

1 Yeomans Acre, Ruislip, London Borough of Hillingdon: An Archaeological Evaluation Report

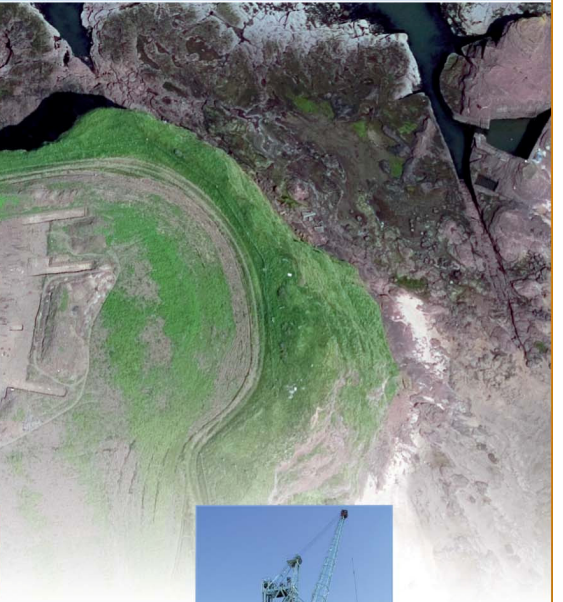
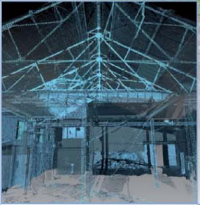
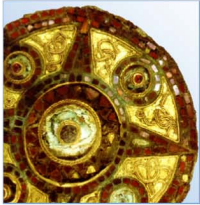
Planning Reference No: 21499/App/2013/998

National Grid Reference Number: TQ 10183 88267

AOC Project No: 32459

Site Code: YMA13

Date: August 2013



ARCHAEOLOGY

HERITAGE

CONSERVATION

1 Yeomans Acre, Ruislip, London Borough of Hillingdon: An Archaeological Evaluation Report

On Behalf of: Bob Budd
1 Yeomans Acre
Ruislip
HA4 8BW

National Grid Reference (NGR): TQ 10183 88267

AOC Project No: 32459

Date of Fieldwork: 8th August 2013

Prepared by: John Winfer

Illustration by: Lesley Davidson

Date: August 2013

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

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Draft/Final Report Stage: Final **Date:** August 2013

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Non-Technical Summary

An archaeological evaluation was undertaken by AOC Archaeology Group, on behalf of Bob Budd, on 8th August 2013, in the garden of 1 Yeomans Acre, Ruislip, London Borough of Hillingdon. The evaluation consisted of one machine-excavated trench measuring 15m by 1.8m.

Natural gravels were observed at 1.29m below ground level. This was overlain by a 0.48m thick layer of yellow clay subsoil, with a buried topsoil horizon above. This topsoil was covered by modern made ground which was in turn covered by modern imported topsoil. A fibre glass lined soak away was identified within the east of the trench, cutting through the made ground. No archaeology was observed in the trench.

Due to the lack of archaeological deposits encountered it is recommended that no further archaeological fieldwork be undertaken. The results of the evaluation will be summarised for inclusion in the Greater London Archaeological round-up and published via the Archaeological Data Service (ADS) website. On completion of the project, the archive, consisting of paper records, drawings and digital photographs, will be deposited with the London Archaeological Archive and Research Centre.

1. Introduction

1.1 Site Location

- 1.1.1 This document details the results of an archaeological evaluation, consisting of one evaluation trench, excavated in advance of the proposed demolition of a single property, 1 Yeomans Acre, Ruislip and construction of two properties (Figure 1).
- 1.1.2 The proposed site occupies a trapezoid shaped area measuring approximately 700m². It is bound by Yeomans Acre to the east, with further properties to the north, west and south (Figure 2).
- 1.1.3 Proposed works involve the demolition of the existing bungalow and the construction of two bungalows; one on the existing footprint and the other on the northern part of the site.

1.2 Planning Background

- 1.2.1 The local planning authority is London Borough of Hillingdon. Archaeological advice to the council is provided by Sandy Kidd of the Greater London Archaeology Advisory Service (GLAAS), part of English Heritage.
- 1.2.2 The site is within the Archaeological Priority Area, Ruislip Motte and Bailey (APA9), which is designated by the London Borough of Hillingdon. The site also lies outside of the Conservation Area of Eastcote Village, to the southeast. There are two Scheduled Ancient Monuments within close proximity to the proposed site, including Park Pale, c.700m north of the site, and Ruislip Motte and Bailey, c.1.1km southwest of the site.
- 1.2.3 It was thought that there was a low potential for the southern part of the Park Pale monument to extend south into Yeomans Acre. As such, archaeological works were advised by the London Borough of Hillingdon.
- 1.2.4 The planning application (21499/APP/2013/998) has been approved with the following condition attached (11):

No development shall take place within plot 2 until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development or demolition shall take place other than in accordance with the Written Scheme of Investigation. Provision shall be made for analysis, publication and dissemination of the results and archive deposition.

