

Hillingdon Civic Centre Car Park Cricket Field Road, Uxbridge, London

Archaeological Desk-Based Assessment



Report prepared for:
Hunter & Partners Limited

CA Project: MK1485

CA Report: MK1485_1

August 2026



Hillingdon Civic Centre Car Park Cricket Field Road, Uxbridge, London

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SUMMARY

Project Name: Hillingdon Civic Centre Car Park

Location: Cricket Field Road, Uxbridge, London

NGR: 505689 183701

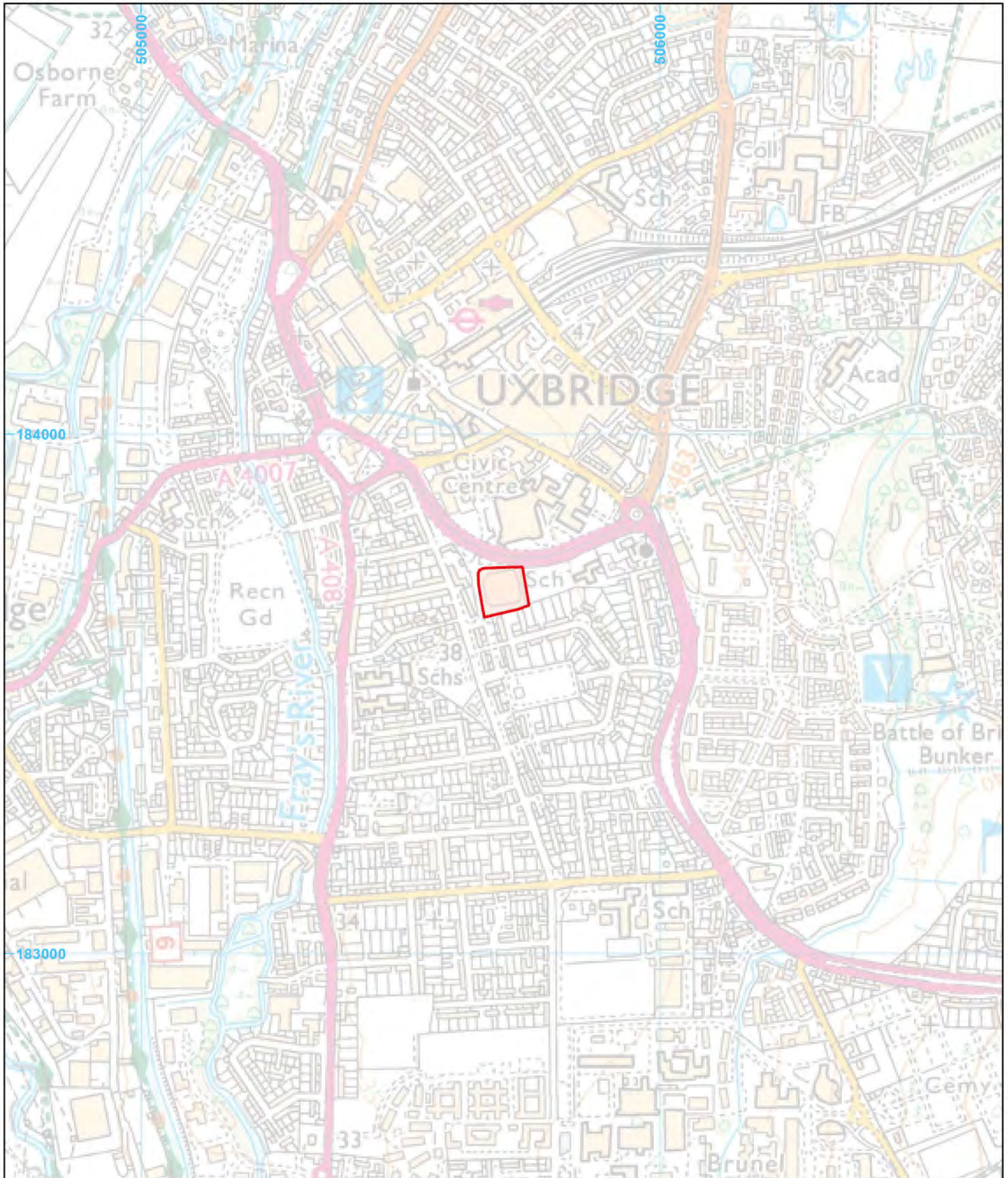
In July 2026, Cotswold Archaeology was commissioned by G Hunter & Partners Limited to undertake an Archaeological Desk-Based Assessment in respect of land on Cricket Field Road, Uxbridge, Hillingdon, London, hereafter referred to as the Site. Presently a multi-storey car park used for Hillingdon Civic Centre, the Site is proposed for redevelopment as a care home.

The Site remained largely undeveloped until the late 19th century and was subsequently occupied by a cricket ground before being redeveloped as the existing multi-storey car park. These phases of development are likely to have resulted in substantial ground disturbance, including ground reduction, excavation for foundations and services, and landscaping, which will have reduced the potential for the survival of archaeological remains across the Site.

Although there is some potential for isolated archaeological remains of Bronze Age, medieval or post-medieval date to survive within the Site, any such remains are likely to be heavily truncated and fragmented as a result of previous development. Overall, any surviving archaeological remains within the Site are considered likely to be of low significance.

The proposed development has the potential to remove or disturb any surviving archaeological remains through construction-related groundworks. However, given the limited survival potential and low significance of any remains that may be present, any resulting archaeological impact is unlikely to be significant in heritage terms.

In light of the Site's archaeological potential and the constraints posed by the existing structure, it is considered appropriate that any archaeological investigation required by the local planning authority is secured by planning condition and undertaken following determination and demolition. Subject to the implementation of any such measures, archaeology is not considered to represent a constraint to the proposed development.



 Site



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PROJECT TITLE
Hillingdon Civic Centre Car Park site,
Cricket Field Road, Uxbridge, London

FIGURE TITLE
Site Location Plan

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FIGURE NO.
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1. INTRODUCTION

- 1.1. In July 2026, Cotswold Archaeology was commissioned by G Hunter & Partners Limited to undertake an Archaeological Desk-Based Assessment in respect of land on Cricket Field Road, Uxbridge (hereafter referred to as 'the Site'). Presently in use as a multi-storey car park, the Site is located south of the A4020, Hillingdon Road, and west of Cricket Field Road. It is bordered to the south by the rear of houses on Manor Waye, and to the east by the playing fields of St Andrew's Church of England Primary School. The Site sits in the Borough of Hillingdon, c. 275m south-east of the centre of Uxbridge (NGR: 505689 183701; Fig. 1).



Photo. 1 View of the carpark from north-west, looking south-east

- 1.2. The proposed development will comprise the demolition of the existing structure and construction of a care home. The proposed care home will be between 3 to 5 storeys tall, and will have a basement. Other elements of the development include landscaping, outdoor recreation spaces, and car parking.

Objectives and professional standards

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any archaeological assets located within the Site, and any archaeological assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described. An

assessment of non-physical effects is beyond the scope of this report and is not considered further.

- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).

- 1.5. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The London Plan 2021 is the Spatial Development Strategy for Greater London and was adopted in March 2021. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Relevant policy from the London Plan comprises Policy HE1: Heritage and this has been reproduced in Appendix 1.
- 1.7. There are plans to replace the current London Plan with a new London Plan. A draft replacement London Plan has been produced and was published for consultation in July 2026. Draft policies from emerging local plans are considered to be material considerations in the determining of planning applications. The draft London Plan contains policy MBUL7 which is relevant to this assessment.

- 1.8. The Site is located in the London Borough of Hillingdon. The current Local Plan, 'A Vision For 2026 Local Plan: Part 1 Strategic Policies' was adopted in November 2012, the relevant policy being HE1: Heritage. The Local plan carried over certain policies from the Hillingdon Unitary Development Plan including BE1 and BE3 which pertain to archaeological remains. The relevant policies are detailed in Appendix 1. A new Local Plan is being produced by the London Borough of Hillingdon. The next stage of preparation will be the scoping consultation, which is yet to take place. Therefore no draft Local Plan has yet been produced.
- 1.9. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 59).
The London Plan (2021)	Comprises the development plan for Greater London (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).
Draft London Plan (2026)	Comprises the draft development plan for Greater London (local plan). When adopted, it will replace the existing London Plan. In draft form, the Plan is considered to be a material consideration in the determining of planning applications.
A Vision For 2026 Local Plan: Part 1 Strategic Policies (2012)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).

Statute	Description
London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (2007)	Policies carried over from the 1998 London Borough of Hillingdon Unitary Development Plan which are still relevant to the 2012 A Vision For 2026 Local Plan: Part 1 Strategic Policies
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified archaeological assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Greater London Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy. Search reference is 19945.
Historic England Archive (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Defra Data Services Platform (environment.data.gov.uk)	Lidar imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. In accordance with Historic England's Greater London Historic Environment Record (GLHER) guidance for Outer London medium and smaller-scale major developments, a search radius of 500m, measured from the boundaries of the Site,

was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment on 26 June 2026. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

Assessment of heritage significance

- 2.5. The significance of known and potential archaeological assets within the Site have been assessed and described, in accordance with paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015), Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019) and Advice Note 17: Planning and Archaeology (Historic England 2022). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

-
- 2.6. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Physical effects, i.e. resulting from the direct truncation of archaeological remains have been assessed.
- 2.7. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.8. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:
- ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*
- 2.10. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.

Level of effect	Description	Applicable statute & policy
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF. Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. The Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.11. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.12. A walkover survey was conducted within the Site, which was undertaken in dry and clear weather conditions on 26 June 2026. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is c. 0.76ha in extent, located south of the A4020, Hillingdon Road, and west of Cricket Field Road. It is bordered to the south by the rear of properties on Manor Waye, and to the east by the playing fields of St Andrew's Church of England Primary School. The Site sits in the Borough of Hillingdon, c. 275m south-east of the centre of Uxbridge.
- 3.2. A multi-storey carpark, known as the Hillingdon Civic Centre Carpark, occupies most of the Site, positioned at its centre (Photo 1). Beyond the footprint of the carpark the Site is largely flat, varying between 31 and 33m AOD, and comprises grass and trees.
- 3.3. The nearest watercourse is Fray's River (c. 330m west of the Site), a semi-canalised anabranch of the River Colne, which it leaves at Uxbridge Moor (c. 2.7km north of the Site), and rejoins at West Drayton (c. 4.6km south of the Site). Fray's River is thought to be a largely man-made channel, created to divert water from the Colne to power watermills in Hillingdon (Pearce 2010). The Colne, located 950m west of the Site, rises c. 27km north of the Site in Hertfordshire, and empties into the Thames c. 12km to the south of the Site.
- 3.4. The Site sits upon a bedrock of clay, silt, and sand of the London Clay Formation, formed during the Palaeogene between 56 and 47.8 million years ago (BGS 2026). This is recorded as being overlain in the north of the Site by sands and gravels of Lynch Hill Gravel Member – fluvial sedimentary deposits formed during the Quaternary between 362 and 126 thousand years ago – and in the south by clays and silts of Langley Silt Member – aeolian (formed due to wind action) sedimentary deposits – laid down between 116 and 11.8 thousand years ago, also during the Quaternary (BGS 2026a).
- 3.5. The BGS does not record any boreholes within the Site. The closest borehole, TQ08SE336, c. 120m north of the Site, is confidential, and records are not publicly available. Borehole TQ08SE220, 130m north of the Site, records clay, sandy clay, and gravel and sand overlying London Clay, corroborating BGS's record of Lynch Hill Gravel Member to the north of the Site (BGS 2026b). No boreholes are recorded within 500m of the south of the Site.

Designated heritage assets

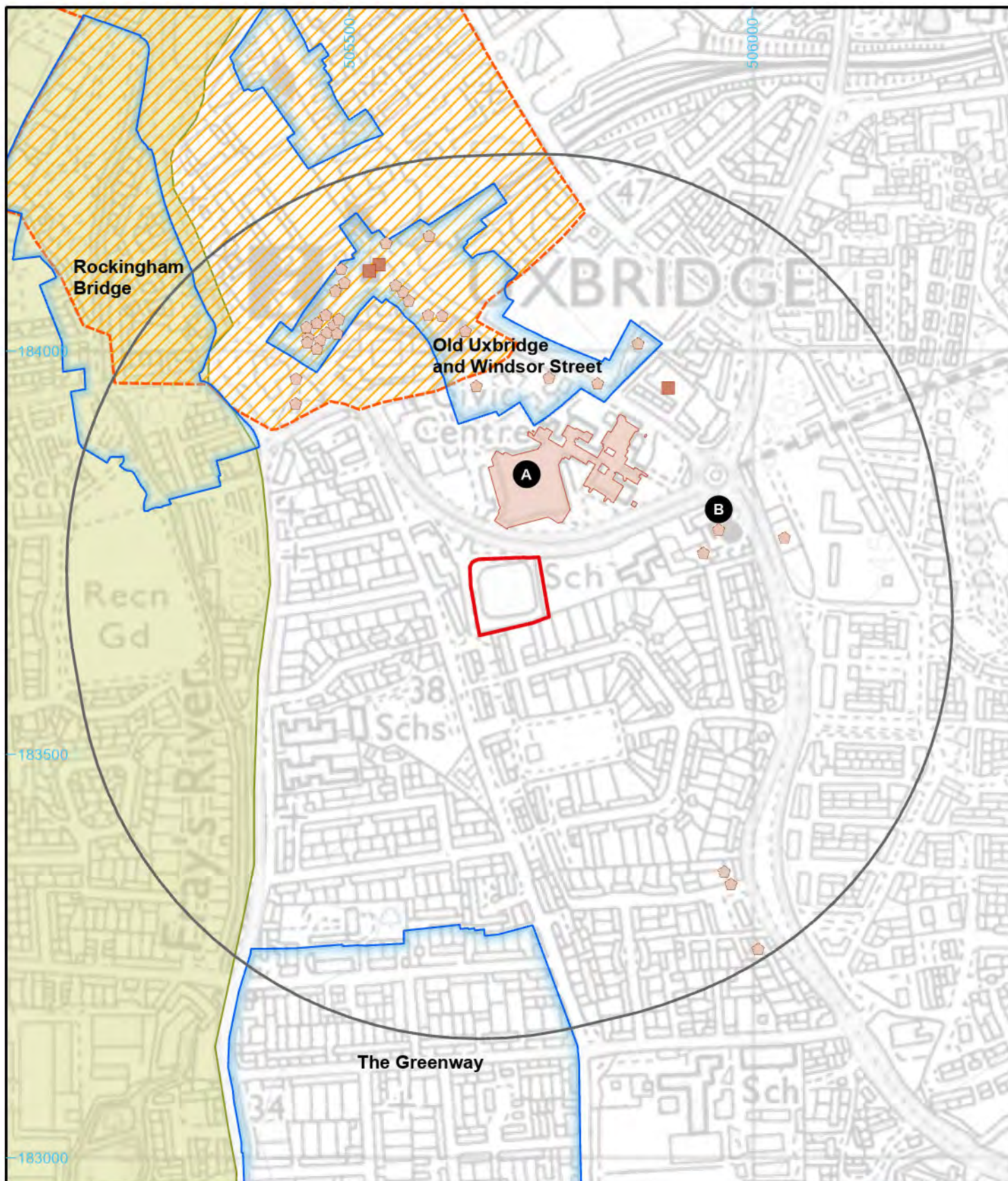
- 3.6. There are no designated heritage assets within the Site, although several are located within the study area. This includes three Grade II* and 36 Grade II Listed Buildings shown on Figure 2, including the Grade II Listed Hillingdon Civic Centre c. 35m north of the Site (Fig. 2, **A**) and the Church of St Andrews c. 225m east of the Site (Fig. 2, **B**). There are also three Conservation Areas within the study area, shown on Figure 2: Old Uxbridge and Windsor Street c. 165m north of the Site, Rockingham Bridge c. 300m north-west of the Site, and the Greenway c. 360m south of the Site.

