



Bishop Arden Church of England Free School, Ruislip Golf Club (NE
portion), Ickenham Road, Ruislip, HA4 7DQ

Archaeological Desk Based Assessment

16 February 2021

Client:	HSP Consulting
Project Site:	Bishop Arden Church of England Free School, Ruislip Golf Club (NE portion), Ickenham Road, Ruislip, HA4 7DQ
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Summary

Heritage Planning Services Ltd was commissioned by HSP Consulting (on behalf of Jacobs) to prepare an archaeological desk-based assessment (DBA) in relation to the proposed Bishop Arden Church of England Free School at Ruislip Golf Club (NE portion), Ickenham Road, Ruislip, Hillingdon, HA4 7DQ (the Project Site).

This report has determined that the Project Site is in an area of moderate-high archaeological potential. Prehistoric and Medieval activity has been recorded on land directly to the south/southwest of the Project Site and it is reasonable to assume that similar archaeology may occur within the proposed development area.

The southern portion of the site is crossed by Medieval/Post-Medieval ridge and furrow which is not, as far as can be ascertained, connected to any nearby settlement and is thus isolated. Therefore, its significance should be considered low.

The ridge and furrow were identified and recorded through remote surveying (including LiDAR) and further survey work (such as GPS or other ground surveying) is unlikely to be rewarding. No further archaeological recording is proposed for the ridge and furrow.

The Project Site is located adjacent to Prehistoric occupation and burial activity of probably medium significance. There is good reason to suppose that similar archaeology may occur on the Project Site and whilst the likelihood of this archaeology being of such significance to preclude development is low, the condition and true importance of archaeology on site is not known.

As such, a programme of trial trenching is recommended to determine the extent, character and significance of the archaeology on the Project Site as well as helping to determine an appropriate mitigation strategy for its later recording.

The impact to the setting of designated assets is likely to be negligible.

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by HSP Consulting (on behalf of Jacobs) to prepare an archaeological desk-based assessment (DBA) in relation to the proposed Bishop Arden Church of England Free School at Ruislip Golf Club (NE portion), Ickenham Road, Ruislip, Hillingdon, HA4 7DQ (hereafter referred to as the Project Site).
- 1.2. The objective of this DBA is to identify the nature, extent and significance of any archaeological resource within the Project Site and its environs (the Study Area) in order to understand the potential implications of development.
- 1.3. This report was prepared during the Covid-19 pandemic and during the third national lockdown (February 2021). As such, physical archives could not be accessed. Instead, information has been sought from online and digital archives (e.g. the Historic Environment Record). It was also not considered essential to make a site visit, in line with COVID 19 travel restrictions. Photographs of the Project Site have been provided by HSP Consulting, for comment in this report.
- 1.4. The report has been prepared by Sam Driscoll MCIfA, Director, Heritage Planning Services and completed under HPS project reference HPS-372/21.

The Project Site

- 1.5. The Project Site is located to the northeast of Ruislip Golf Club, north of the HS2 route into London and north east of Clacks Lane/Hill Lane which leads off the Ickenham Road (B466). The land historically fell within the County of Middlesex.
- 1.6. The site is accessed north off the B466 and comprises a parkland municipal golf course, with 20th century residential development the north and east of the site and a mix of residential and commercial premises along the B466, to the south. To the west, the golf course extends a further 280 m to the 1904 – 1906 line of the Great Western Railway.