REASON: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in NPPF.

INFORMATIVE: The development of this site is likely to damage a heritage asset of archaeological interest. The applicant shall therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines. A suitable written scheme of investigation for a trench excavation across plot 2 to attempt to locate and examine the park pale will need to be prepared and submitted by the developer appointed archaeological practice approved following comment from this office before any on-site development related activity occurs.

- 1.2.5 A Written Scheme of Investigation (AOC 2013) was prepared as a method statement for the archaeological works, which was approved by the monitor, Sandy Kidd, prior to the start of work on site.

1.3 Geology and Topography

- 1.3.1 British Geological Survey (BGS) mapping shows that the site is situated on sedimentary bedrock of the Lambeth Group, comprised of clay, silt and sand. The bedrock was formed approximately 55 to 65 million years ago in the Palaeogene Period and suggests that the local environment was previously dominated by swamps, estuaries and deltas. The overlying superficial deposits consist of alluvium and were formed up to 2 million years ago in the Quaternary Period (BGS 2013).
- 1.3.2 The site is generally flat and is recorded at a height of 44mOD. The River Pinn runs northeast to southwest approximately 180m north of the proposed site.

2. Historical and Archaeological Background

In 2012, AOC undertook a programme of archaeological works including community involvement at Eastcote House Gardens, Eastcote, c.620m northeast of the proposed site. The archaeological background is predominantly extracted from the written scheme of investigation for those works (AOC 2012).

Prehistoric Periods (c.500,000 BC – AD 43)

- 2.1 There has been limited finds relating to this period within the study area. There is no evidence of continuous settlement in the parish of Ruislip prior to the early medieval period. Although flint flakes, scrapers, arrow heads and knives dating from the Mesolithic, Neolithic and the Bronze Age periods have been found along the valley of the River Pinn, This indicates that the River Pinn was likely to have formed a focus of the prehistoric activity in this area (AOC 2009).
- 2.2 There are three prehistoric find spots within the study area. This includes Neolithic flint, possibly scrapers and arrowheads, found at Warrender Way, c.400m south of the site (AOC 2008). A Late Neolithic to Early Bronze Age plano-convex knife was discovered in Park Wood, c.600m north of the site, in the 1920s. There was also a middle Bronze Age palstave found in the back garden of 87 Dean Croft Road, just under 1km east of the site.
- 2.3 A ditch containing six sherds of Late Iron Age pottery were discovered during archaeological investigation and trial trenching by AOC Archaeology in 2007, c.300m south of the site at Bishop Ramsey School (AOC 2008).

Roman Period (AD 43 – AD 410)

- 2.4 Bury Street, c.600m west of the site, is believed to have Roman origins and earthworks were recorded during excavations in the 1970's. The earthworks comprise two banks and an intervallate ditch, part medieval and part Roman in date. The full extent of these earthworks has not been identified, however based on a section recorded during the 1970s excavation the ditch respects the eastern limit of Bury Street, which was extended in the 1920s. It is argued by Braun that the line of the road, respects the enclosed, 'Park for Woodland Beasts' recorded to the north of the site, although without more concrete archaeological dating it is not possible to determine which feature came first (AOC 2009).
- 2.5 The only Roman find was a fragment of a screw necked flagon, made of soft redware, discovered in Parkers Field, c.1.2km west of the site (AOC 2008).

Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1536)