Archaeological Priority Areas and Zones

- 3.7. While the Site does not fall within any Archaeological Priority Areas (APAs) or Archaeological Priority Zones (APZs), one of each of these may be found within the study area. Uxbridge APA is located c. 270m north-west of the Site and relates to prehistoric and medieval potential (Fig. 2). Parts of Uxbridge APA are included within the Colne Valley APZ, a larger designation which extends north/south across the Borough of Hillingdon along the course of the River Colne, coming within c. 250m of the west of the Site (Fig. 2). The Colne Valley APZ is concerned with the prehistoric potential of riverine deposits.
- 3.8. APAs within the Borough of Hillingdon have not been tiered in accordance with Historic England guidance on Archaeological Priority Areas, though the Colne Valley APZ is likely equivalent to a Tier III APA while Uxbridge APA is likely equivalent to a Tier II APA, based on the definitions of APA tiers provided under the latest Historic England guidance on Archaeological Priority Areas (Historic England 2016).

Previous archaeological investigations

- 3.9. No previous archaeological work is recorded within the Site or the immediate vicinity. However, a considerable amount of archaeological fieldwork has been carried out within the study area. Previous investigations included assessments as well as a range of intrusive works, such as watching briefs, evaluations and excavations. Most of these investigations were focused along the Hillingdon High Street area within the Uxbridge APA and Old Uxbridge Conservation Area and primarily found evidence of post-medieval and modern activity. The closest investigation to the Site comprises an excavation undertaken at Vine Street Station c. 115m north-west of the Site (AOC Archaeology 2000, Fig. 3: **5**). Those investigations of relevance to this assessment are discussed below within the periodic regression.



- Site
- Study area
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Colne Valley APZ
- Uxbridge APA



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PROJECT TITLE
 Hillingdon Civic Centre Car Park site,
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FIGURE TITLE
 Designated Heritage Assets and
 Archaeological Priority Areas

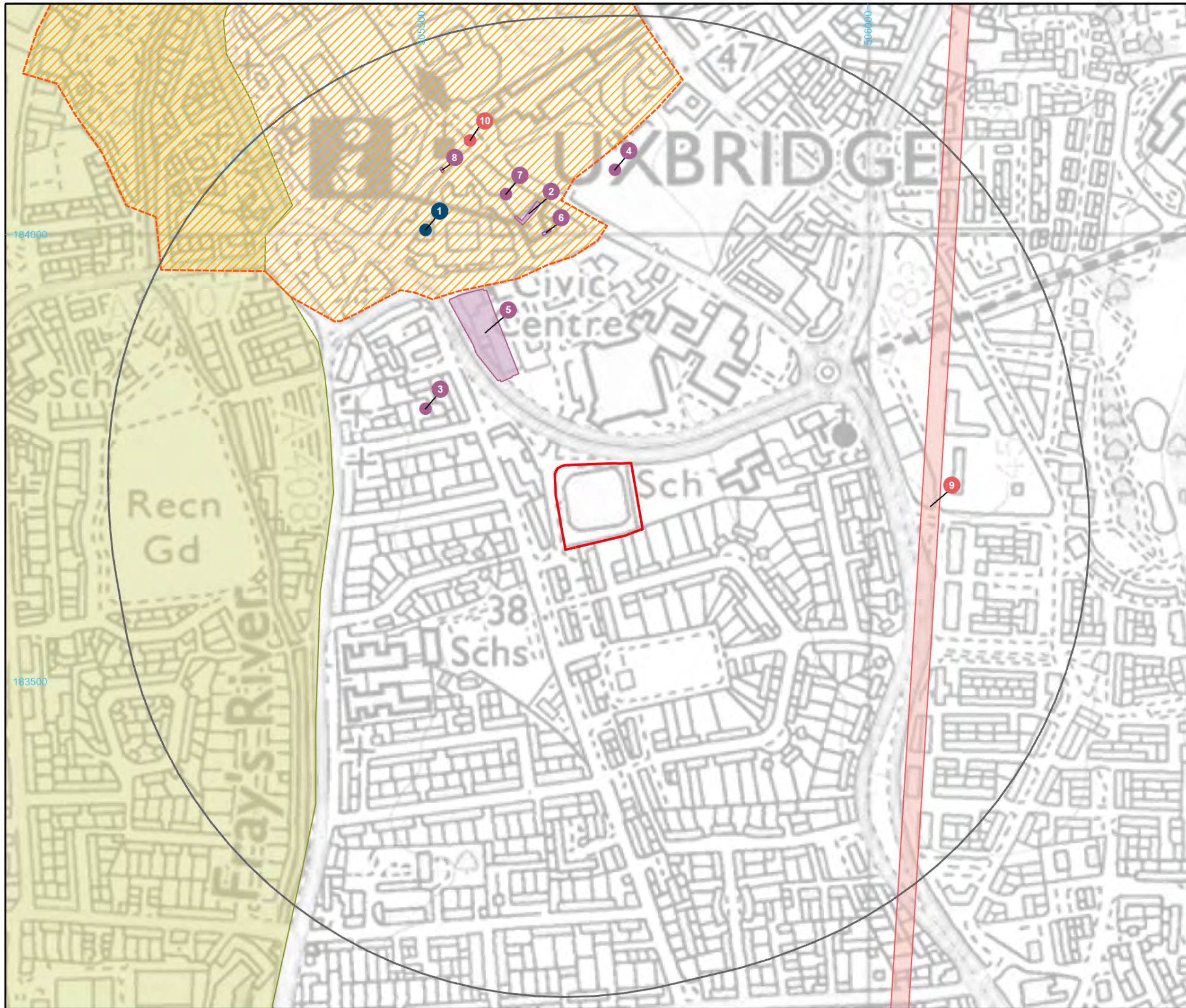
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Palaeolithic, Mesolithic and Neolithic

- 3.10. The Palaeolithic period began in 1,000,000 BC and ended in 10,000 BC and is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources. As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.
- 3.11. The floodplain of the Colne appears to have been a major focus of activity in the Upper Palaeolithic and Mesolithic periods (12000 – 8500 BC) (Wessex Archaeology 2006). There are a number of *in situ* Palaeolithic/Mesolithic sites, represented by finds of lithic and faunal material, recorded in the surrounding area. As described above, this *in situ* material occurs within sedimentary deposits overlying the gravels and sealed by a dark humic clay/peat deposit. Perhaps the most significant of these is the site at Three Ways Wharf just outside of the study area, 930m north-west of the Site (not mapped; MOLA 2011). Here two separate phases of occupation were identified. The earlier, dated to the Upper Palaeolithic, comprised short-lived activity perhaps representing meat processing by 4-6 individuals and was associated with long blade flint technology. The later phase was represented by microlith technology and was most likely associated with around 20 individuals extracting marrow and fat from deer carcasses (MOLA 2011).
- 3.12. A handaxe, two scrapers, one flint object and one flake of Palaeolithic date were found 300m north-west of the Site at Windsor Street, within Uxbridge APA (Fig. 3: 1).
- 3.13. The Mesolithic period began in 10,000 BC and ended in 4,000 BC. Similar to the Palaeolithic, deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics.
- 3.14. A Late Mesolithic to Early Neolithic flint blade was identified at Hillingdon High Street, 270m north of the Site and within Uxbridge APA, during an excavation by the Department of Greater London Archaeology in 1983 (DGLA 1984, Fig. 3: 2).



- Site
- Study area
- Palaeolithic
- Prehistoric
- Roman
- Colne Valley APZ
- Uxbridge APA

0 200m

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PROJECT TITLE
Hillingdon Civic Centre Car Park site,
Cricket Field Road, Uxbridge, London

FIGURE TITLE
The known archaeological resource of
the study area: Prehistoric and Roman

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- 3.15. The importance of Three Ways Wharf and other early prehistoric sites within the Colne Valley is closely linked to their location within alluvial and peat-forming deposits associated with the Colne floodplain. The Colne Valley APZ notes that the most significant evidence for Palaeolithic and Mesolithic occupation is concentrated within the alluvium-rich parts of the valley, where waterlogged deposits have preserved lithic, faunal and environmental remains. As the Site does not lie within comparable alluvial floodplain deposits of the Colne, the geoarchaeological conditions that enabled the preservation of these nationally important early prehistoric remains are not anticipated to be present.
- 3.16. The Neolithic period began in 4,000 BC and ended in 2,400 BC. During this period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crop resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows.
- 3.17. Several Neolithic finds are recorded within the study area, comprising a Neolithic arrowhead and flake were found at Hinton Road, c. 160m north-west of the Site (Fig. 3: **3**), a Neolithic arrow head recovered from The Chimes c. 330m north of the Site (Fig. 3: **4**) and a flake dating from the Neolithic or Bronze Age recovered at Vine Street Station c. 115m north-west of the Site during an archaeological excavation (AOC Archaeology 2000, Fig. 3: **5**). These finds were not recovered from within Uxbridge APA but were found in the immediate vicinity of it, suggesting the extent of prehistoric activity extends beyond the boundaries of the APA.

Bronze Age and Iron Age

- 3.18. The Bronze Age period began in 2,400 BC and ended in 700 BC and is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, water courses and springs were often focal points for activity during this period. Landscape monuments also continue to be established during this period with round barrows being the most numerous.

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- 3.19. The Iron Age period began in 700 BC and ended in AD 43. It is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures and roundhouses which developed during this period.
- 3.20. An archaeological investigation at Vine Street Station, 140m north-west of the Site (AOC Archaeology 2000, Fig. 3: 5), identified evidence of Early Bronze Age to Early Iron Age activity. The earliest features comprised a gully, a pit containing a Bronze Age cremated remains of an adult male, and two postholes which may represent part of a structure placed around the cremation burial. Several further cut features of Late Bronze Age to early Iron Age date were also recorded during the excavation including additional pits, gullies, and ditches. Two of the gullies were curved and appear to form part of a circle, if contemporary with each other this could indicate a roundhouse structure associated with settlement. Pottery was recovered from several of the features. A buried soil deposit, possibly a plough soil, was recorded sealing the Early Bronze Age to Early Iron Age features. The soil deposit likely started to form in the Late Iron Age and continued to develop into the post-medieval period.
- 3.21. Additional remains have also been identified along the High Street, including Late Bronze Age and Early Iron Age pits and gullies recorded at 5-6 High Street, 260m north of the Site (DGLA 1984, Fig. 3: 6) and 15-17 High Street, 270m north of the Site (DGLA 1984, Fig. 3: 2), and pits of late prehistoric date at 20 High Street, 310m north-west of the Site (DGLA 1985, Fig. 3: 7). A Bronze Age field system was recorded at The Chimes, located 340m north of the Site on the north side of the High Street, in the 1990s (Fig. 3: 4, MOLA 1998). A Late Bronze Age to Early Iron Age ditch was also recorded 350m north-west of the Site at 1-2 Windsor Street, adjacent to the High Street, in the 1980s (DGLA 1984, Fig. 3: 8).
- 3.22. The concentration of features and finds within the High Street and Vine Street area of Uxbridge indicates that there was likely sustained settlement activity taking place in this area during the Bronze Age and Early Iron Age. This pattern is consistent with the wider archaeological record of the region, where later prehistoric activity is frequently focused on the well-drained Lynch Hill Gravel terraces overlooking river floodplains. Such gravel deposits would have provided favourable locations for settlement, agriculture and movement through the landscape during the Bronze Age and Iron Age. As noted above, Lynch Hill Gravel deposits extend across the Site, and the Site therefore shares the same broad topographic and geological characteristics

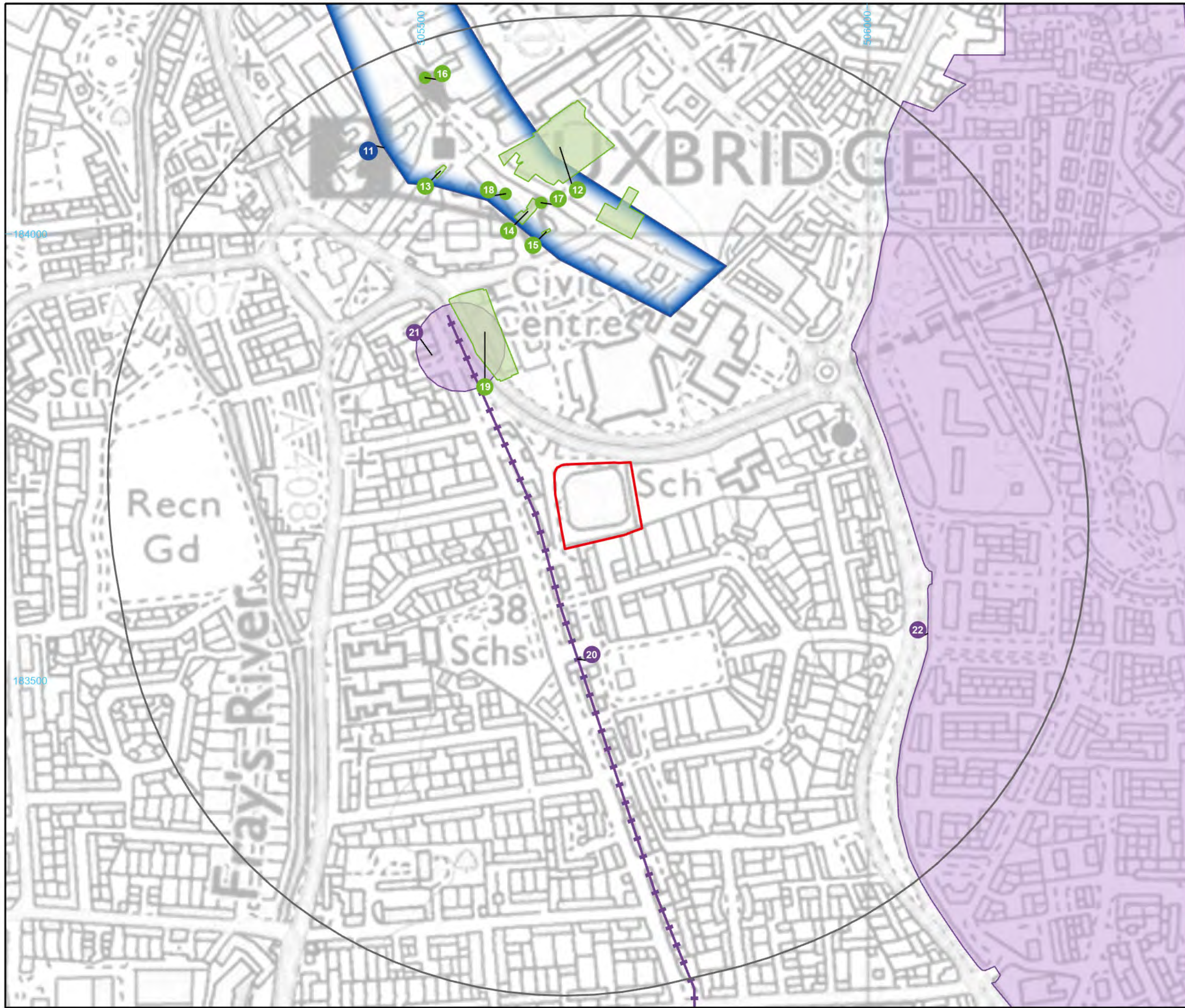
as areas of known later prehistoric activity within Uxbridge. Consequently, while no later prehistoric remains are currently recorded within the Site itself, there is considered to be some potential for Bronze Age and Early Iron Age archaeological remains to be present.