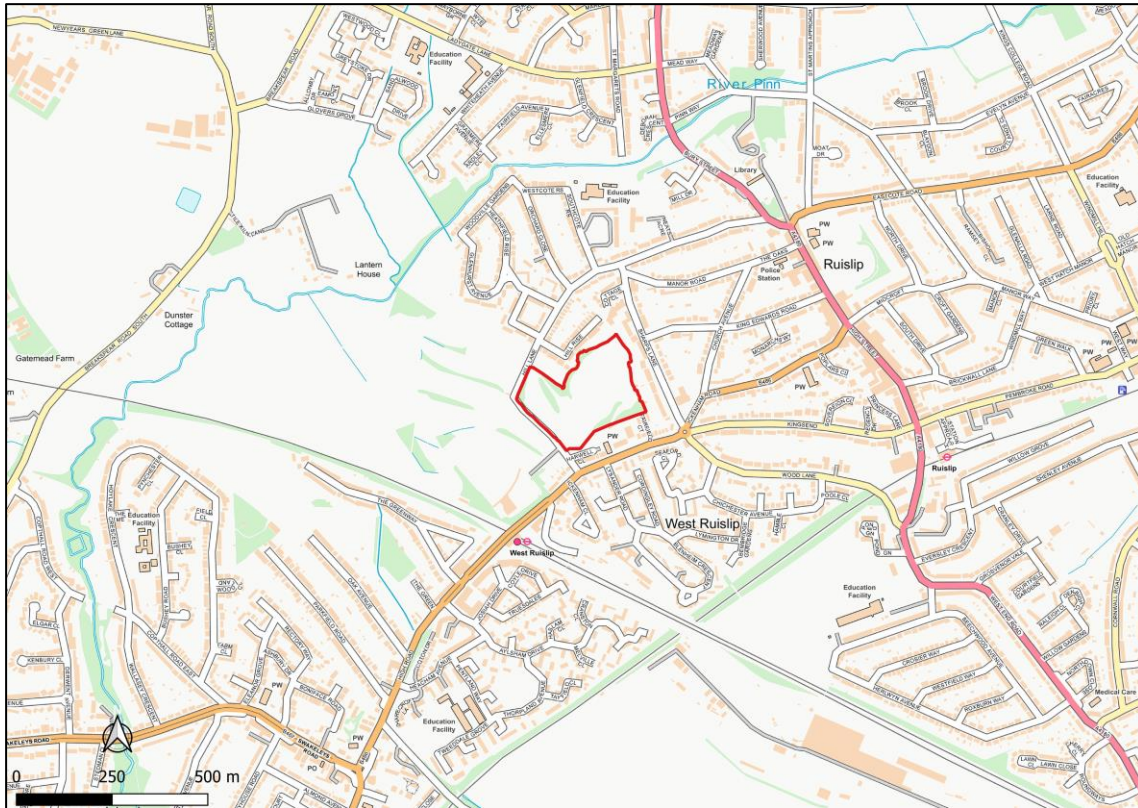


Figure 1: Site location. Project Site outlined in red.

- 1.7. Geologically the Project Site is defined by Palaeogene London Clay Formation – Clay, Silt and Sand - formed approximately 48 to 56 million years ago (BGS 2021). The site is relatively level, rising gradually from Clacks Lane to the northeast at c. 48.00 m aOD.



Figure 2: Red Line boundary.



Photo 1 Northeast facing view of the Project Site towards Sharps Lane. Photo courtesy of HSP Consulting.



Photo 2 North facing view of the Project Site from the southern extent. Photo courtesy of HSP Consulting

2. Planning Policy and Developmental Framework

- 2.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2019:

"189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

London Borough of Hillingdon, Local Plan Part 2: Development Management Policies (adopted 16 January 2020):

Policy DMHB 1: Heritage Assets

- A) The Council will expect development proposals to avoid harm to the historic environment. 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 puts them into viable uses consistent with their conservation;
 - ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
 - iii) it makes a positive contribution to the local character and distinctiveness of the area;
 - iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
 - v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
 - vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
 - vii) opportunities are taken to conserve 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 and renewable energy 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.
- C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

3. Archaeological Baseline Survey

- 3.1. The information presented here is derived from sources including the Greater London Historic Environment Record (HER), Historic England National Monuments Record database (PastScape), the

National Heritage List for England (NHLE), The Hillingdon Council Heritage Assets Map, cartographic resources, along with other published or documentary sources.

- 3.2. A radius of 1km from the Project Site has been established as the Study Area to examine the possible impact on the setting of designated assets. As per the brief for this project (Jacobs 2020) a 250 m buffer from the site boundary has been established for all other heritage assets.

Nationally Designated Assets

- 3.3. There are no nationally designated heritage assets on the Project Site.
- 3.4. There is a Scheduled Monument (NHLE ref 1002045), c. 820 m northeast of the Project Site. The monument includes a motte and bailey castle, the remains of a Benedictine priory and a curvilinear earthwork, surviving as earthworks and below-ground archaeological remains.