- 2.6 The ancient parish of Ruislip covered the area now occupied by modern Ruislip, Northwood and Eastcote, the formation of which dates to the early medieval period. The parish is located in the hundred of Elthorne and the county of Middlesex.
- 2.7 The Manor of Ruislip is first mentioned in the Domesday Book of 1086 and it probably covered the same area as the 20th century Ruislip Northwood Urban District Council. The entry for Ruislip makes clear it was a heavily wooded landscape with enough woodland to support 1500 pigs, but also much arable land. There were 53 heads of households, with a population of approximately 250 persons.
- 2.8 In c.1087, Hesdin granted Ruislip to the Benedictine Abbey of Bec in Normandy. For the next three hundred years the manor stayed in the Abbey's possession, with a priory at the site of modern day Manor Farm. By the 13th century this priory was the administrative centre of the Abbey's Balliwick of Ogbourne, and was probably the seat of the Proctor-General (AOC 2008). The priory was located on the site of the Scheduled Ancient Monument of Ruislip Motte and Bailey.
- 2.9 Within the parish of Ruislip there were two other manorial estates; St. Catherine's Manor, situated to the west of Park Wood, which was passed to the Abbey of Holy Trinity by Ernulf de Hesdin sometime before 1087, and Southcote, to the north of Manor Farm. The history and descent of these two manors are partly confused with each other, but by 1719, they were both in the hands of the same person (AOC 2008).
- 2.10 The series of conflicts with France in the late 14th century led to the Manor being sequestrated several times by the Crown and in 1404 was confiscated from the Abbey of Bec and granted to the Duke of Bedford. By 1451 Ruislip Manor, and its lands, were granted outright to King's College, Cambridge, who held it until the 1920s (AOC 2008).
- 2.11 By the middle of the 13th century, the Manor of Ruislip was divided into 3 tithings: Westcote (Ruislip), Ascot (Eastcote) and Norwood (Northwood). The area was divided by three ancient roads: Eastcote Road running east west connected Eastcote with Ruislip, Ducks Hill Road ran north from Ruislip to Northwood, and Field End Road led south from Eastcote to the open fields.
- 2.12 The topography of the parish remained largely the same from the medieval period, with the woodlands of Park Wood and Ruislip Coppice, and Ruislip Common in the north of the parish, separating Northwood from Eastcote and Ruislip, and the open fields to the south, which were enclosed under the 1804 act. Several of these fieldnames indicate past usage, such as Windmill Field: there are also records of a water mill in 1248, a watermill and windmill in 1294 and a further reference to a miller in 1565, although no mill remains have been found (AOC 2008).
- 2.13 Eastcote Road, c.500m to the north of the site, is the approximate location of Hale End, which is recorded as the home of the Hale family from the 13th century, and which was demolished in the 1760s (AOC 2008).
- 2.14 A few features within the study area date to the medieval period. These include a continuous section of substantial curving earthwork (c.1m high and 4m wide) with external ditch to the north of the site in Park Wood. It is understood that this may represent the remains of an enclosing park pale that forms the surviving northern side of Ruislip Park. Ruislip Park was mentioned in the Domesday Survey as a 'Park for Woodland Beasts' and is believed by some to have been established by the Anglo-Saxon Manor of Wlward Wit at the time of Edward the Confessor. This monument has been designated a Scheduled Ancient Monument.

- 2.15 The following description of the Park has been extracted from the GLHER site description:

The park originally enclosed an area of about 340 acres immediately to the north of St Martin's church at the junction of the roads now known as Bury Street and Eastcote Road. It was oval in plan and the River Pinn crossed it from west to east. About half of the original park is still open space, partly in Park Wood and the remainder along the edge of the River Pinn. About two thirds of the original park boundary pale have been lost under modern development but this section from just north of Broadwood Avenue in the west through Park Wood survives as a clearly visible earthwork of varying height.

- 2.16 A desk-based archaeological assessment conducted on the site of Bishop Ramsey School by AOC Archaeology in 2007, identified the site of two square 'messuages' (dwelling and out houses) dating to the later medieval/post medieval period. The land was identified as largely agricultural and undeveloped prior to the 1970s, although there is the possibility of sub-surface medieval/early post medieval archaeology as two major surveys dated 1565 and 1750 indicate the possible presence of two square dwellings with a terrier name of 'Cusgate' on this site. The exact location of these dwellings is unclear (AOC 2008).

The Post-Medieval Period (AD 1536 – AD 1900)