Romano-British

- 3.23. During the Roman period (AD 43 to AD 410), important areas of settlement were connected by Roman Roads. The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads. Roman evidence in the London Borough of Hillingdon is relatively sparse, but it has been suggested that a Roman causeway once crossed the rivers in this area (CgMs 2013), and Roman pottery has been found near Cowley Church, 1.6km south of the Site (not mapped, Bolton *et. al* 1971).
- 3.24. The closest Roman Road to the Site was the St Albans to Laleham Roman Road, located 310m east of the Site (Allen *et. al* 2016, Bolton *et. al* 1971, Fig. 3: **9**). In the mid-19th century, during construction of a sewer along the High Street 380m north of the Site (Fig. 3: **10**), a 3m wide flint causeway was identified 1m below the road surface at the time, at three locations along the High Street. This causeway had been interpreted to be of Roman origin based on the presence of a small number of Roman finds and is likely the causeway that has been suggested to cross the river in the Uxbridge area. It is possible that the causeway road (Fig. 3: **10**) connected to the St Albans to Laleham Roman Road (Fig. 3: **9**).

Early medieval and medieval

- 3.25. After the decline of Roman rule in the 5th century AD, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain. Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England. Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity.





-  Site
-  Study area
-  Medieval
-  Medieval settlement extent
-  Modern Railway Line
-  Modern



0 200m



Andover	01264 347630
Cirencester	01285 771022
Milton Keynes	01908 564660
Suffolk	01449 900120

www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Hillingdon Civic Centre Car Park site,
Cricket Field Road, Uxbridge, London

FIGURE TITLE
**The known archaeological resource of
the study area: Medieval to Modern**

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APPROVED BY	JS	SCALE@A3	1:4,000		

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- 3.26. Uxbridge, formerly Wxebruge, supposedly derives its name from a Saxon tribe known as the Wixan, who built a bridge across the Colne River here (Weinreb *et al.* 1995), located 950m west of the Site at its closest point. However no archaeological remains dating from this period have been identified within the study area.
- 3.27. Uxbridge is not mentioned in the Domesday Book of 1086, as at this time it was a hamlet within the landholdings of Colham Manor (Weinreb *et al.* 1995). Colham Manor, 2.3km south-east of the Site, was owned by Earl Roger of Shrewsbury and had a recorded population of 33 households, significantly above average for the time period (OpenDomesday 2026). The land is described as a combination of ploughland, meadow, and woodland. The entry for Colham also records 2.5 mills, and one priest – indicating that there was also a church. Two other settlements close to Uxbridge were also recorded within the Domesday Book. Hillingdon, presently located 1.2km south-east of the Site, was also owned by Earl Roger and had a recorded population of ten households. Cowley, located 1.1km south of the Site, was owned by Westminster Abbey and had a recorded population of three households. One mill is also recorded at Cowley.
- 3.28. The core of Uxbridge during the medieval period was located c. 170m north of the Site (Fig. 4: 11) and most medieval evidence recorded within the study area comes from within this area. This corresponds with the Uxbridge Archaeological Priority Area (APA), which has been designated for its potential to contain archaeological remains associated with the historic development of the town, including evidence for its medieval market core and surviving burgage-plot structure (CgMs 2013).
- 3.29. Documentary and archaeological evidence indicates that Uxbridge was established by at least the late 11th century. Uxbridge was first recorded in documentary sources in 1107 and received a market charter in 1180. The medieval town developed around the High Street, with burgage plots extending from its frontage and a borough ditch and bank surrounding the settlement. By the end of the 12th century, Uxbridge was the market centre of the district (Weinreb *et al.* 1995) and was the principal corn market in the area by c. 1600.
- 3.30. The most significant archaeological evidence associated with medieval activity within the study area derives from The Chimes, 250m north of the Site (Fig. 4: 12), where extensive archaeological investigations undertaken between 1996 and 1998 (MOLA 1998) revealed well-preserved remains relating to the medieval settlement. Features

included boundary ditches defining burgage plots, pits, gullies, metalled yard surfaces, a cess pit, roadside ditches, and several wells dated to between the 13th and 14th centuries. A 13th-century kiln was also identified, indicating small-scale industrial activity within the settlement. The evidence demonstrates the organised layout of medieval property divisions and associated domestic and commercial activity within the historic core of Uxbridge. Associated finds included large quantities of medieval pottery, floor and roof tiles, animal bone, metal objects and window glass, attesting to sustained occupation and economic activity.

- 3.31. At 1-2 Windsor Street, c. 350m northwest of the Site (Fig. 4: **13**), archaeological investigations undertaken in 1983-84 (DGLA 1984) identified medieval occupation deposits and structural remains. The earliest recorded deposit comprised a cultivation soil horizon containing 12th to 13th-century pottery, sealing earlier prehistoric features (Fig. 3: **8**). Subsequent activity included a timber-framed building dated to the early 13th century, pits of 13th to 14th-century date, areas of hard standing, and later building and yard surfaces that remained in use through the medieval period and into the 17th century. These remains demonstrate sustained occupation and settlement activity within this part of medieval Uxbridge.
- 3.32. Further evidence for medieval settlement was recorded at 15-17 High Street, c. 270m north of the Site (DGLA 1984, Fig. 4: **14**). Excavations revealed wide, flat-bottomed boundary gullies dating to the 12th and 13th centuries, interpreted as burgage plot boundaries associated with the medieval town. Postholes and stakeholes indicated the presence of timber buildings, while a mortared flint wall foundation, a pitched-tile hearth dated to c. 1310-40, and a large pit interpreted as a well demonstrated increasingly intensive occupation. During the later medieval period (c. 1300-1550), the site contained a clay-floored timber-framed building, cultivation soils, gravel yard surfaces, rubbish pits and a probable kitchen structure incorporating ovens and hearths. The sequence illustrates the development of domestic and commercial properties within the medieval townscape.
- 3.33. Additional evidence comes from 5-6 High Street, 260m north of the Site (DGLA 1984, Fig. 4: **15**), where shallow pits dating from the 13th to 15th centuries were identified. These were interpreted as backyard features associated with adjacent medieval occupation plots and provide further evidence for domestic activity in the historic core of Uxbridge.

3.34. At 155-156 High Street, c. 460m northwest of the Site (Fig. 4: **16**), archaeological investigations identified a medieval tenement and occupation site comprising 13th-century pits, a well, yard surfaces and associated occupation deposits. The sequence continued into the Tudor period, when further pits, a gully, drain and a reused well were recorded. These remains indicate the establishment and continued use of a tenement block along the medieval High Street frontage. Evidence for medieval water management and domestic activity was also identified 290m north of the Site on the High Street (Fig. 4: **17**), where excavations recorded medieval and post-medieval wells and pits. Although limited detail is available, these features are consistent with occupation and servicing of properties within the medieval settlement. Further medieval structural remains were recorded c. 310m north of the Site at 20 High Street (Fig. 4: **18**). Excavations revealed medieval building remains, pits and scoops dating from the 13th to 15th centuries, together with a tile-built oven and a chalk-lined well. These features indicate domestic occupation and food-processing activities associated with medieval properties in this area.

3.35. Beyond the settlement area, medieval ploughsoil was identified 110m north-west of the Site at Vine Street Station (AOC 2002, Fig. 4: **19**) and reflects the agricultural hinterland of medieval Uxbridge. It is likely that the Site was part of the agricultural hinterland of Uxbridge during this period.

Post-medieval and modern

3.36. By 1600, Uxbridge was the main corn market in West Middlesex and south Buckinghamshire, and flour mills were established all along the river (Weinreb *et al.* 1995).

3.37. Both John Roque's 1754 map of Middlesex¹ and Thomas Bowen's 1770 *New and Correct Map of the Counties Twenty Miles Round London*² shows the Site as occupying land to the south of Uxbridge, in its agricultural hinterland. Roque's (more detailed) map shows orchards to the south of the settlement, east of the Site. The

¹ Layers of London *A Topographical Map of the County of Middlesex by John Rocque 1754* <https://www.layersoflondon.org/map/overlays/john-rocque-s-middlesex-1754>

² Layers of London *The Expanding City, A New and Correct Map of the Counties Twenty Miles Round London (Bowen, 1770)* <https://www.layersoflondon.org/map/overlays/the-expanding-city>

Site is similarly shown as undeveloped land to the south of Uxbridge in an 1820 enclosure map for Hillingdon.³ No Tithe Map was produced which shows the Site.

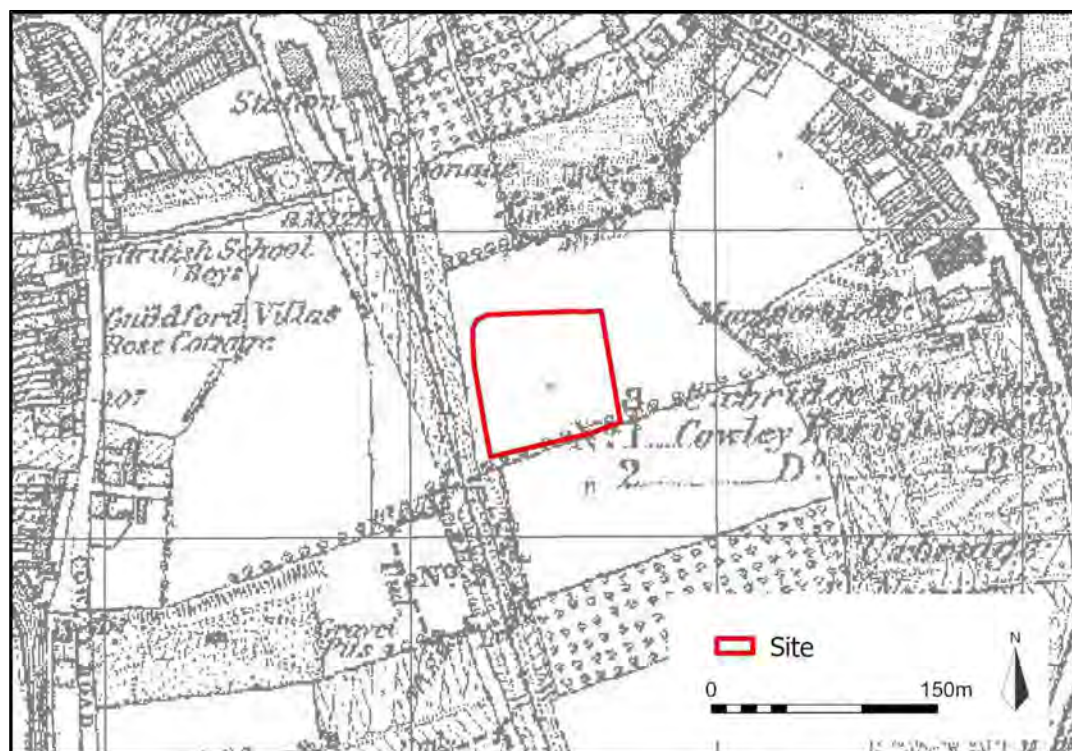


Fig. 5 1868 Ordnance Survey Mapping

- 3.38. The Parish Church of St Andrews is located 225m east of the Site (Fig. 2, **B**). It was built in 1864-6 by Sir George Gilbert Scott and is first depicted on the 1866 Ordnance Survey Map (not reproduced). Ordnance Survey mapping from 1868 (Fig. 5) still shows the Site in open ground on the southern fringe of Uxbridge, which had expanded south towards the Site to some extent, though growth since 1820 does not appear to have been extreme. The edge of the town's allotments and gardens were c. 50m north of the Site, while a railway line – the Uxbridge Branch Line of the Great Western Railway (GWR) – ran north/south along the Site's western boundary (Fig. 4: 20), terminating at Vine Street Station c. 160m to the north-west (Fig. 4: 21). Agricultural land stretched out to the south of the Site, while orchards, marked as Uxbridge Nursery, were found to its east and south-east.
- 3.39. Very little change is indicated in mapping from 1897, which showed Uxbridge at much the same size as in 1868. Field boundaries and land use around the Site seem likewise unchanged, though the orchards of Uxbridge Nursery had grown in size

³ Layers of London *Hillingdon Maps Hillingdon Enclosure Plan A, 1820* <https://www.layersoflondon.org/map/overlays/hillingdon-maps>

occupying much of the land to the south of the Site. Buildings marked as part of the nursery c. 560m south of the Site may be greenhouses. The Site itself was by this date (Appendix 3) occupied by a cricket ground, home of the Uxbridge Cricket Club, complete with a pavilion located at the southern boundary of the Site.⁴ There is today no indication of this sporting history, save for the road immediately to the Site's west, 'Cricket Field Road'.