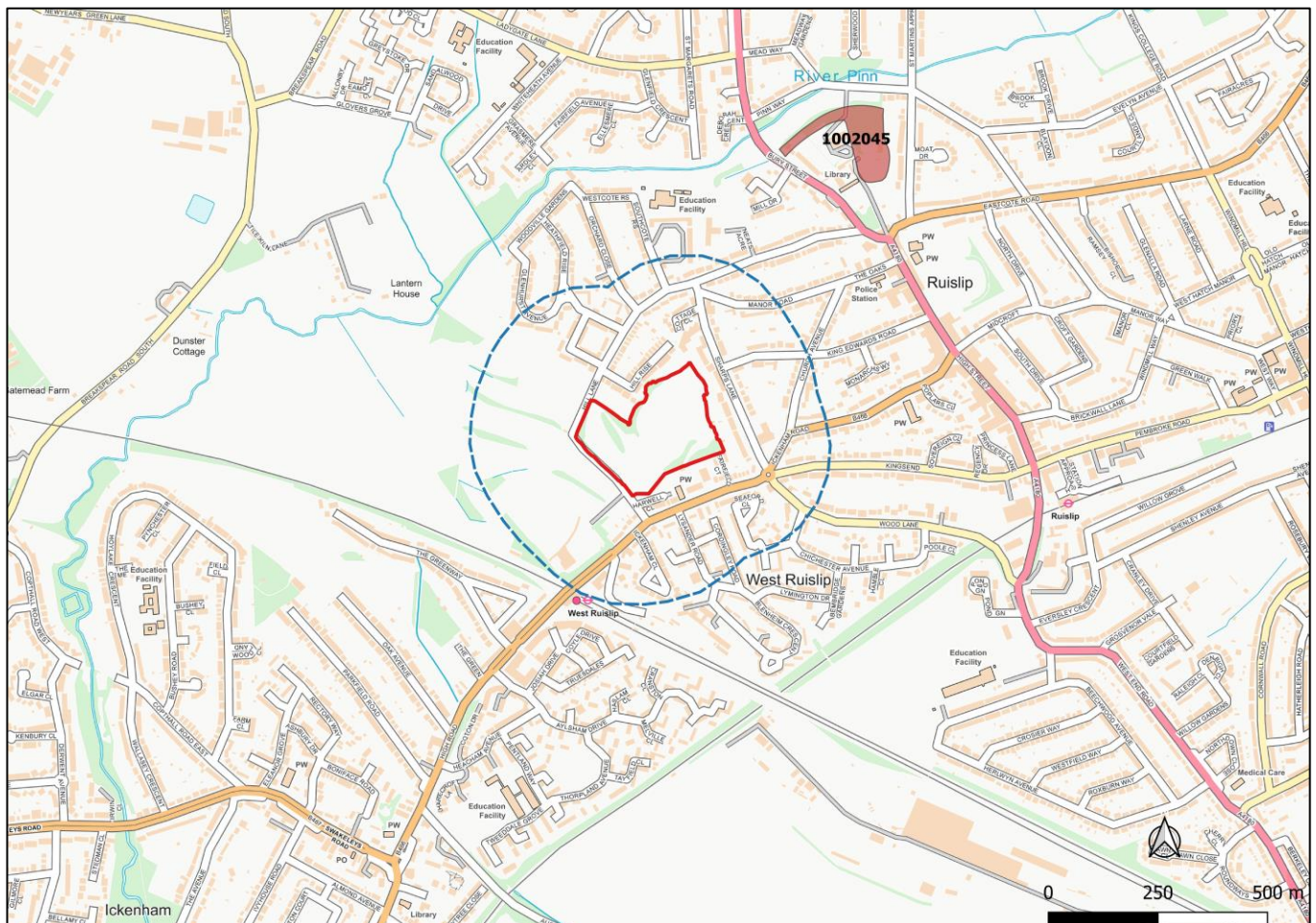


Figure 3: Scheduled Monuments within the 1 km radius Study Area. Blue line represents the extent of the 250 m buffer from the Red Line boundary.

- 3.5. The nearest Listed Buildings are the Grade II White Bear Public House (NHLE 1180855) c. 280 m ESE of the Project Site, the Grade II Orchard Cottage (NHLE 1180904) c. 325 m ESE of the Project Site, and the Grade II Old Orchard (NHLE 1080109) c. 365 m north of the Project Site.
- 3.6. There are more Listed Buildings beyond the buffer and particularly located around Ruislip High Street, of which 9-15 the High Street (NHLE 1080204) and Church of St Martin (NHLE 1285697) are Grade II listed.

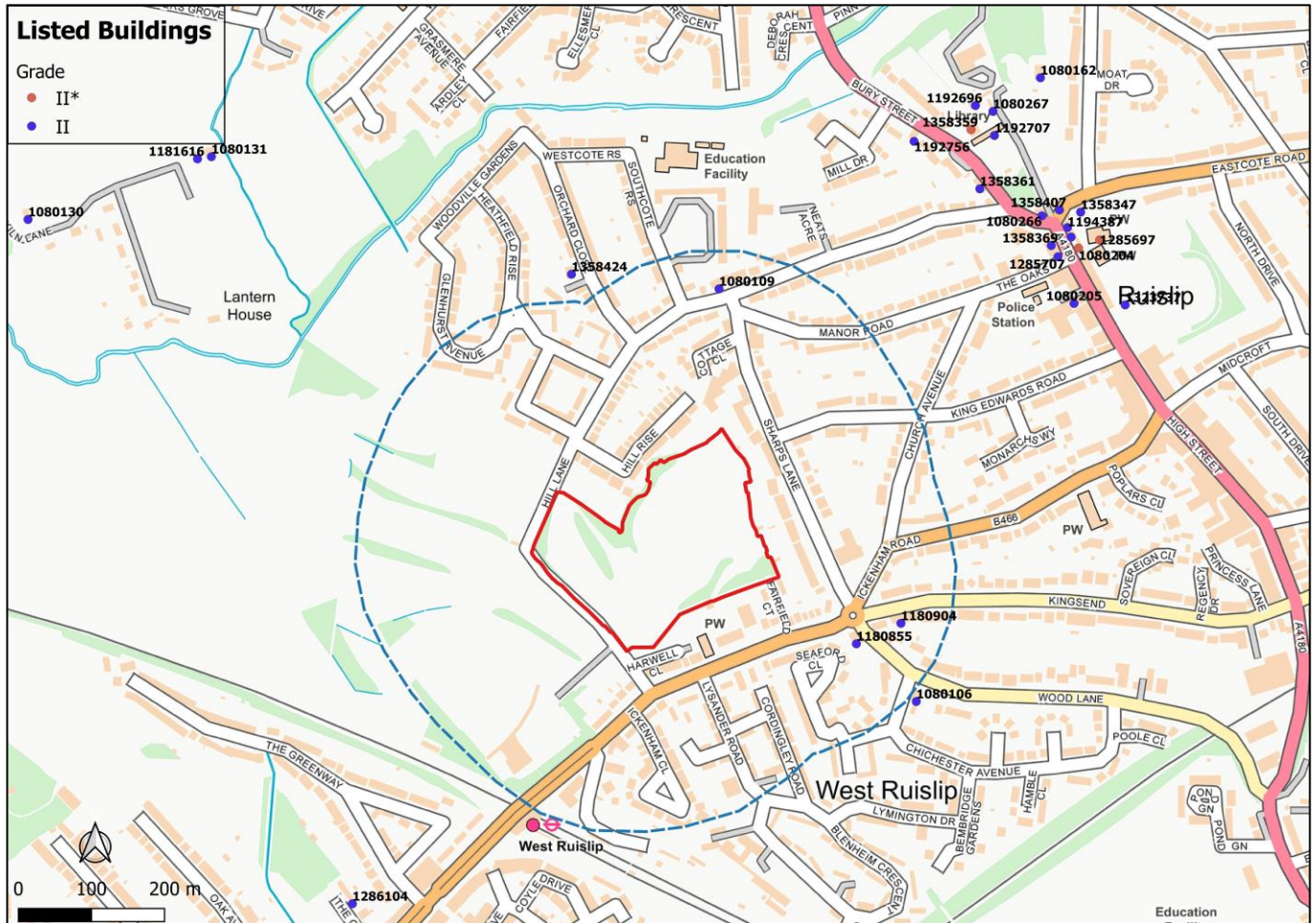


Figure 4: Listed Buildings within the Study Area.