- 2.17 In the Survey of the Manor of Ruislip, undertaken in 1565, the streets and roads were surveyed and the land and dwelling leased by each tenant within Westcote, Ascott (Eastcote) and Norwood (Northwood) were listed. There were approximately 135 dwellings within the Manor with almost the entire parish south of Eastcote Road consisting of common fields, divided into strips for farming.
- 2.18 Circa 1800, the parish measured about 6,500 acres. Of these, 3,199 acres were old enclosures and the rest, about 2,000 acres, was waste or open fields predominantly south of the areas of settlement. No more than 35 people held land in the common fields. A third of arable land was demesne and belonged to King's College, Cambridge, Lords of the Manor.
- 2.19 In 1804, the remaining open fields in the parish were enclosed. The total enclosed area amounted to approximately 2,200 acres. This land was located predominantly between Eastcote Road and Northolt, and to the northeast of Park and Copse Woods. In 1805, the Grand Junction Canal Company purchased 39 acres of the Common and a similar area of Park Wood from King's College in 1807.
- 2.20 Roads were plotted and laid out across the former waste. In cumulative area, they accounted for 103 acres. Northolt Road (Field End Road) replaced and straightened the tracks between the open fields of Westcote and Eastcote.
- 2.21 As a result of enclosure, new large fields appeared. A number of new farms were subsequently built on the newly enclosed land. These new farms included Bourne Farm, formerly known as New House, in the rectory lands at what is now South Ruislip; New Pond Farm; and Priors Farm on West End Road.
- 2.22 Beyond this, enclosure had little effect on the topography of the parish or on land ownership. At the beginning of the 19th century the parish of Ruislip had 'changed little in appearance since medieval times'. Eastcote was described as a 'deeply retired and rural' hamlet in 1816 and Ruislip as 'most romantically situated' in 1826.
- 2.23 In the 1841 census, 525 inhabitants and 99 occupied houses are recorded as residential properties in Eastcote. The largest and most notable houses in Eastcote by 1841 were High Grove House, Eastcote House and Haydon Hall. Only High Grove has survived. There are several other houses

from the 16th century in Eastcote, including the Old Shooting Box, The Retreat, Gardener's Cottage and Flag Cottage.

- 2.24 Within a 1km radius of the proposed site, there are several Grade II listed buildings, including High Grove House, c.130m east of the site. It was originally built in 1750 by Reverend John Lidgould, but then rebuilt in 1881 following a fire.
- 2.25 The former Eastcote House, which lay at the centre of Eastcote House Gardens, c.600m northeast of the site, dates to the 16th or early 17th century, but was a dwelling first recorded in 1494. The archaeological evaluation and historic building recording undertaken by AOC Archaeology in 2012 confirmed these dates (AOC 2012).

Modern Period (AD 1900 – Present)

- 2.26 In 1887, the Metropolitan Railway was extended across the north-east corner of the parish from Pinner to Rickmansworth. In 1904, the Metropolitan Railway opened another extension between Harrow and Uxbridge, with Ruislip being the only station on the line. Eastcote Station was opened in 1906, Northolt Junction (South Ruislip) in 1908 and Ruislip Manor in 1912. From 1933 Piccadilly line trains ran along the same route.
- 2.27 The building of the railway stations opened up the parish for residential development and increased the demand for land in the area, particularly in the south of the parish. The historic estates were truncated as landowners began to sell their portions of their properties to the developers.
- 2.28 Between 1918 and 1939 the majority of the new houses in the parish were built for private ownership. After 1930, the pace of development increased, with over two thousand council houses being erected between 1945 and 1971.
- 2.29 Despite rapid developments in the south of the parish, open spaces accounted for 1,500 acres in 1953. Many 16th and 17th century timber-framed buildings are still extant in Eastcote and are found scattered among modern residential development. These include the Grade II listed 19 Fore Street, Cheney Farmhouse, 9 Cheney Road, Field End Lodge, Hornend, Cheney Road, St. Catherine's Farmhouse, Catlin's Lane. They occur mostly in the area north of the River Pinn and in Field End Road. The Grange in Eastcote High Road, for example, is an extensive house of 16th-century origin with 18th century and later additions, associated walls, cottage and barn.

3. Strategy

3.1 Aims of the Archaeological Investigation

- 3.1.1 The general aims of the archaeological evaluation were defined as being:
- To establish the presence/absence of archaeological remains within the site.
 - To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
 - To record and sample excavate any archaeological remains encountered.
 - To assess the ecofactual and environmental potential of any archaeological features and deposits.
 - To determine the extent of previous truncations of the archaeological deposits.
 - To enable the archaeology advisor to the London Borough of Hillingdon, to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition.
 - To make available to interested parties the results of the investigation.

3.1.2 The specific aims of the archaeological evaluation were defined as being:

- To determine whether the southern part of the Saxon park pale and ditch passes through the site.
- To identify any medieval/post medieval activity within the area.

3.1.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

3.2 Methodology

3.2.1 Work was undertaken as set out in the written scheme of investigation (AOC 2013). The evaluation involved the excavation of a single trench measuring 15.00m by 1.80m. The location of the trench was orientated east-west across the site in an attempt to identify the Ruislip Park Pale monument or any other archaeological features.

3.2.2 The machining was carried out using a JCB excavator with a smooth bladed ditching bucket, under the constant supervision of the archaeological Project Supervisor.