3.40. RAF Uxbridge, c. 280m east of the Site (Fig. 4: 22), was established during the First World War, when the grounds of Hillingdon House, located approximately 850m east of the Site (not mapped). Hillingdon House originated as an 18th-century hunting lodge. At the start of World War I, its grounds were developed as a Canadian Convalescent Camp. It subsequently became a major armaments training school in 1917. During the 1920s and 1930s it expanded significantly as an RAF recruit training centre, with the construction of permanent barracks, training facilities and associated infrastructure. Further development occurred during the Second World War, notably including the construction of the underground No. 11 Group Operations Room in 1938, which played an important role in air defence operations. The site continued to evolve throughout the post-war period, with new residential and operational buildings added into the late 20th century, before RAF Uxbridge eventually closed in 2010. It is not shown on any Ordnance Survey mapping in the early 20th century, though it appears on aerial photography dating to 1948 and on subsequent Ordnance Survey mapping from 1960 onwards. This absence from earlier maps is not unusual, as military installations were frequently omitted or deliberately generalised on 20th-century mapping for security reasons.

3.41. By 1920 mapping shows that Uxbridge was beginning to expand to the south, though there is no indication of change within the Site, and land to the Site's south continued to be occupied by orchards. It was not until the 1930s that mapping shows significant growth within Uxbridge. By 1932 significant expansion of the town had occurred to its north-west, followed by development to the south-east on the site of Uxbridge Nursery's orchards, shown on mapping in 1935 (Fig. 6). Also shown are what appear to be a pair of grandstands within the cricket ground along the western boundary of the Site (Fig. 6).

⁴ Cricinfo *Uxbridge Cricket Club Ground* <https://www.cricinfo.com/cricket-grounds/uxbridge-cricket-club-ground-57378>

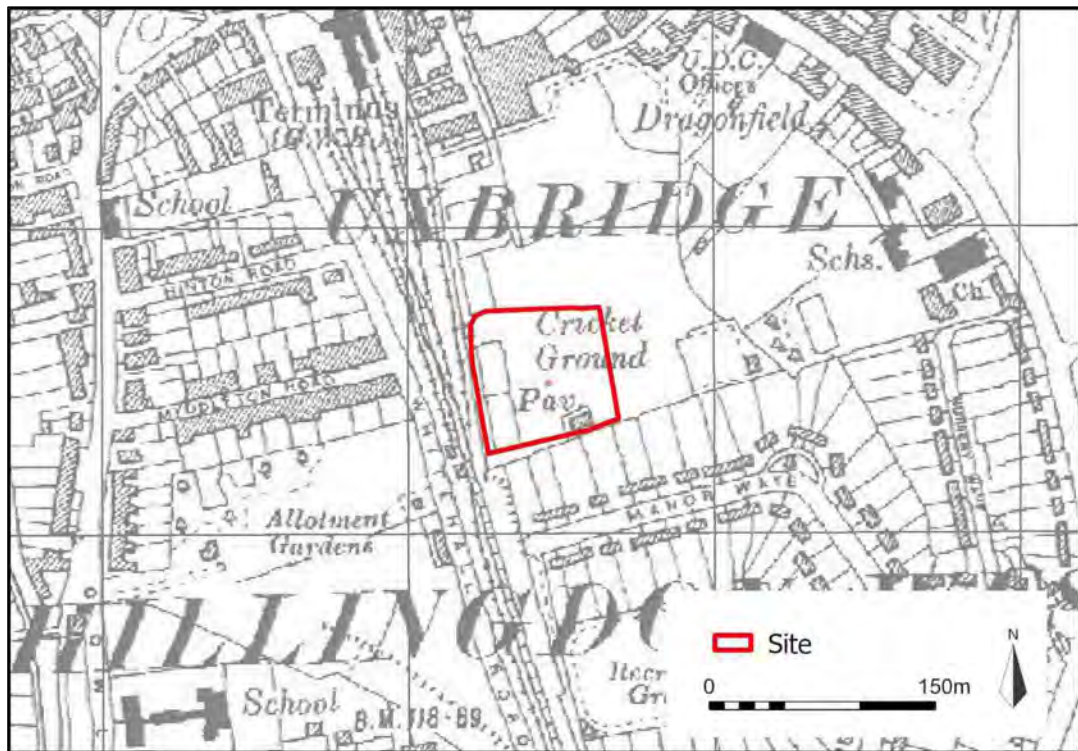


Fig. 6 1935 Ordnance Survey Mapping

3.42. By 1970 the Uxbridge Branch Line had been removed, and development can be seen growing ever closer to the cricket ground. It would only host the Uxbridge Cricket Club for another year⁴ before they would be forced out by the construction of the A4020. The Civic Centre, located 35m north of the Site (Fig. 2: A), was designed in 1971 and built between 1973 and 1977. In 1977 the Site is shown as occupying vacant land south of the (relatively) newly constructed A4020, with the Civic Centre to the north of the road (Fig. 7). By 1990 mapping, the Civic Centre Multi-Storey Carpark (Fig. 8) had been established within the Site. Baring minor adjustments to the course of the A4020 immediately north of the Site, there have been no significant changes within the Site or its immediate vicinity since. The Historic Landscape Characterisation data records the Site as a Multi-Storey Car Park, which reflects its current use, and provides no further information.



Fig. 7 1977 Ordnance Survey Mapping

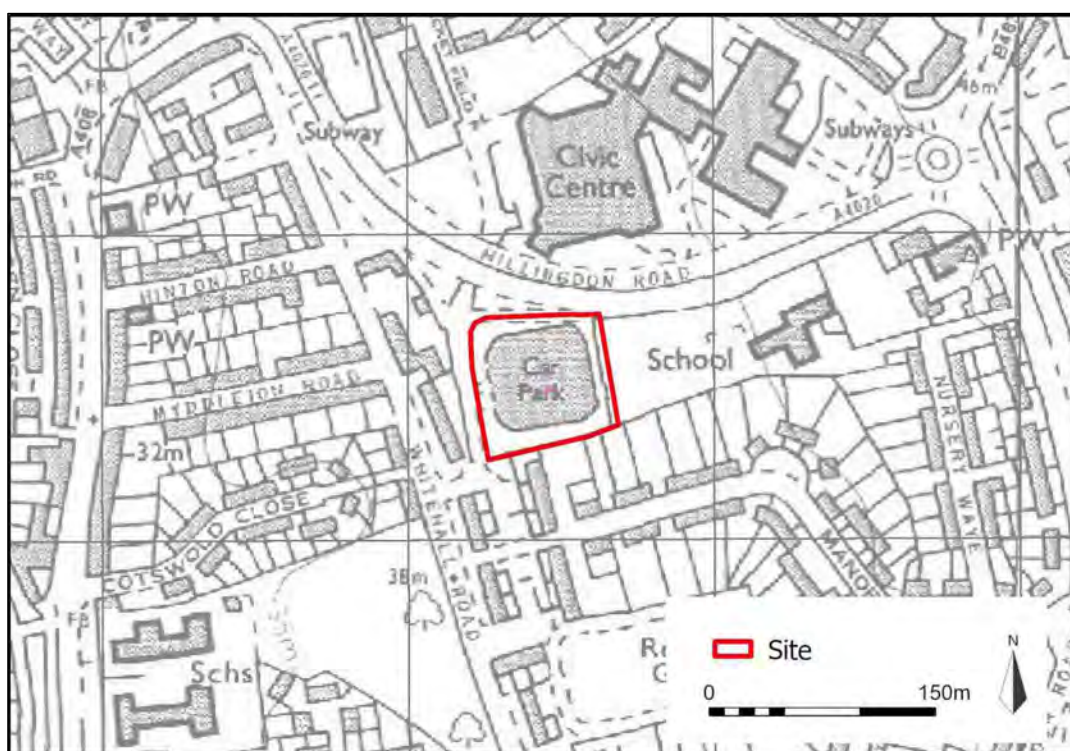


Fig. 8 1990 Ordnance Survey Mapping

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. A review of the available cartographic, documentary and photographic evidence indicates that the Site remained largely undeveloped until the late 19th century, when it was laid out as a cricket ground, and was subsequently redeveloped as the present multi-storey car park by the late 20th century.
- 4.2. The creation of the cricket ground may have required localised ground reduction and/or made ground to establish a suitably level playing surface, particularly where the former natural ground profile was uneven. Such works may have truncated or reworked upper soil horizons and any near-surface archaeological deposits, although deeper cut features may have survived beneath areas of limited disturbance. The construction of associated facilities, including the pavilion and grandstands, may also have resulted in localised impacts on archaeological remains through the excavation of foundations, service trenches, drainage infrastructure and other groundworks. While such activities may have caused the removal or disturbance of archaeological deposits within their footprint, any remains located beyond these areas, or at greater depth, may have survived intact.
- 4.3. The subsequent construction of the existing car park is expected to have resulted in extensive below-ground impacts, including ground reduction, foundation excavation, service installation, drainage works and surfacing. The present car park ground floor level sits lower than the surrounding footpaths and adjacent ground levels by up to approximately 1m in places (Photo 2), suggesting that the car park would likely have been, at least partially, cut into the pre-existing ground surface. A marked depression within the centre of the car park may similarly indicate localised deeper ground reduction (Photo 3). As such, the potential for survival of buried archaeological remains within the footprint of the extant structure is likely to be limited.
- 4.4. Notwithstanding the likely extensive disturbance associated with the construction of the existing car park, the proposed development footprint extends beyond the footprint of the present structure in several locations. In these areas, the degree of previous disturbance is less certain and archaeological deposits may survive where they have not been truncated by building foundations or associated ground reduction. While some of these peripheral areas may nevertheless have been affected by landscaping and ground remodelling undertaken during the formation of the cricket

ground and later car park, the south-western corner of the Site in particular appears to lie beyond the main footprint of the existing structure and may retain limited surviving archaeological deposits. Any such remains could be affected by the proposed development where new groundworks extend into previously undeveloped areas. Consequently, although archaeological survival across much of the Site is likely to be limited by previous development, there remains some potential for localised preservation of archaeological remains within areas outside the existing car park footprint that are proposed for redevelopment.



Photo 2 View out from car park to the north, showing level of grass verge along footpath



Photo 3 Interior of car park, showing depression in centre of car park

The significance of known and potential archaeological remains within the Site

4.5. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site. Known and potential archaeological remains identified within the Site comprise:

- Bronze Age and Iron Age finds or features
- Features associated with medieval and post-medieval agricultural activity

4.6. The significance of these assets is discussed further below.

4.7. Modern evidence associated with the cricket ground pavilion and construction of the car park is not anticipated to be of archaeological significance.

Bronze Age finds or features

4.8. Evidence of Bronze Age settlement has been identified in several places along Uxbridge High Street. The closest evidence to the Site comprises features consistent with funerary and settlement activity c. 140m north-west of the Site at Vine Street Station (Fig. 3: 5). No archaeological investigations have taken place in closer proximity to the Site, and therefore the extent of Bronze Age activity is unconfirmed.

4.9. Nevertheless, the recorded evidence lies within an area underlain by Lynch Hill Gravel deposits, a superficial geology that is widely associated with later prehistoric activity throughout the Thames Valley and Colne Valley due to its well-drained nature and favourable position above the surrounding floodplains. As the Site is similarly underlain by Lynch Hill Gravel, it shares the same broad geological and topographic characteristics as areas of known Bronze Age occupation within Uxbridge.

4.10. Given the density of evidence along the High Street, which reflects long term activity in this area during this time, and the continuation of these gravel deposits across the Site, it is possible that the Site may also contain features or finds of Bronze Age date. However, if present, such features are likely to be heavily fragmented and truncated as a result of construction of the car park, therefore it is unlikely that they would be of more than low significance.

Medieval and post-medieval agricultural activity

4.11. During the medieval and post-medieval periods, the Site formed part of the agricultural hinterland of Uxbridge. The Site has potential for finds or features

associated with this use. If present, this evidence is likely to be heavily truncated by the construction of the car park, and would be of low, if any, significance.

Potential development effects

- 4.12. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential archaeological remains to survive buried within the Site. It is anticipated that no highly significant archaeological remains will therefore be truncated by the proposed development.
- 4.13. Any disturbance or truncation (physical development effects) of those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- pre-construction impacts associated with ground investigation works;
 - demolition and ground reduction;
 - construction groundworks, including excavation of building foundations, service trenches and stripping for roads/car parks;
 - excavation of new site drainage channels (including soakaways); and
 - landscaping and planting.
- 4.14. Depending upon the final construction strategy, development within the Site could remove or truncate any surviving archaeological remains that the Site. However, the potential for survival within the Site is limited to areas outside the footprint of the car park and associated ground reduction.
- 4.15. The proposal plans indicate that the new care home building would be largely contained within the footprint of the extant car park structure, but there are areas of the proposed that extend beyond. This includes the north-western and south-western parts of the Site (proposed for access, car parking and substation), and the southernmost extent of the proposed new building (which potentially extends beyond previous impacts. A small part of the new building also extends beyond the footprint of the car park to the north, but this is much narrower and likely confined to the area of observed previous ground reduction (Photo 2).
- 4.16. Requirements for further archaeological investigation an mitigation should be discussed with the archaeological advisor to the local authority (GLAAS). However, as the Site is currently occupied by a multi-storey car park and trees (especially to the south and north), opportunities for intrusive investigation prior to the determination

of the planning application and demolition/site clearance would be heavily constrained. Given that any potential remains are likely to be of overall low heritage significance, due to previous impacts within the Site, their removal would not be considered a significant archaeological impact. It is therefore considered appropriate that any required archaeological investigations and mitigation are secured by a condition and undertaken at an appropriate stage post-determination

5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential archaeological heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential archaeological heritage assets has been determined, as far as possible, on the basis of available evidence. The potential physical effects of the proposals on the significance of identified buried archaeological remains. Any such effects will be a material consideration in the determination of the planning application for the proposal.
- 5.2. This assessment has identified no designated archaeological assets within the Site. The archaeological potential of the Site is principally associated with the possible presence of previously unrecorded Bronze Age and Iron Age features, reflecting the wider pattern of prehistoric activity identified elsewhere within Uxbridge. Bronze Age remains, if present, would probably comprise isolated pits, gullies, postholes or associated artefactual material. There is also potential for remains relating to medieval and post-medieval agricultural use, when the Site formed part of the rural hinterland surrounding the historic settlement. Medieval and post-medieval remains would most likely consist of agricultural features such as field boundaries, drainage features or cultivation-related deposits.
- 5.3. Notwithstanding this potential, the available cartographic, photographic and site evidence indicates that the Site has been subject to substantial modern ground disturbance. Principally, the construction of the existing car park would have required more extensive ground reduction and excavation for foundations, services, drainage and surfacing. The lower level of the current car park relative to the surrounding ground, together with the pronounced depression visible within its centre, suggests that significant ground reduction would have taken place across parts of the Site. These activities are likely to have truncated or removed any shallow archaeological deposits and will have diminished the overall potential for archaeological survival which is limited to the seemingly undisturbed areas around the edges of the Site.
- 5.4. Development of the Site has the potential to result in the disturbance or removal of any surviving archaeological deposits. However, any archaeological remains that do survive within the Site are likely to be fragmentary and of limited extent. Given the

probable condition, survival and evidential value of such remains, they are unlikely to be of greater than low archaeological significance. As such, the potential buried archaeological remains would not be anticipated to be of sufficient value as to preclude or otherwise constrain the proposed development.