- 3.7. None of the above designated assets are considered to be adversely impacted by the proposed development.
- 3.8. A viewshed analysis to establish a zone of theoretical visibility (ztv) was undertaken to determine whether any designated assets (scheduled monuments or Listed Buildings) within 1 km of the Project Site would be affected by the development. This analysis established a building height of 9.6 m (roughly 3 storeys) and used 50 cm DSM data from the EA. The building height is theoretical and not based upon proposed plans but serves to indicate the possible impacts of a large structure on the surrounding assets.

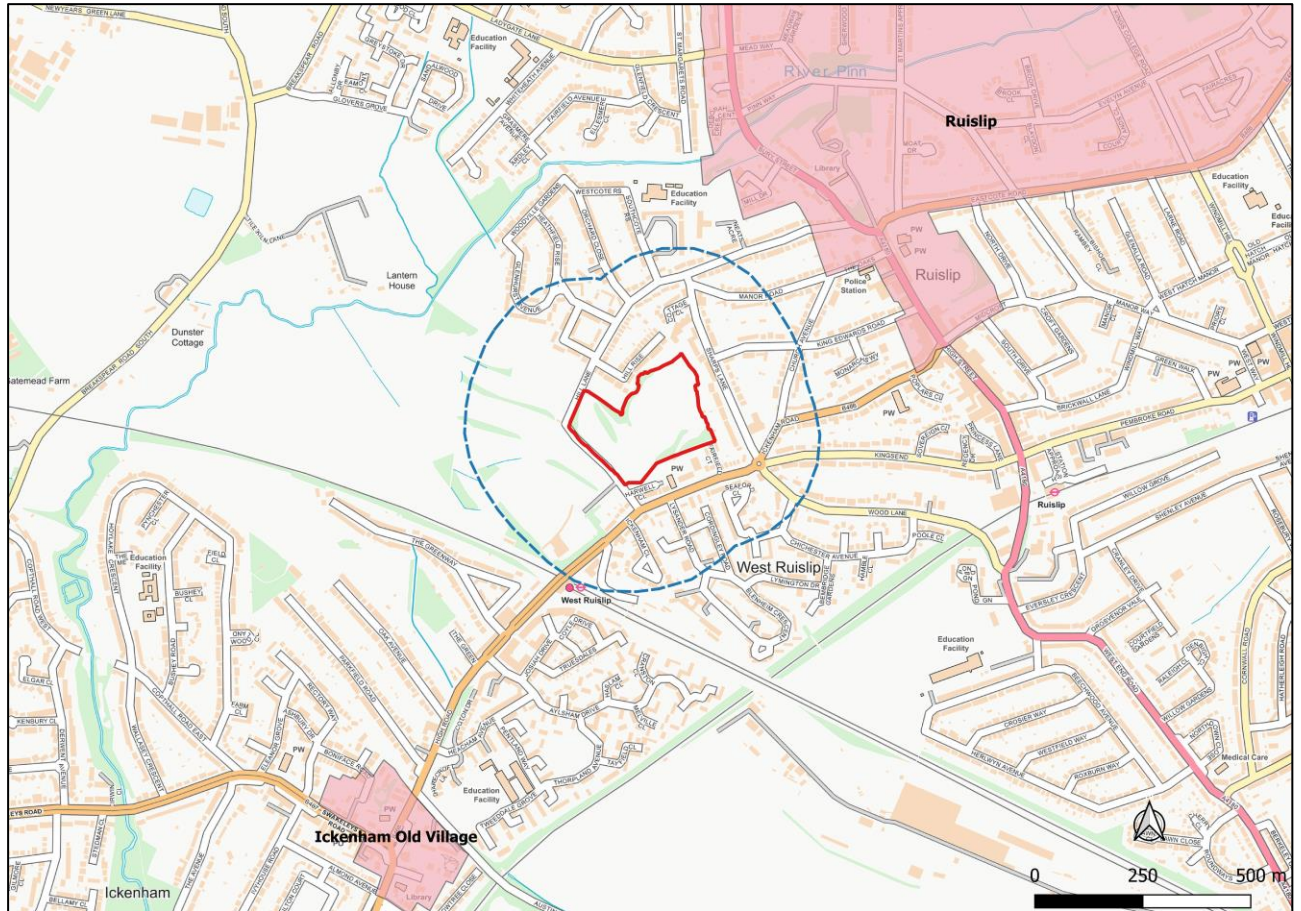


Figure 6: Archaeological Priority Areas in the Study Area. Project Site outlined in red.

Locally Listed Buildings and Conservation Areas.

3.12. There are three locally listed buildings within the 250 m buffer of the Project Site. The closest of these is 120 Sharps Lane c. 35 m east of the eastern edge of the red line boundary. The Project Site lies west (and outside of) Ruislip Conservation Area.



Figure 7: Locally Listed Buildings in the 250 m buffer.

Events

- 3.13. The southern portion of the Project Site was partly covered by a remote sensing survey that took place as part of the HS2 project (GLHER ELO15515). The survey involved the systematic analysis, interpretation, mapping and recording of archaeological sites from aerial photographs and LiDAR data with the aim of mapping and recording archaeological features visible as cropmarks, soil marks, earthworks or structures.
- 3.14. This survey identified an extensive system of ridge and furrow cultivation that crossed the southern part of the Project Site (see Archaeological Sites below).
- 3.15. In 2020, trial trench evaluation directly southwest of the Project Site (GLHER ELO20998), and within the southern part of West Ruislip Golf Club, uncovered a range of Prehistoric features and Medieval activity. Evaluation work did not extend onto the Project Site and therefore the survival of similar archaeology cannot be ruled out.