3.2.3 All work was carried out in accordance with local and national guidelines (IfA 2009 & 2010, EH 2008 & 2009).

3.2.4 Fieldwork procedures followed the Museum of London Archaeological Site Manual (MoL 1994).

3.2.5 A unique site code for the project (**YMA 13**) was assigned to the project and was used as the site identifier.

3.2.6 The evaluation was conducted by the author under the overall management of Paul Mason, AOC Project Manager. The site was monitored by Sandy Kidd of GLAAS on behalf of the London Borough of Hillingdon.

4. Results

4.1 Trench 1

Depth BGL	Depth	Context Number	Description
0.00m	0.14m	(100)	Imported mid brown clay silt topsoil
0.14m	0.22m	(101)	Light brown silt clay made ground including brick and modern pottery
0.33m	0.46m	(102)	Brown grey silt clay topsoil
0.81	0.48m	(103)	Yellow clay natural subsoil
1.29	NFE	(104)	Brown gravel

4.1.1 Trench 1 was orientated east – west across the site, measuring 15m long and 1.8m wide (Figure 3 and Plate 1).



Plate 1: Trench 1 looking west

- 4.1.2 Naturally-lain brown gravel (104) was identified at 1.29m below ground level. This was in turn overlain by yellow clay (103) which was observed at a depth of approximately 0.81m below ground level and was 0.48m thick. Sealing (103), was (102), a brown grey silt clay buried topsoil that was up to 0.46m deep. Occasional inclusions in this layer were gravel and very small fragments of modern brick.
- 4.1.3 Buried topsoil (102) was covered by made ground (101) which was made up of light brown silt clay, 0.22m thick, containing brick and modern pottery. This deposit was directly underneath modern paving bricks within the western limit of the trench, similar to those that make up the drive at the front of the property. Cutting into (101), within the eastern end of the trench, was a modern fibre glass lined soak-away containing a loose modern stone within brown clay silt. Overlying the remainder of the trench was (100), an imported mid brown clay silt topsoil which was on average 0.14m thick across the trench.



Plate 2: Section of trench facing north

- 4.1.4 No archaeological features were present and no finds were collected from any deposits.

5. Finds

- 5.1 During the course of this archaeological investigation modern brick and pottery were identified from buried topsoil (102) and made ground (103). These have been noted but not retained due to their modern date. No environmental samples were taken.

6. Conclusion

- 6.1 The evaluation successfully characterised both the stratigraphic sequence and the archaeological potential of the site. The geology of the site was made up of brown gravels which were overlain by hard yellow clay. This was covered by buried topsoil up to 0.46m deep, made ground 0.22m thick, which in turn was covered by imported topsoil which averaged 0.14m thick.
- 6.2 The evaluation successfully established that the southern part of the Park Pale monument does not pass through this garden.
- 6.3 Due to the lack of archaeological deposits encountered it is recommended that no further archaeological fieldwork be undertaken. The final decision in regards to the requirement for further archaeological fieldwork lies with Sandy Kidd of the Greater London Archaeology Advisory Service (GLAAS), part of English Heritage.

7. Publication and Archive Deposition

- 7.1 Due to the nature of the results at this stage of the archaeological investigation, publication is expected to be limited to a summary in the Greater London Archaeological round-up and publication via the Archaeological Data Service (ADS) (Appendix B).
- 7.2 On completion of the project, the site archive will be deposited with LAARC. Until this time the archive will be retained at AOC's premises.