- 5.5. While opportunities for comprehensive intrusive investigation prior to determination are constrained by the presence of the existing multi-storey car park and vegetation, it is recognised that the Site retains a limited potential for previously unrecorded archaeological remains, especially alongside the western and southern boundaries where components of the proposed development that could result in impacts to buried remains are proposed. Accordingly, and subject to discussion with the archaeological advisor to the local authority, it is considered that any archaeological investigation and mitigation is secured through a suitably worded planning condition. Such a condition could provide for an appropriate programme of archaeological investigation and recording, proportionate to the archaeological potential of the Site, to be undertaken following demolition and in advance of, or during, development works as required.

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1866 Ordnance Survey Town Plan, 1:528

1868 Ordnance Survey County Series, 1:10,560

1881 Ordnance Survey County Series, 1:10,560

1885-1886 Ordnance Survey Plan, 1:2,500

1888 Ordnance Survey Plan, 1:2,500

1895-1896 Ordnance Survey Plan, 1:2,500

1897 Ordnance Survey County Series, 1:10,560

1899 Ordnance Survey Plan, 1:2,500

1900 Ordnance Survey County Series, 1:10,560

1914 Ordnance Survey Plan, 1:2,500

1920 Ordnance Survey County Series, 1:10,560

1932 Ordnance Survey Plan, 1:2,500

1932 Ordnance Survey County Series, 1:10,560

1934-1935 Ordnance Survey Plan, 1:2,500

1935 Ordnance Survey County Series, 1:10,560

1938 Ordnance Survey County Series, 1:10,560

1948 Historical Aerial Photography, 1:10,560

1960 Ordnance Survey Plan, 1:10,000

1962-1964 Ordnance Survey Plan, 1:1,250

1963 Additional SIMs, 1:2,500

1963-1973 Ordnance Survey Plan, 1:2,500

1963-1991 Additional SIMs, 1:1,250

1967-1977 Ordnance Survey Plan, 1:1,250

1968 Ordnance Survey Plan, 1:10,000

1970-1975 Ordnance Survey Plan, 1:10,000

1973-1975 Supply of Unpublished Survey Information (SUSI), 1:1,250

1975-1988 Ordnance Survey Plan, 1:1,250

1977 Ordnance Survey Plan, 1:10,000

1977-1990 Additional SIMs, 1:1,250

1985 Russian Military Map, 1:25,000

1986 Additional SIMs, 1:1,250

1988-1989 Ordnance Survey Plan, 1:10,000

1990 Ordnance Survey Plan, 1:10,000

1992 Large-Scale National Grid Data, 1:1,250

1994-1995 Large-Scale National Grid Data, 1:1,250

1995 Large-Scale National Grid Data, 1:1,250

1996 Large-Scale National Grid Data, 1:1,250

1999 10k Raster Mapping, 1:10,000

2006 10k Raster Mapping, 1:10,000

2026 VectorMap Local, 1:10,000

Ordnance Survey maps viewed at: www.promap.co.uk <http://www.envirocheck.co.uk/> and www.maps.nls.uk/geo/find/

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that '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'.

Designated heritage assets

Paragraph 202 of the NPPF (2024) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 212 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 213 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 215 clarifies that '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'.

Regional Planning Policy

London Plan 2021

The London Plan 2021 was adopted in March 2021. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Policy HC1 addresses archaeology.

HC1: Heritage Conservation and Growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1. setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2. utilising the heritage significance of a site or area in the planning and design process
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of

archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

Draft London Plan, published for consultation 16 July 2026

Policy MBUL7 from the emerging London Plan relates to heritage. It is divided into two sections, Plan Making (A to E) and Development Management (F and G). Paragraphs A to E apply to Local Planning Authorities and Paragraph G relates to energy efficiency improvements to heritage assets. These paragraphs are irrelevant to this assessment. Paragraph F is the only section of relevance to this assessment and is reproduced below.

F - Development proposals involving groundworks within an Archaeological Priority Area and all developments over 0.5 hectares should be screened for archaeological interest and where necessary an appropriate level of assessment undertaken to inform decision-making. Heritage assets of archaeological interest should, where appropriate have their significance better revealed through display, interpretation and other forms of public engagement.

Local Planning Policy

Local Plan

Policy HE1: Heritage

The Council will:

1. 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.
2. 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.
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.

BE1

Only in exceptional circumstances will the local planning authority allow development to take place if it would disturb remains of importance within the archaeological priority areas.

BE3

The local planning authority will ensure whenever practicable that sites of archaeological interest are investigated and recorded either before any new buildings, redevelopment, site works, golf course or gravel extraction are started, or during excavation and construction. Development which would destroy important archaeological remains will not be permitted.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'. As settings are beyond the scope of this report 'GPA3 – The Setting of Heritage Assets' is not of relevance.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2024) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a

serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Designated Heritage Assets

Ref.	Description	Type (Grade)	NGR	HE ref.
A	Hillingdon Civic Centre and integrated hard landscaping, including paving, planters, steps and walls	Listed Building (II)	TQ 05811 83862	1451218
B	Church Of St Andrew	Listed Building (II)	TQ 05958 83779	1080183
-	46-48, Windsor Street	Listed Building (II)	TQ 05471 84045	1080103
-	51, 52, 52A and 53, Windsor Street	Listed Building (II)	TQ 05494 84085	1080104
-	Former Regal Cinema	Listed Building (II*)	TQ 05895 83954	1080111
-	Three K6 Telephone Kiosks Outside Uxbridge London Regional Transport Station	Listed Building (II)	TQ 05546 84135	1080117
-	13 And 14, Windsor Street	Listed Building (II)	TQ 05481 84032	1080140
-	16, 16a, 17 And 17a, Windsor Street	Listed Building (II)	TQ 05472 84023	1080141
-	Entrance Gateway To Former Graveyard	Listed Building (II)	TQ 05434 83966	1080142
-	43-45, Windsor Street	Listed Building (II)	TQ 05460 84035	1080143
-	Norman Reeves Motors	Listed Building (II)	TQ 05808 83960	1080173
-	The Shrubbery	Listed Building (II)	TQ 05858 84010	1080174
-	24 And 25a, Hillingdon Road	Listed Building (II)	TQ 06007 83259	1080182
-	20 High Street	Listed Building (II)	TQ 05598 84045	1080206
-	25-27, High Street	Listed Building (II)	TQ 05567 84074	1080207
-	The Market House	Listed Building (II*)	TQ 05537 84107	1080208
-	Church Of St Margaret	Listed Building (II*)	TQ 05525 84099	1180516
-	274, High Street	Listed Building (II)	TQ 05748 83968	1180711
-	32, Hillingdon Road	Listed Building (II)	TQ 05973 83340	1180797
-	Church Cottage Precinct House St Andrew's Vicarage	Listed Building (II)	TQ 05939 83750	1180809
-	18-20, Windsor Street	Listed Building (II)	TQ 05464 84014	1181759
-	39 And 40, Windsor Street	Listed Building (II)	TQ 05449 84017	1181763
-	18 And 19, High Street	Listed Building (II)	TQ 05615 84044	1194461
-	15, Windsor Street	Listed Building (II)	TQ 05485 84022	1284852
-	The Three Tuns Public House	Listed Building (II)	TQ 05574 84063	1285689
-	10 And 11, High Street	Listed Building (II)	TQ 05644 84025	1358370
-	Midland Bank	Listed Building (II)	TQ 05558 84082	1358371
-	34, Hillingdon Road	Listed Building (II)	TQ 05965 83355	1358399
-	Uxbridge Underground Station	Listed Building (II)	TQ 05599 84143	1358405
-	2 K6 Telephone Kiosks Outside Post Office, South End Of Windsor Street	Listed Building (II)	TQ 05448 84011	1358408
-	10-12, Windsor Street	Listed Building (II)	TQ 05487 84040	1358419
-	21 And 21a, Windsor Street	Listed Building (II)	TQ 05460 84003	1358420
-	41 And 42, Windsor Street	Listed Building (II)	TQ 05447 84030	1358421

Ref.	Description	Type (Grade)	NGR	HE ref.
-	50, Windsor Street	Listed Building (II)	TQ 05483 84075	1358442
-	The Queen's Head Public House	Listed Building (II)	TQ 05490 84102	1358443
-	Cinema	Listed Building (II)	TQ 06039 83769	1392376
-	Randalls Department Store	Listed Building (II)	TQ 05658 83957	1393206
-	Uxbridge War Memorial	Listed Building (II)	TQ 05434 83935	1464803
-	Old Uxbridge and Windsor Street	Conservation Area	-	3396
-	The Greenway	Conservation Area	-	3397
-	Rockingham Bridge	Conservation Area	-	10017

Archaeological Priority Areas

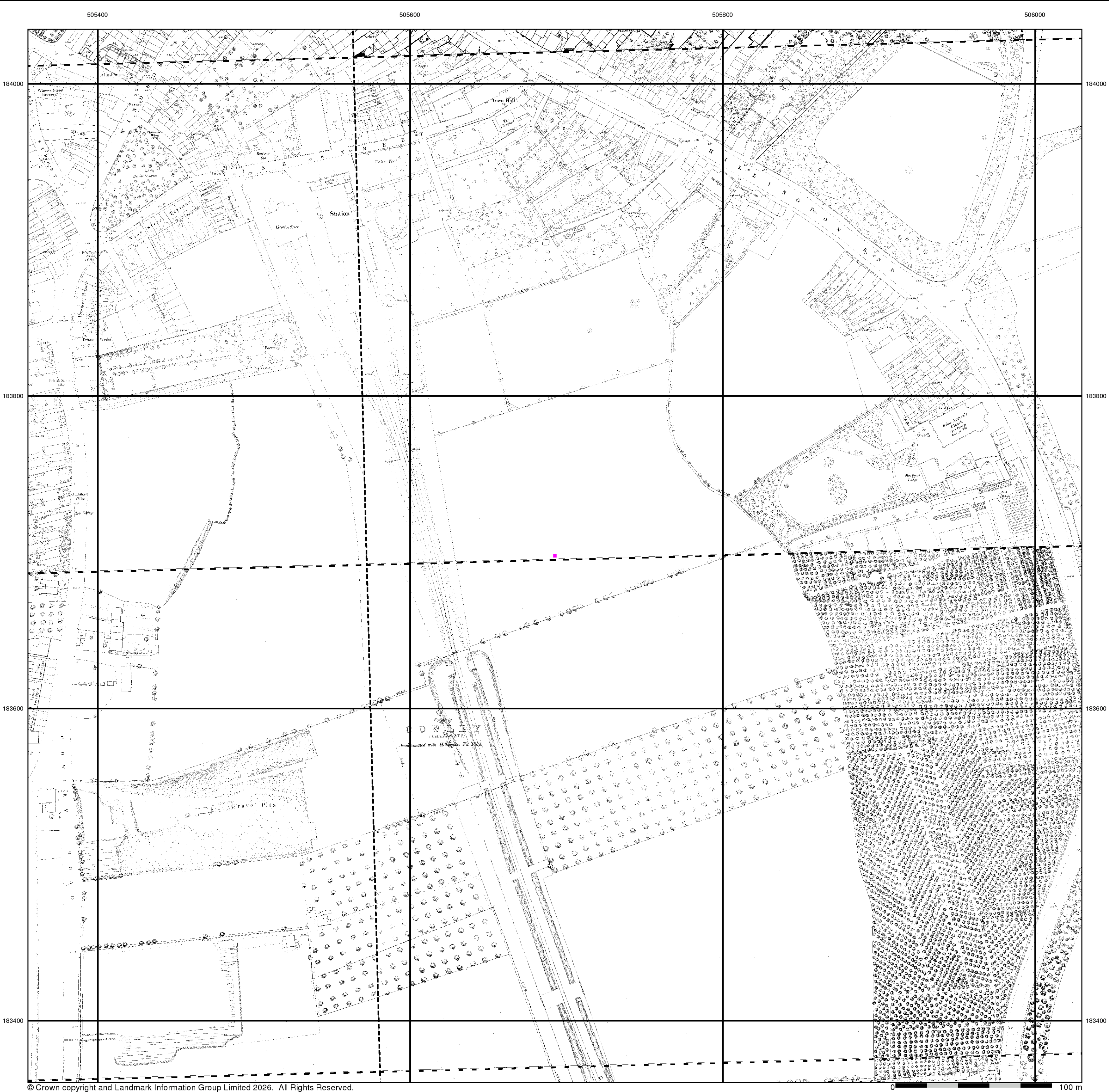
Ref.	Description	Type	NGR	HER ref.
-	Colne Valley	Archaeological Priority Zone	TQ 05234 85756	78417
-	Uxbridge	Archaeological Priority Area	TQ 05392 84309	78197

Selected recorded heritage assets

Ref.	Description	Period	NGR	HER ref.
1	Palaeolithic Finds	Palaeolithic	TQ 05504 84005	143095 115826
2	Late Mesolithic Blade from 15-17 High Street Late Bronze Age Sherd from 15-17 High Street Late Bronze Age Gully & Hollow, 15-17 High Street	Prehistoric	TQ 05619 84023	91126 88275 104641
3	Neolithic finds from Hinton Road / Uxbridge	Neolithic	TQ 05504 83805	79643 81608
4	Neolithic Arrowhead from The Chimes	Neolithic and Bronze Age	TQ 05726 84082	92117
5	Vine Street Station Prehistoric features and finds	Late Prehistoric	TQ 05570 83886 TQ 05570 83888 TQ 05565 83901	93768 93909 94700 91071 87468 89776 86688 83414 92807 168684 148731 103747
6	Bronze Age pits, gullies, and finds	Bronze Age	TQ 05640 84002	81086 79582 120498
7	20 High Street (Prehistoric Pit)	Prehistoric	TQ 05594 84044	113128
8	Bronze Age and Iron Age ditches and finds at 1-2 Windsor Street	Bronze Age and Iron Age	TQ 05523 84071	89000 83219 135787
9	Roman Road, Verulamium (St Albans) to Laleham (Line of)	Roman	TQ 09726 88783	238777
10	Roman causeway	Roman	TQ 05555 84105	130309
11	High Street (High Medieval Settlement)	Medieval	TQ 05597 84172	121706