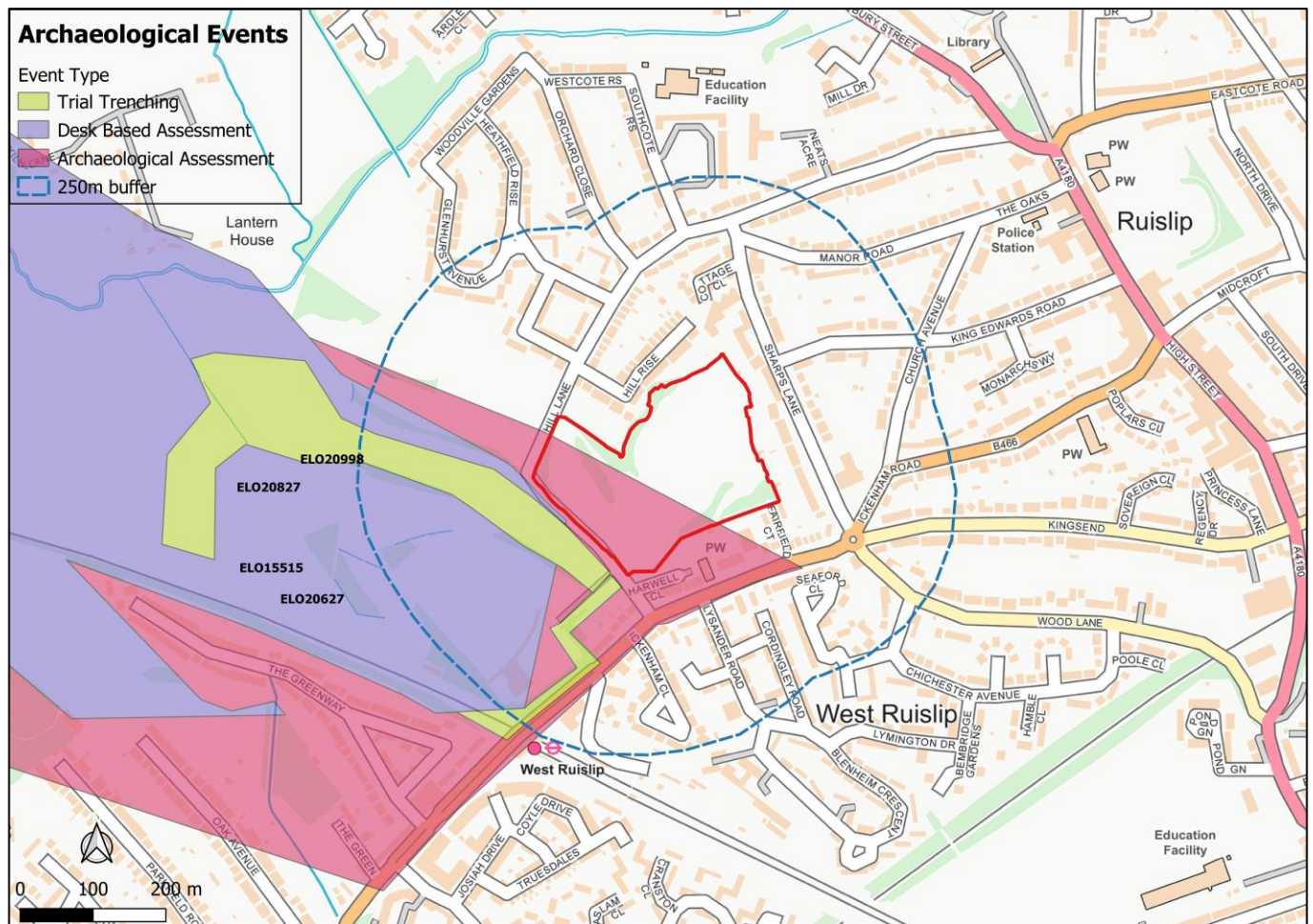


Figure 8: Archaeological Events in the 250 m buffer. Project Site outlined in red.

Archaeological Sites

Prehistory

- 3.16. Prehistoric activity has been identified directly to the west/southwest of the Project Site (GLHER MLO118682). Features including gullies, pits, post-holes and ditches were found, along with a Bronze Age cremation cemetery (GLHER MLO118680) c. 250 m to the west and a Bronze Age roundhouse (GLHER MLO118679) c. 285 m to the west. The cremation cemetery was found close to the southern boundary of the Project Site (Thomas 2020).
- 3.17. Mesolithic and Neolithic flint work was found c. 560 m WNW of the Project Site (GLHER MLO118678) and a Prehistoric flint knife and other implements were found c. 390 m north of the Project Site (GLHER MLO 2665).
- 3.18. The above features are judged to be of low to possibly medium significance.
- 3.19. The proximity of the Project Site to the positive results above raises the potential for similar activity to be preserved within proposed development area.

3.20. There is clearly a strong Prehistoric presence in the area immediately around the Project Site, which does not appear to have been subject to any significant development in its later history.

3.21. The potential to encounter archaeology of Prehistoric date should be considered medium-high.

Romano-British

3.22. There are no Roman sites either on the Project Site or within the Study Area. The potential for Romano-British archaeology is considered low.