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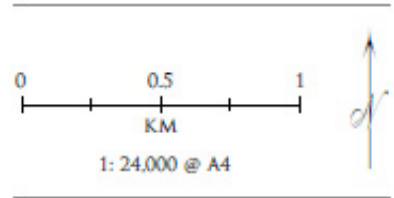
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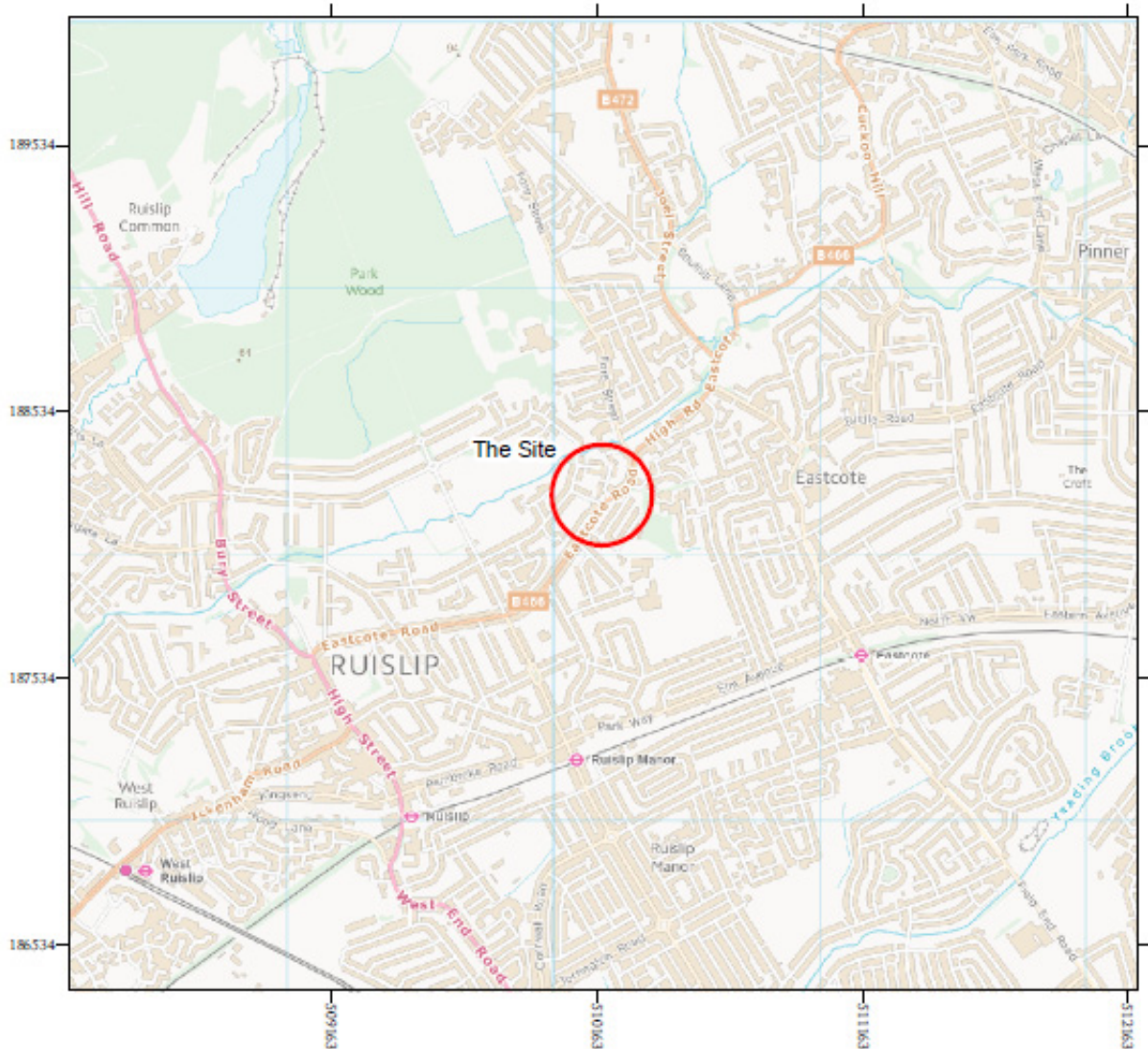
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Figure 1:
Site Location