Ref.	Description	Period	NGR	HER ref.
12	The Chimes (High Medieval Buried Land Surface)	Medieval	TQ 05668 84072	103355 80439 81014 79659 80147 79214 91215 88084 88629 92496 82252 82075 84158
13	1-2 Windsor Street (High Medieval Buried Soil Horizon)	Medieval	TQ 05522 84069	151098 83339
14	15-17 High Street (High Medieval Gully)	Medieval	TQ 05619 84025	114909 92279
15	5-6 High Street (High Medieval Pit)	Medieval	TQ 05640 84002	150230
16	High Medieval Tenement & Occupation Site	Medieval	TQ 05504 84175	150277
17	High Street (Medieval Well & Pit)	Medieval	TQ 05635 84034	103020
18	Medieval building	Medieval	TQ 05594 84044	105275
19	Medieval Sherd from Vine Street Station	Medieval	TQ 05570 83888	89240
20	Uxbridge Branch Railway (Victorian Railway)	Modern	TQ 05716 82009	229167
21	Former Uxbridge Vine Street Station	Modern	TQ 05546 83873	230405
22	RAF Uxbridge (Early 20th Century Military Airfield)	Modern	TQ 06434 83668	100614

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING



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Middlesex

Published 1866

Source map scale - 1:528

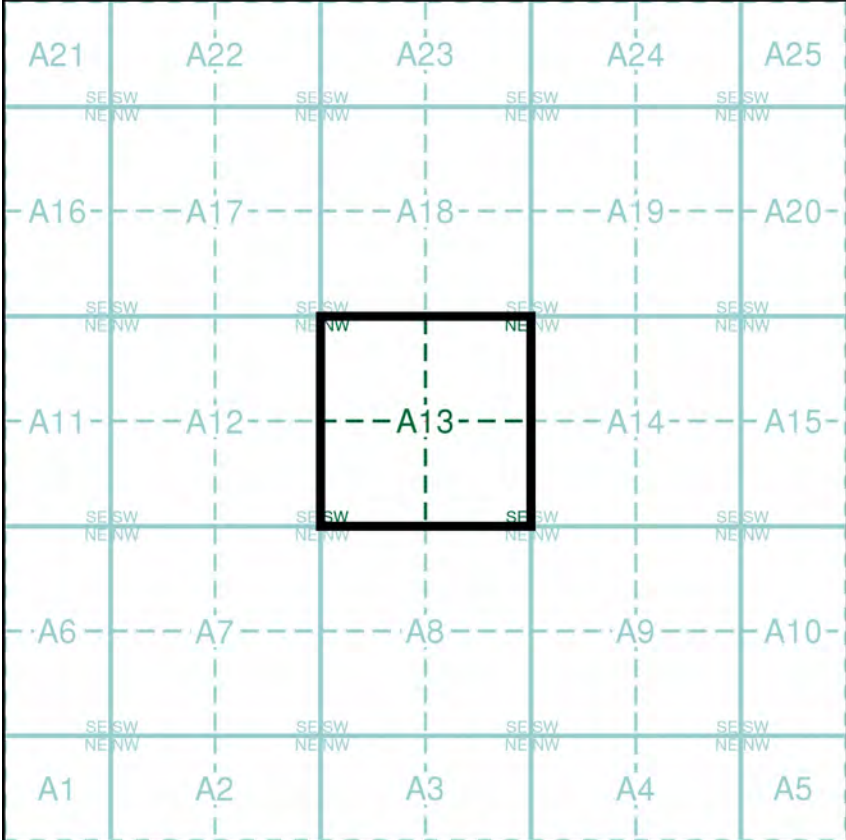
The 1:528 scale Ordnance Survey mapping was adopted in 1850 as an alternative to the 1:1056 scale, that had been deemed to be inadequate for sanitary planning, which had come very much to the fore following the passing of the Public Health Act of 1948. Around 29 towns in England and Wales were surveyed at this scale, the bulk of which were undertaken between 1850 and 1855. These were predominantly towns that were outside the areas being surveyed at 1:10,560 or 1:2500 scale. As well as showing the details characteristic of the later 1:500 plans, they show features of sanitary interest such as privies, taps, cow houses, cess pits, brew and bake houses and cart sheds and stables.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

00_00_000_00_00
866 1866
1528 1:528
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1528 1:528
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1528 1:528

Historical Town Plan - Segment A13



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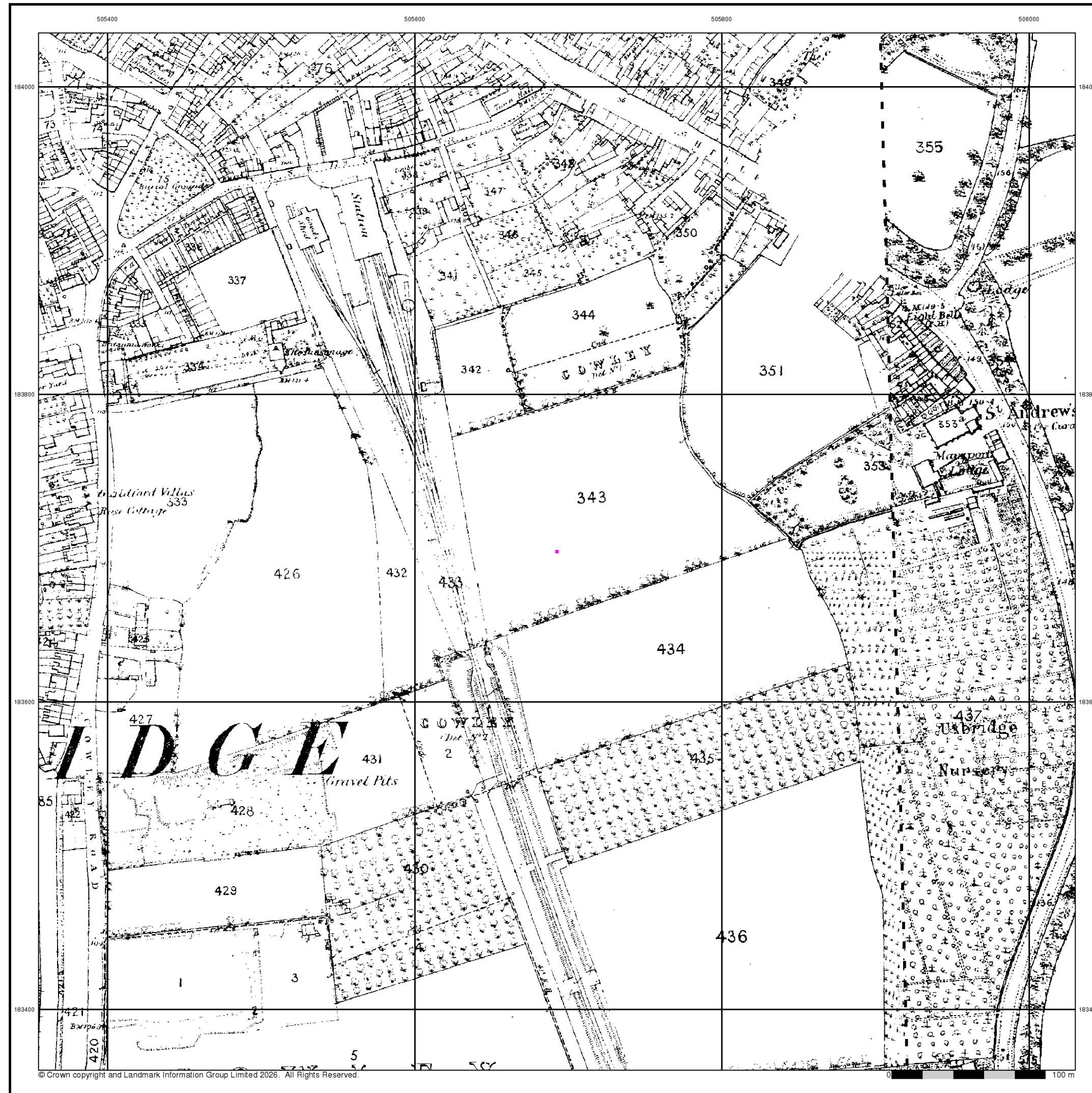
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Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 0

Site Details

Site at 505690, 183700

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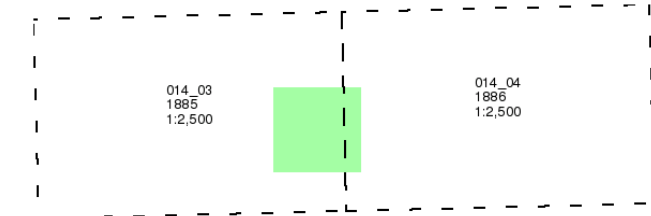
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Published 1885 - 1886

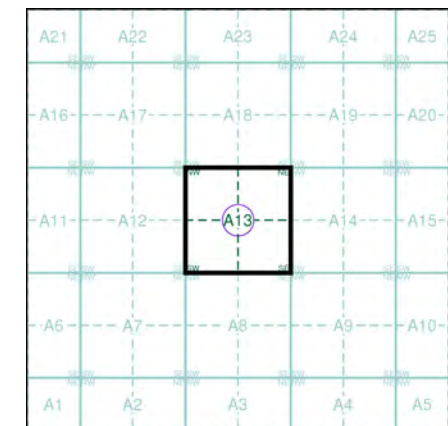
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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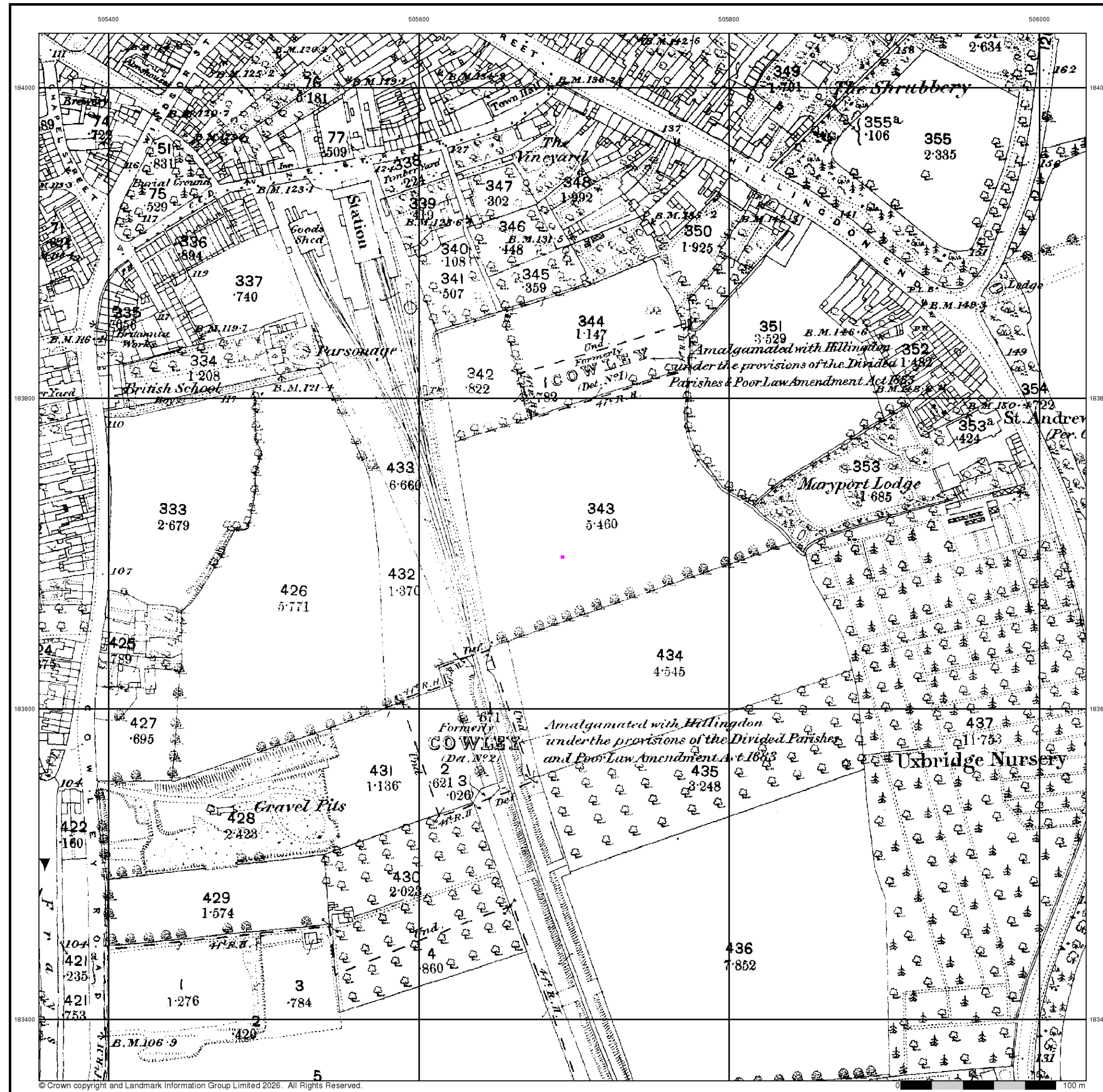
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Site Details

Site at 505690, 183700

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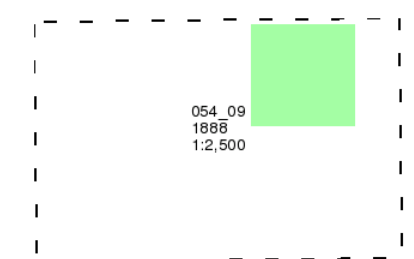
Buckinghamshire

Published 1888

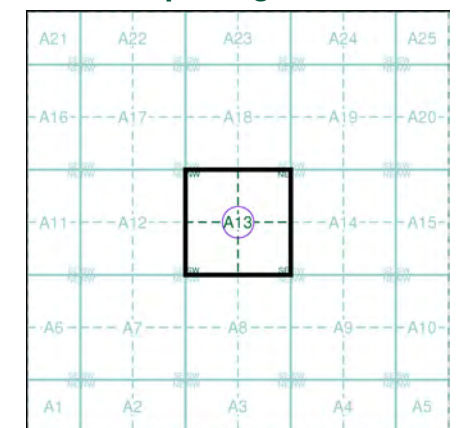
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Map Name(s) and Date(s)