3.23. The evidence from the nearby evaluation would appear to confirm that there was a hiatus in activity following the Prehistoric period until the land was used for agriculture in the Medieval period.

Early Medieval

3.24. There is no Early Medieval activity on the Project Site or within the Study Area.

3.25. A Medieval water mill (GLHER MLO68689) may have existed c. 550 m northwest of the Project Site and another c. 660 m NNE of the Project Site (GLHER MLO10631).

Medieval

3.26. By the time of the Domesday Survey Ruislip was in the ownership of Arnulf of Hesdin and is recorded as having 29 villagers, 7 smallholders, 8 cottagers, 4 slaves, 1 priest and 4 Frenchmen. It was owned by Wulfward White prior to this.

3.27. Medieval activity (GLHER 118681) was encountered as part of the evaluation work c. 50 m west of the Project Site's western boundary.

3.28. By the Medieval period, the Project Site probably formed part of common land for grazing and agriculture. Medieval ridge and furrow (GLHER MLO118637) identified across the southern part of the Project Site would suggest this.

3.29. The potential to encounter Medieval archaeology on the Project Site is Medium-High, particularly as ridge and furrow has already been identified on the southern portion.

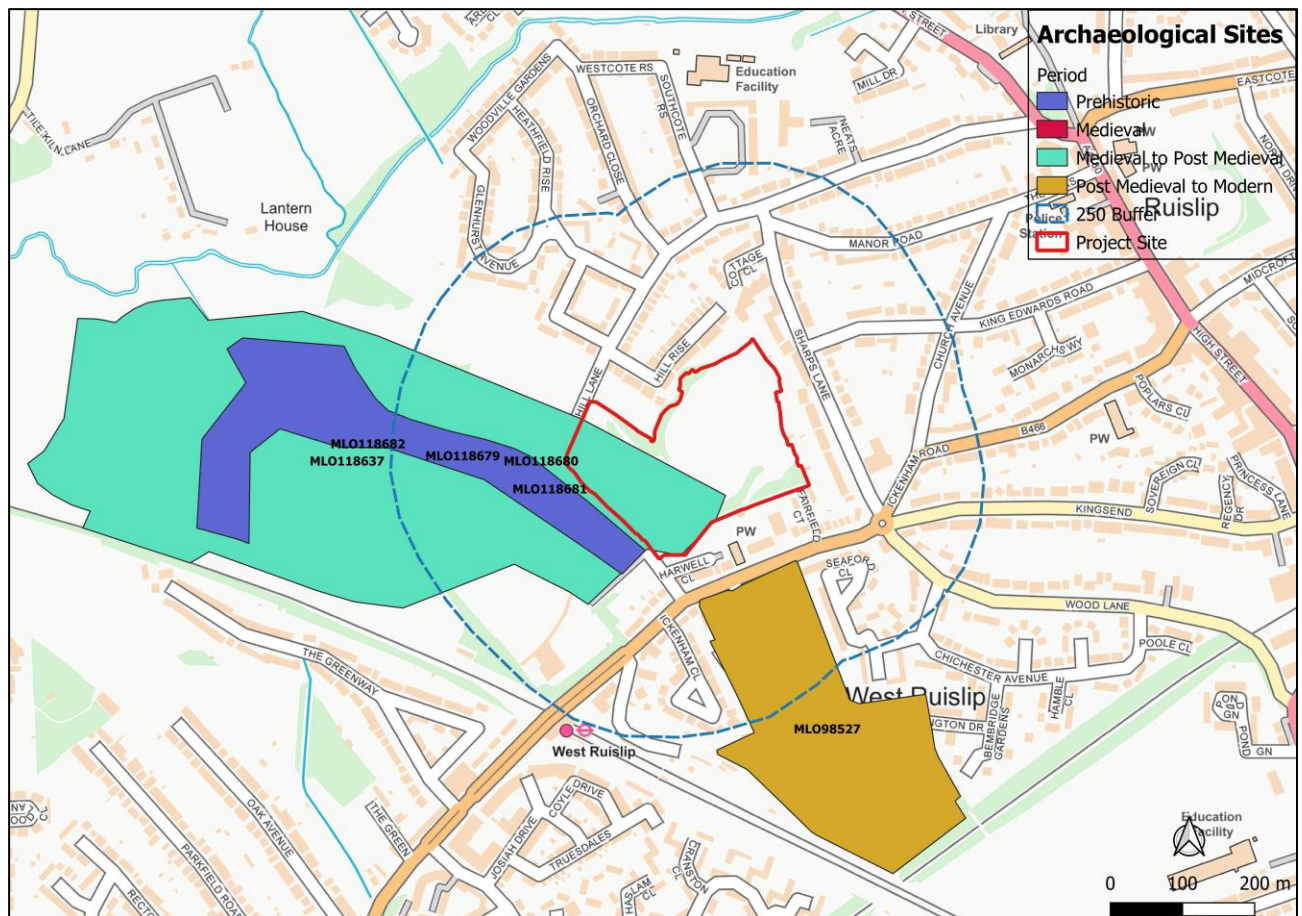


Figure 9: Archaeological Sites within the Study Area. Project Site outlined in red with 250 m buffer in blue.

Historic Development of the Project Site

- 3.30. Historically the Project Site is located within the ancient Parish of Ruislip, within the Elthorne Hundred of Middlesex. On departing to the crusades in the Holy Land, Arnulf de Hesdin granted his lands to the Benedictine Bec Abbey, who held it through much of the Medieval period.
- 3.31. During this time, it is highly likely that it was common fields belonging to the parish of Ruislip (GLHER MLO 118637) and clearly was used for agricultural purposes.
- 3.32. The earliest map available for the Project Site at the time of writing was the 1806 Ruislip Enclosure, which shows the plot shaded pink, defining it as exchanged land. Unfortunately, due to Covid restrictions it was not possible to source the Enclosure award to ascertain the names associated with the numbered fields.

