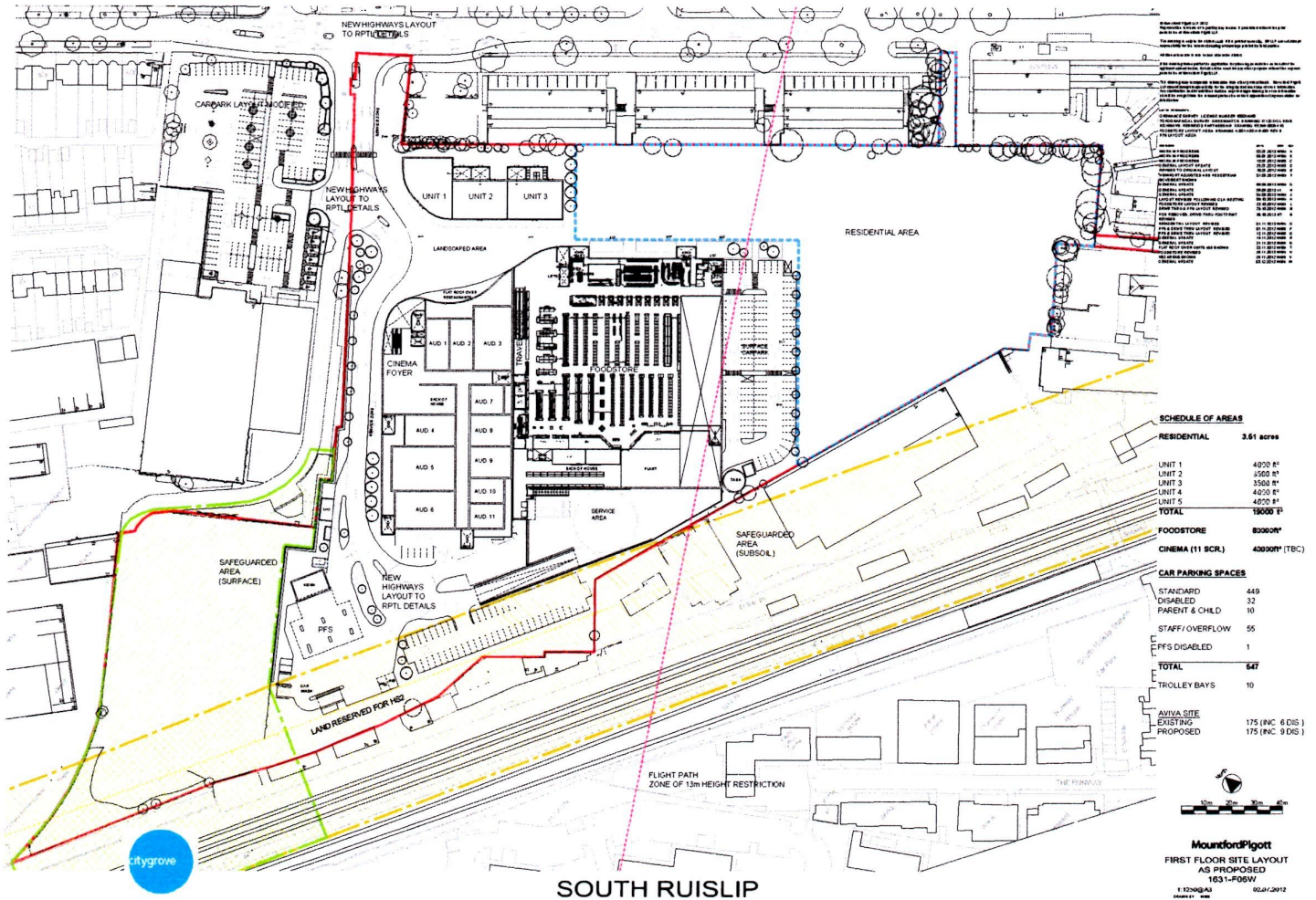


FIG.16 PROPOSED DEVELOPMENT FIRST FLOOR



SOUTH RUISLIP