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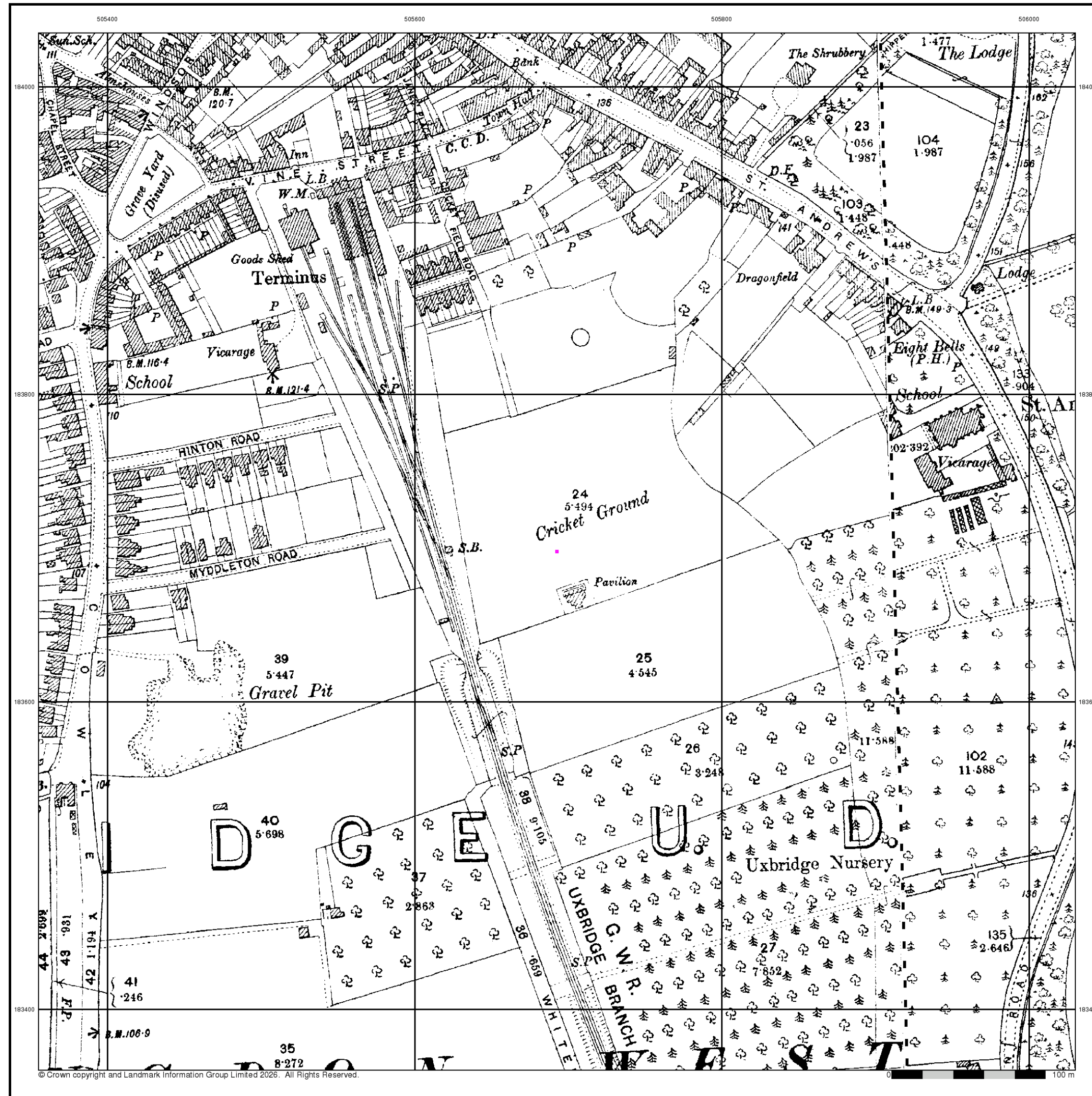
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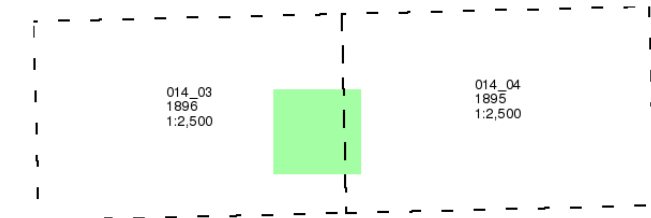
Middlesex

Published 1895 - 1896

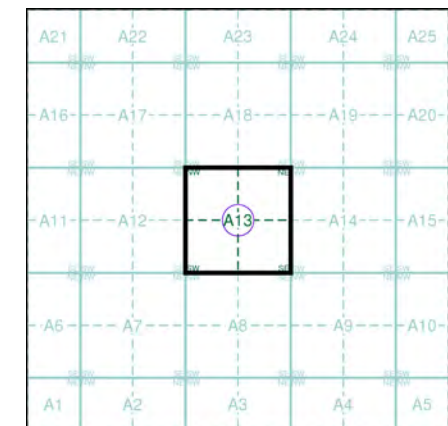
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Historical Map - Segment A13

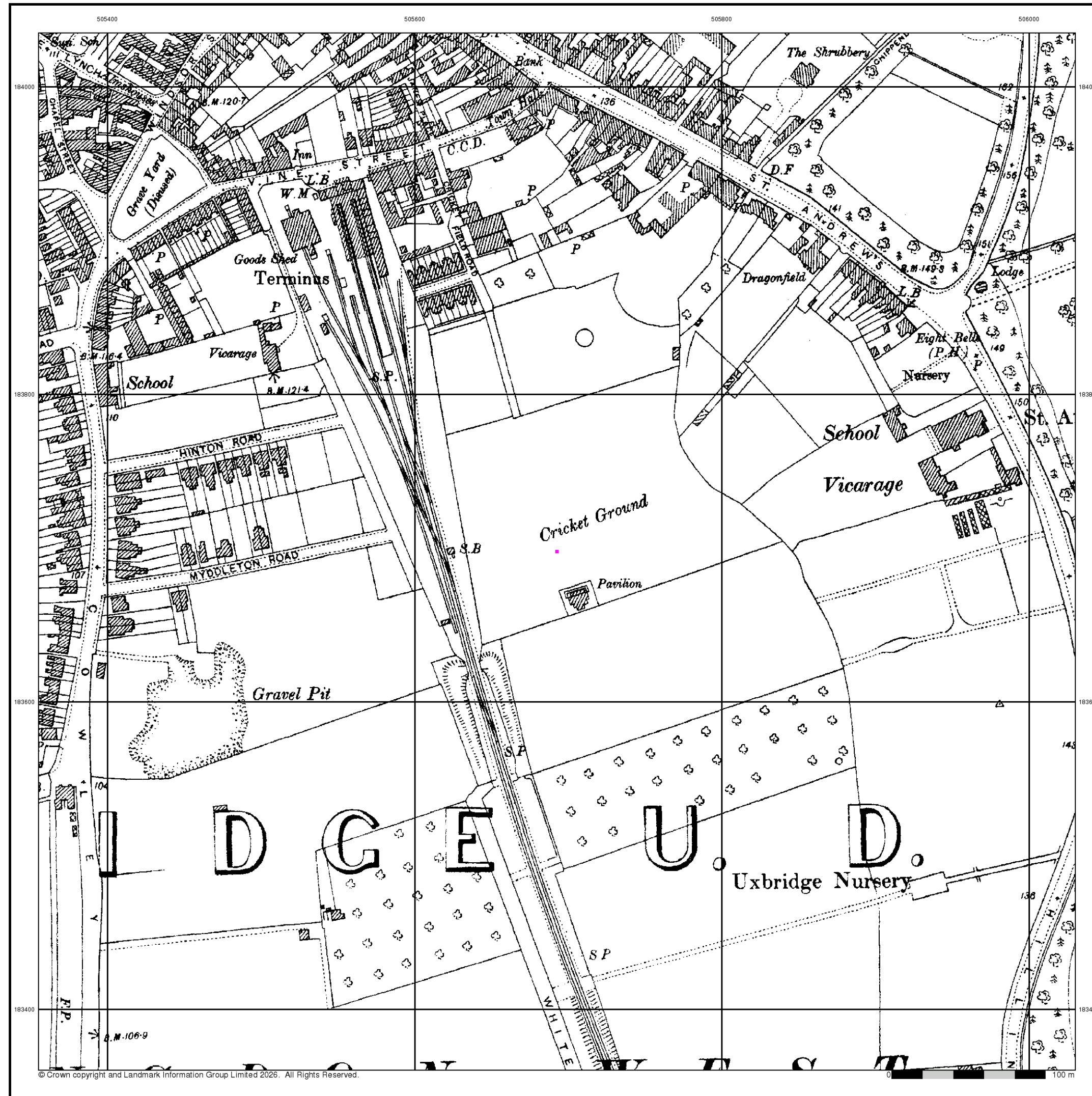


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Search Buffer (m): 100

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Site at 505690, 183700



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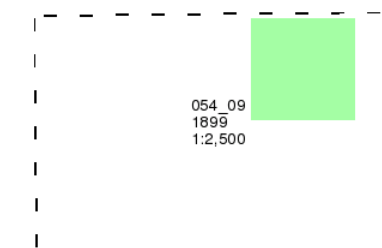
Buckinghamshire

Published 1899

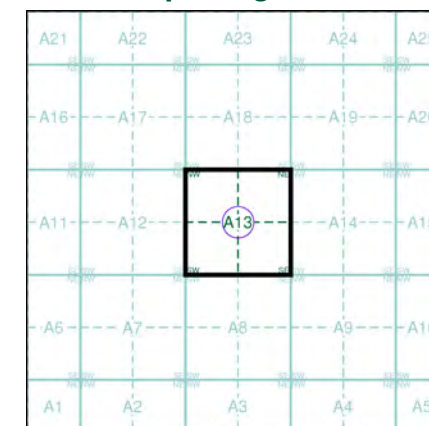
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 406222637_1_1
Customer Ref: MK1485
National Grid Reference: 505690, 183700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 505690, 183700

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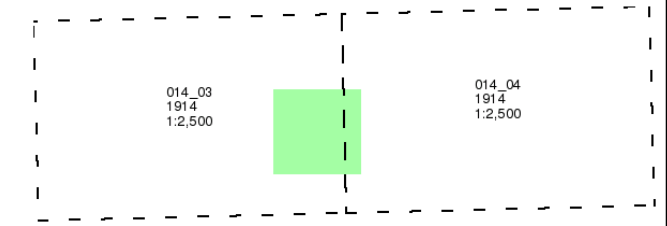
Middlesex

Published 1914

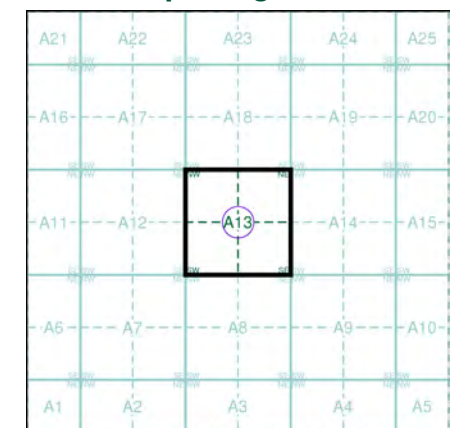
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

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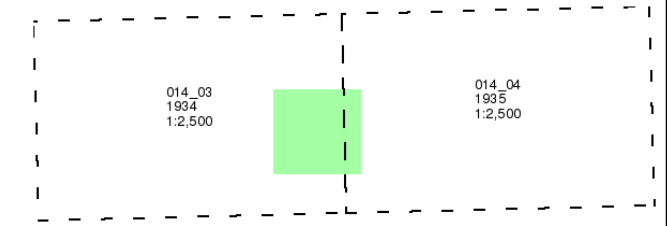
Middlesex

Published 1934 - 1935

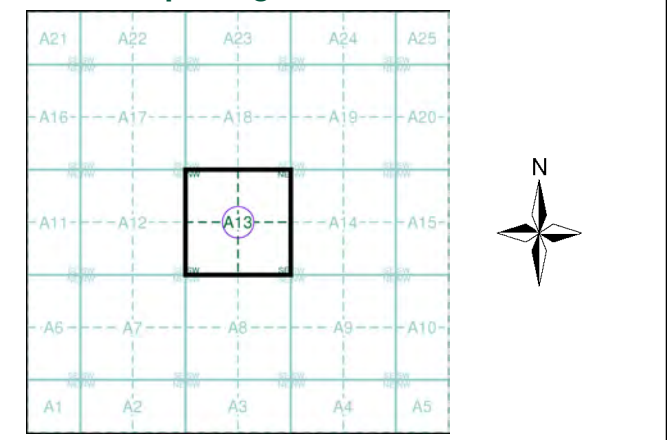
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Ordnance Survey Plan

Published 1962 - 1964

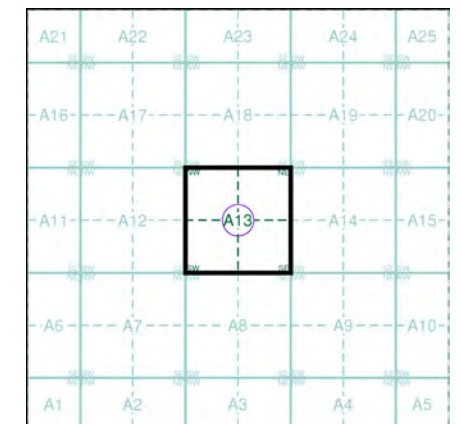
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

Q0584SW	Q0584SE	Q0684SW
1962	1962	1962
1:1,250	1:1,250	1:1,250
Q0583NW	Q0583NE	Q0683NW
1963	1963	1964
1:1,250	1:1,250	1:1,250
Q0583SW	Q0583SE	Q0683SW
1963	1963	1964
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 406222637_1_1
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Search Buffer (m): 100

Site Details

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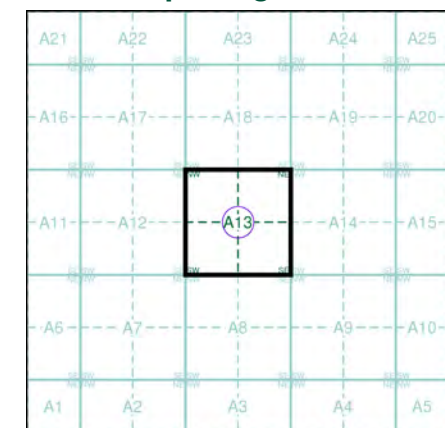
Ordnance Survey Plan Published 1963 - 1973 Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ0584 1973 12,500	TQ0684 1963 12,500
TQ0583 1972 12,500	TQ0683 1966 12,500

Historical Map - Segment A13



Order Details
Order Number: 406222637_1_1
Customer Ref: MK1485
National Grid Reference: 505690, 183700
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Site Details
Site at 505690, 183700