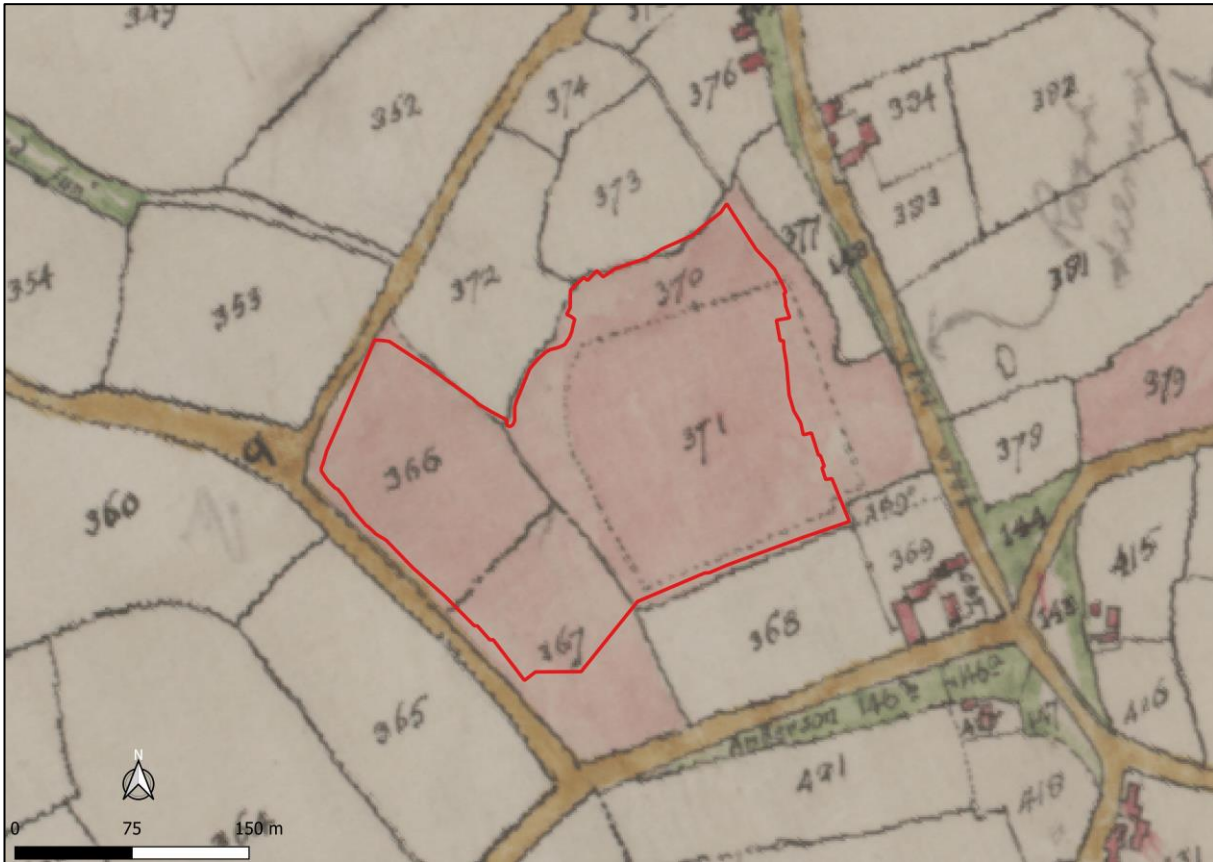


Figure 10: 1806 Ruislip Enclosure Map (© Layers of London).

3.33. The layout of the field boundaries that form the Project Site are broadly the same by the time of the 1896 OS map, although the internal divisions have been removed creating larger parcels of land.



Figure 11: 1896 OS map

3.34. Despite the creation of the golf course in 1922, the broad layout of the site was retained. There is clearly urbanisation to the north and south, but the shape of the Project Site can still be ascertained.



4. Summary & Conclusion

- 4.1. The Project Site is located within an area of moderate-high archaeological potential. The southern portion of the site is crossed by Medieval/Post-Medieval ridge and furrow which is not, as far as can be ascertained, connected to any nearby settlement and is thus isolated. Therefore, its significance should be considered low.
- 4.2. Ridge and furrow was identified on the Project Site and recorded through remote surveying (including LiDAR) and further survey work (such as GPS or other ground surveying). No further recording is proposed for the ridge and furrow and there is no reason that the earthworks should preclude development.

- 4.3. The Project Site is located adjacent to Prehistoric occupation and burial activity of probably medium significance. There is good reason to suppose that similar archaeology may occur on the Project Site and whilst the likelihood of this archaeology being of such significance to preclude development is low, the condition and true importance of archaeology on site is not known.
- 4.4. As such, a programme of trial trenching is recommended to determine the extent, character and significance of the archaeology on the Project Site as well as helping to determine an appropriate mitigation strategy for its later recording.
- 4.5. The impact to the setting of designated assets is likely to be negligible, based on the ZTV.