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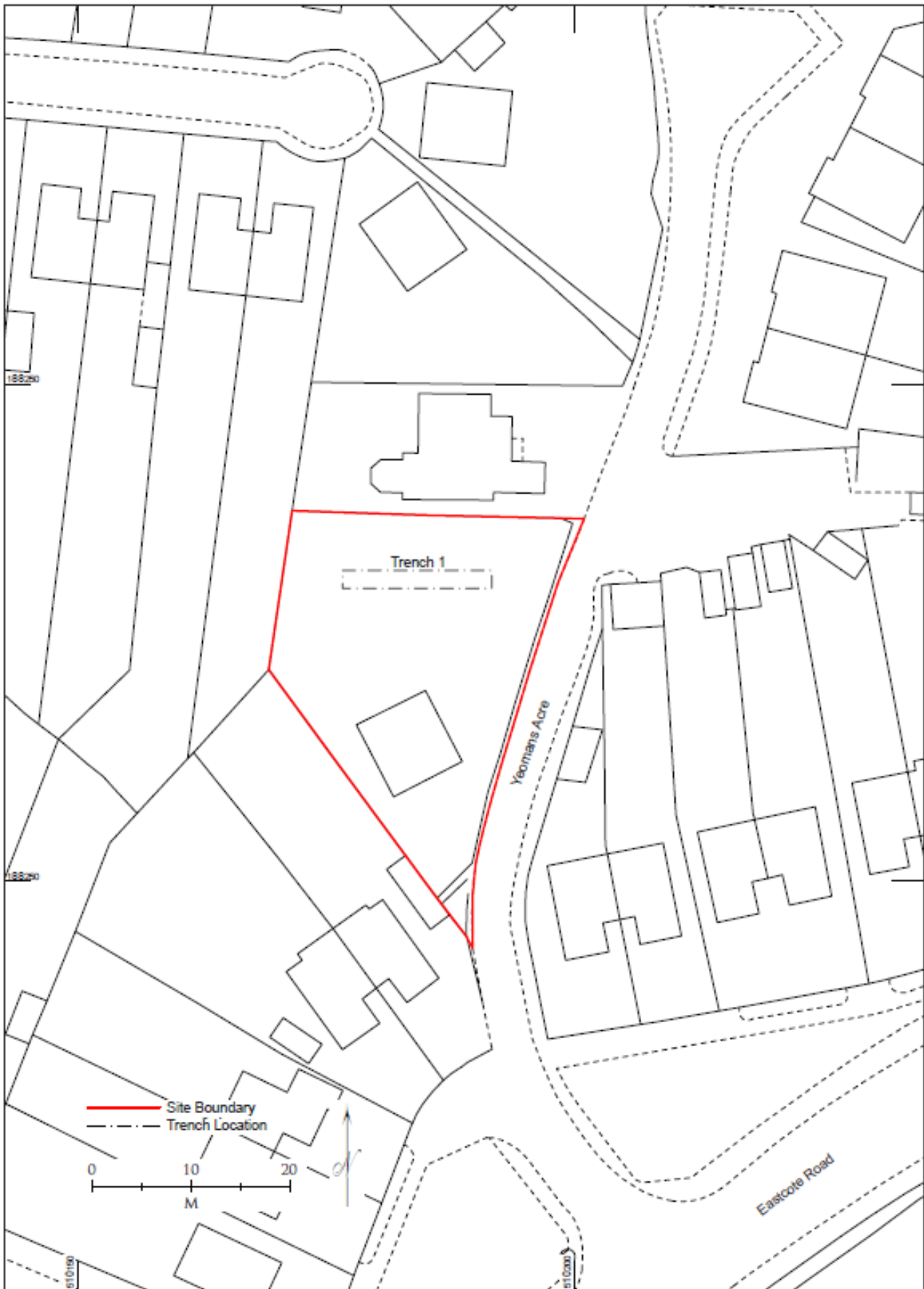