5. Bibliography

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6. Appendices

Appendix 1: Scheduled Monument

NHLE Ref	Name
1002045	Ruislip Motte And Bailey

Appendix 2: Listed Buildings

NHLE Ref	Name	Grade
1080106	Laurel Cottage And Primrose Cottage And Tudor Cottage	II
1080109	The Old Orchard	II
1080130	Woodbine Cottage	II
1080131	Old Clack Farmhouse	II
1080139	Barn And Outbuilding To South East Of Sherley's Farmhouse (The C17 Motel)	II
1080162	The Manor Farmhouse	II
1080203		II
1080204		II*
1080205	The Britsih Legion Hall	II
1080266	Hailey's Shop And The Village Sweet Shop	II
1080267	Cowshed To East Of Manor Farm Yard	II
1192696	Cowshed And Sties To North West Of Manor Farm Yard	II
1192707	Small Barn To South Of Manor Farm Yard	II
1192756	Mill House	II
1194387		II
1180855	The White Bear Public House	II
1180904	Orchard Cottage	II
1181616	Barn To West Of Old Clack Farmhouse	II
1285697	Church Of St Martin	II*
1285707	The Swan Inn	II
1286104		II
1323737	Monument To Annie Hall Northeast Of War Memorial And Behind Number 39 In St Martins Churchyard	II
1358347	Ruislip Almshouses	II
1358359	Great Barn To West Of Manor Farm Yard	II*
1358361	The Old House	II
1358407	K6 Telephone Kiosk Opposite North End Of High Street	II
1358418	Sherley's Farmhouse (The C17 Barn Motel)	II
1358424	Hill Farmhouse	II
1380983	Ruislip Station With Associated Footbridge And Signal Box	II
1358369		II

Appendix 3: Archaeological Priority Areas Gazetteer

GLHER Ref	Name	Description
DLO36174	Ruislip	There is very little in the way of evidence for prehistoric activity in the vicinity with a couple of isolated flint artefacts recorded. There have been a few possible Roman artefacts around the SAM, suggesting some activity in the vicinity.
DLO36177	Ickenham Old Village	There is little in the way of evidence for prehistoric activity in the area, though a small level of activity in the Mesolithic-Neolithic, Bronze Age and late Iron Age/Roman periods was taking place to the south of the village.

Appendix 4: Locally Listed Buildings

Name
120 Sharps Lane
Spitfire in front on The Orchard
Fiveways

Appendix 5: Events Gazetteer

EvUID	Name	Eventtypes
ELO1551 5	HS2 South Ruislip to Ickenham community forum area CFA6: Remote Sensing Survey	Field Survey; Lidar Survey; Aerial Photograph Interpretation; Historic Area Assessment
ELO2062 7	Breakspear Road/ Ickenham Road [West Ruislip Portal, Gatemead Embankment and River Pinn Flood Mitigation Area] Ruislip London: Evaluation	Trial Trench
ELO2082 7	Harvil Road/ Breakspear Road South/ Newyears Green Lane [Land at Colne Valley East] Ruislip Greater London: Desk Based Assessment	Desk Based Assessment
ELO2099 8	Ickenham Road [West Ruislip Golf Course] Ruislip, Greater London: Evaluation	Trial Trench

Appendix 6: Archaeological Sites Gazetteer

MonUID	Name	Monument typea	Period	Summary
MLO985 27	High Road [RAF West Ruislip], Ickenham, Hillingdon {No 4 Stores Depot, Regimental Site and RAF Record Office}	Depot; House; Scullery; Bay Window; Dining Room; Quoin; Casement Window; Chimney; Staircase; Kitchen; Pantry; Supply Depot; Boundary Stone; Toilet; Garage; L Shape Plan; Clubhouse; Vehicle Repair Centre; Bay; Pier; Truss; King Post; Purlin; Rafter; Tie;	Post Medieval to Modern	The site of RAF West Ruislip, High Street Ickenham was surveyed in 2007, prior to redevelopment. The site had its origins in 1917 when it was chosen to be the primary Aircraft Stores Depot, owing to its ideal position on both the Great Central Railway an
MLO118 637	Clack Lane, Ruislip, HA4 {Ridge and Furrow}	Ridge And Furrow	Medieval to Post Medieval	An extensive system of Medieval/Post-Medieval ridge and furrow cultivation recorded from LiDAR imagery.
MLO118 679	Ickenham Road [West Ruislip Golf Course] Ruislip, Greater London, Bronze Age roundhouse	Round House (Domestic)	Bronze Age	An arc of seven postholes representing the remains of a Bronze Age roundhouse.
MLO118 680	Ickenham Road [West Ruislip Golf Course] Ruislip, Greater London, Bronze Age cemetery	Cremation Cemetery; Cinerary Urn; Cremation	Bronze Age	A small Bronze Age cremation cemetery including two urned and one unurned cremation thought to be part of a larger cemetery
MLO118 681	Ickenham Road [West Ruislip Golf Course] Ruislip, Greater London Medieval activity	Tile Kiln; Metalled Surface; Ditch; Gully; Pit	Medieval	Medieval archaeology was attributed to an industrial landscape, including a tile kiln and metalled surface
MLO118 682	Ickenham Road [West Ruislip Golf	Gully; Ditch; Boundary Ditch; Pit; Post Hole; Pit; Ditch	Lower Palaeolit	Features of prehistoric to medieval date, including gullies, pits, post-holes and ditches

	Course] Ruislip, Greater London Prehistoric and Medieval activity		Prehistoric to Medieval	
MLO2665	Sharps La	Findspot	Prehistoric	Prehistoric flint knife and other implements
MLO84942	The Old Orchard	Timber Framed House; House; Conservatory	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85155	The White Bear Public House	Public House; Public House	Post Medieval to Modern	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details
MLO85157	Orchard Cottage	House	Post Medieval	Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details



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