Figure 2: Detailed Site and Trench Location Plan

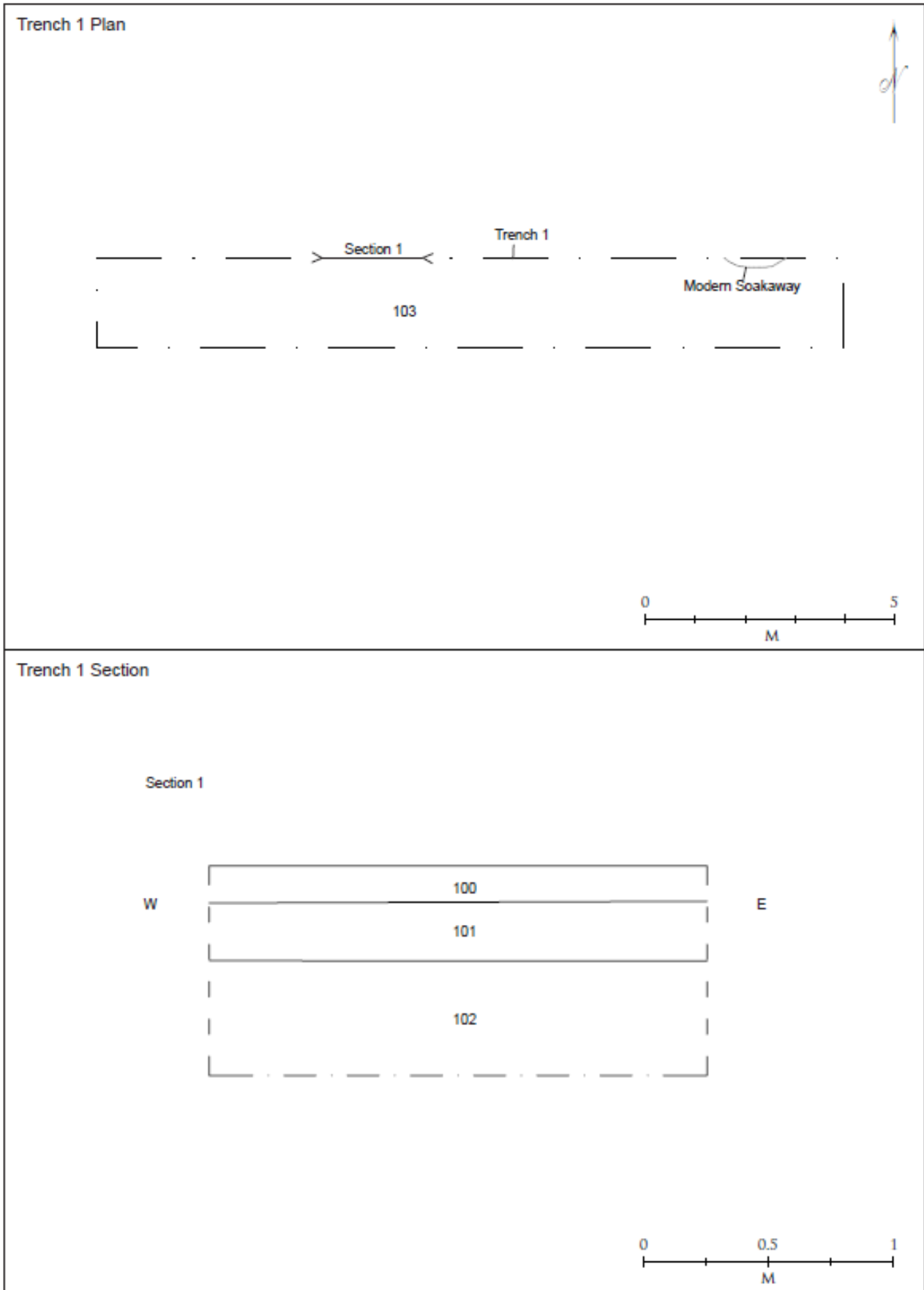


Figure 3: Trench 1: Plan and Section

Appendices

Appendix A – Context Register

Context	Context Description	Length	Width	Depth
(100)	Imported mid brown clay silt topsoil	15m	1.6m	0.14m
(101)	Light brown silt clay made ground including brick and modern pottery	15m	1.6m	0.19m
(102)	Brown grey silt clay topsoil	15m	1.6m	0.46m
(103)	Yellow clay natural subsoil	15m	1.6m	0.48m
(104)	Brown gravel	3m	0.8m	Unknown

Appendix B – OASIS Form

OASIS ID: aocarcha1-154965

Project details

Project name 1 Yeomans Acre, Ruislip

Short description of the project The evaluation consisted of one machine excavated trench. The only feature encountered truncating natural clay deposits was a fiberglass lined soak-away which was cut through made ground and a layer of buried topsoil. No other features were identified. .

Project dates Start: 08-08-2013 End: 08-08-2013

Previous/future work No / Unknown

Any project codes associated reference 32459 - Contracting Unit No.

Any project codes associated reference YMA13 – Site code

Type of project Field evaluation

Site status Area of Archaeological Importance (AAI)

Current Land use Other 5 - Garden

Monument type NONE None

Significant Finds NONE None

Methods techniques & "Sample Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Project location

Country England
Site location GREATER LONDON HILLINGDON RUISLIP 1 Yeomans Acre

Postcode HA4 8BW

Study area 700.00 Square metres

Site coordinates TQ 10183 88267 51 0 51 34 56 N 000 24 31 W Point

Height OD / Depth Min: 44.00m Max: 44.00m

Project creators

Name of Organisation AOC Archaeology

Project originator brief AOC Archaeology

Project originator design AOC Archaeology

Project director/manager Tony Walsh

Project supervisor John Winfer

Type of sponsor/funding body developer

Name of sponsor/funding body Bob Budd

Project archives

Physical Archive recipient LAARC

Physical Archive ID YMA13

Physical notes Archive Held at AOC until transfer

Digital recipient Archive LAARC

Digital Archive ID YMA13

Digital Contents "Stratigraphic"

Digital available Media "Images raster / digital photography","Images vector","Text"

Digital notes Archive Held at AOC until transfer

Paper recipient Archive LAARC

Paper Archive ID YMA13

Paper Contents "Stratigraphic"

Paper available Media "Context sheet","Microfilm","Plan","Report","Section","Unpublished Text"

Paper Archive notes Held at AOC until transfer

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 1 Yeomans Acre, Ruislip, London Borough of Hillingdon: An Archaeological
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Author(s)/Editor(s) Winfer, J

Date 2013

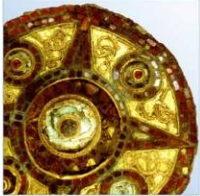
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Description A4, 21 pages, 2 figures, 2 plates

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