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Additional SIMs

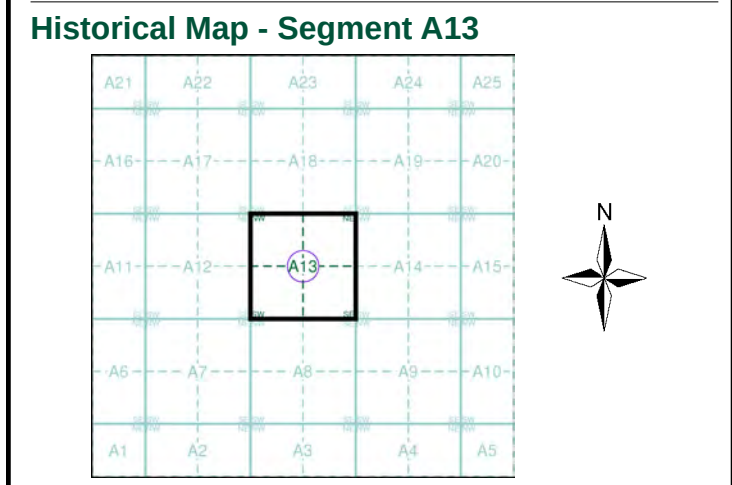
Published 1963 - 1991

Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q0584SW	Q0584SE	Q0684SW
1980	1980	1987
1:1,250	1:1,250	1:1,250
Q0583NW	Q0583NE	Q0683NW
1980	1978	1977
1:1,250	1:1,250	1:1,250
Q0583SW	Q0583SE	Q0683SW
1988	1963	1991
1:1,250	1:1,250	1:1,250

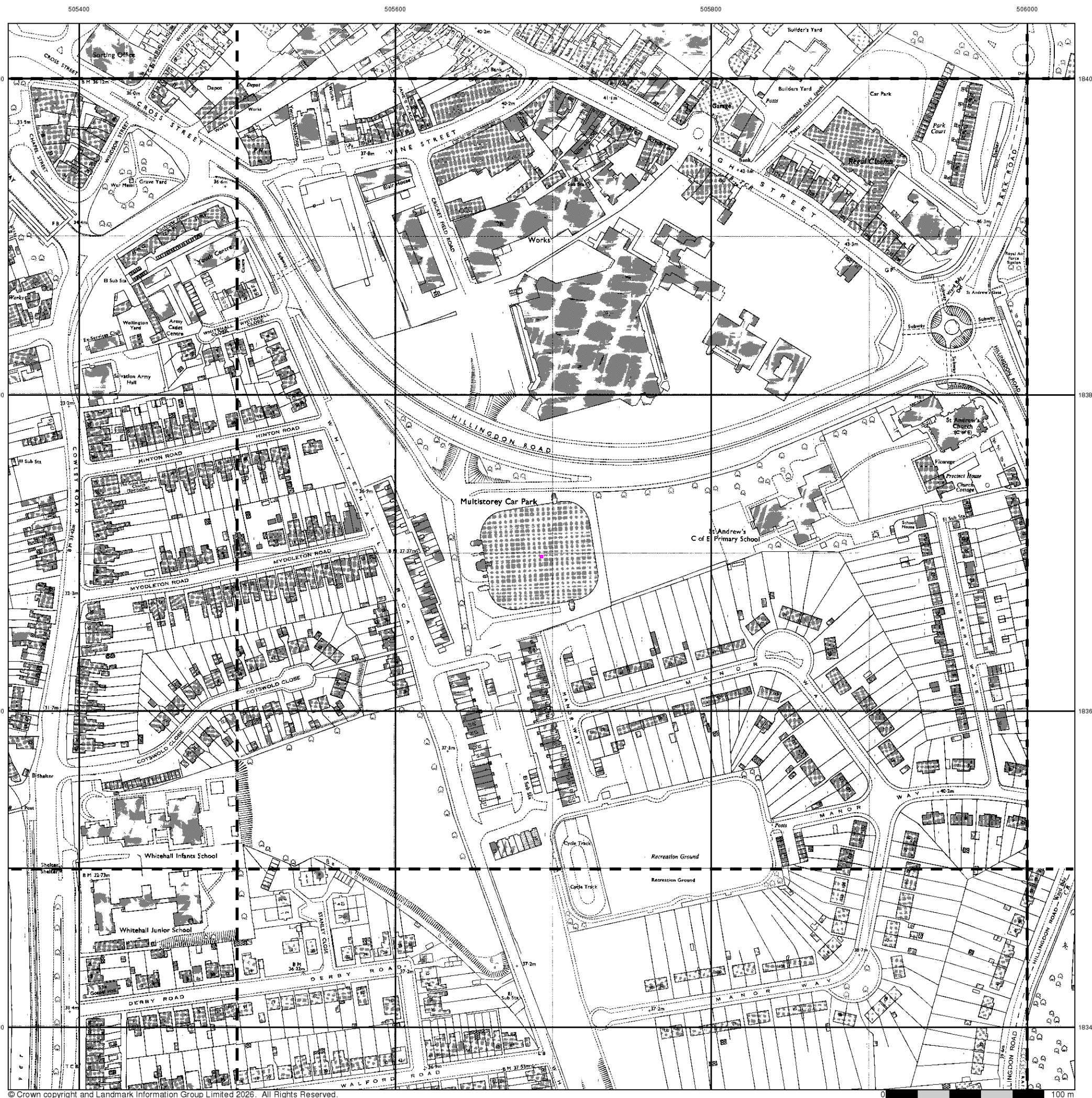


Order Details

Order Number: 406222637_1_1
Customer Ref: MK1485
National Grid Reference: 505690, 183700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 505690, 183700



Ordnance Survey Plan

Published 1967 - 1977

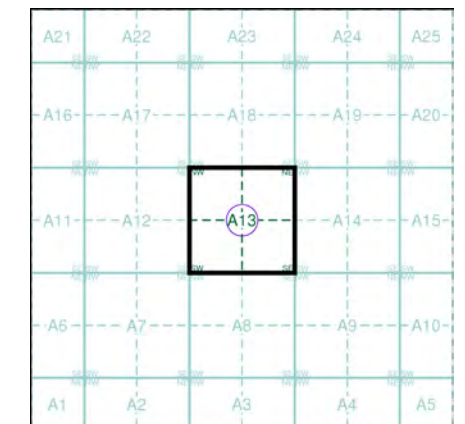
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

Q0584SW	Q0584SE	Q0684SW
1975	1975	1977
1:1,250	1:1,250	1:1,250
Q0583NW	Q0583NE	
1976	1976	
1:1,250	1:1,250	
Q0583SW	Q0583SE	Q0683SW
1976	1973	1967
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

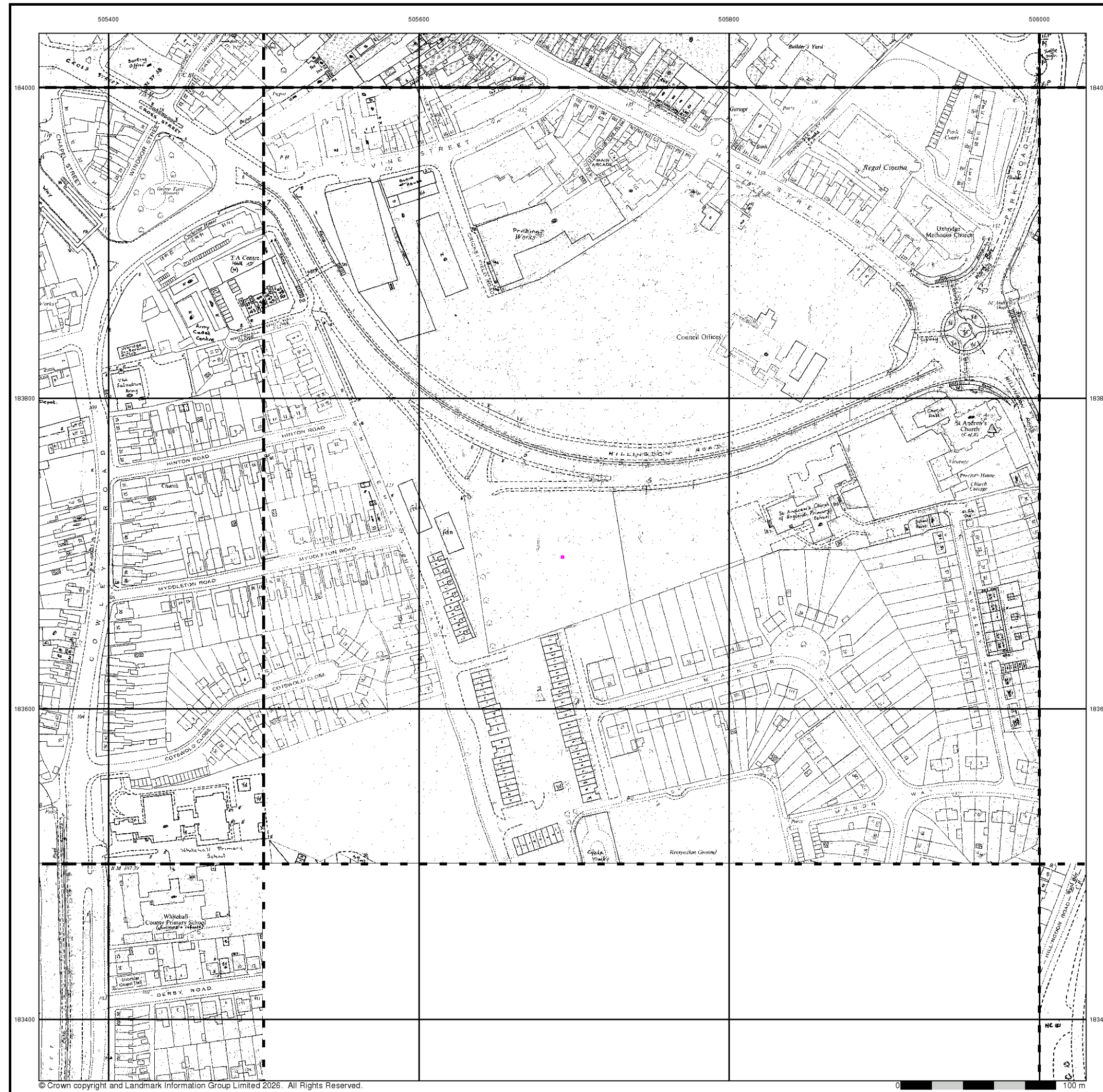


Order Details

Order Number: 406222637_1_1
Customer Ref: MK1485
National Grid Reference: 505690, 183700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Site at 505690, 183700



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Supply of Unpublished Survey Information

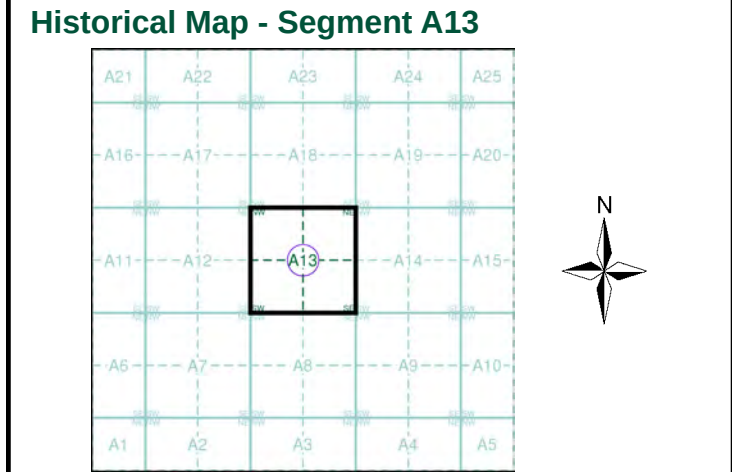
Published 1973 - 1975

Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q0584SW	Q0584SE	Q0684SW
1973	1974	1975
1:1,250	1:1,250	1:1,250
Q0583NW	Q0583NE	
1975	1975	
1:1,250	1:1,250	
Q0583SW		Q0683SW
1975		1975
1:1,250		1:1,250



Order Details

Order Number: 406222637_1_1

Customer Ref: MK1485

National Grid Reference: 505690, 183700

Slice: A

Site Area (Ha): 0.01

Search Buffer (m): 100

Site Details

Site at 505690, 183700



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Additional SIMs

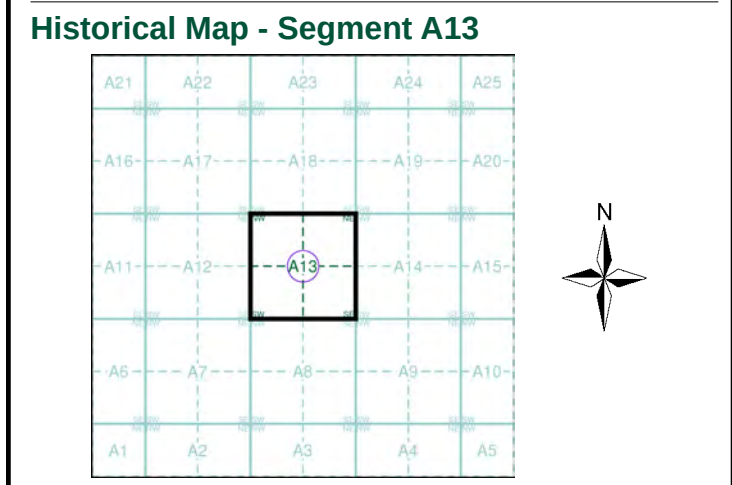
Published 1977 - 1990

Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q0584SW	1988	1:1,250
Q0583NW	1990	1:1,250
Q0583NE	1987	1:1,250
Q0683NW	1986	1:1,250
Q0583SE	1977	1:1,250



Order Details

Order Number:	406222637_1_1
Customer Ref:	MK1485
National Grid Reference:	505690, 183700
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at 505690, 183700



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Large-Scale National Grid Data

Published 1992

Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

Q0584SW	Q0584SE	Q0684SW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Q0583NW	Q0583NE	Q0683NW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Q0583SW	Q0583SE	Q0683SW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13

Order Details

Order Number:	406222637_1_1
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National Grid Reference:	505690, 183700
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

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Middlesex

Published 1868

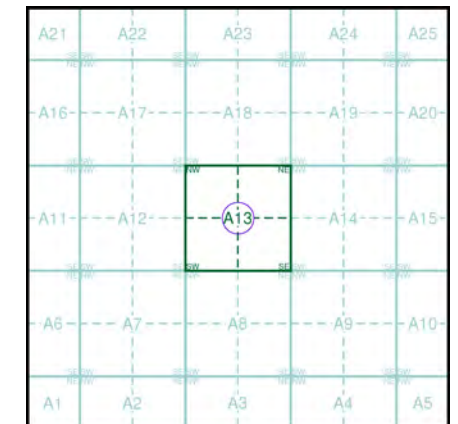
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

00900
1868
1:10,560
01400
1868
1:10,560

Historical Map - Slice A



Order Details

Order Number: 406222637_1_1
Customer Ref: MK1485
National Grid Reference: 505690, 183700
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Site at 505690, 183700



Middlesex

Published 1897

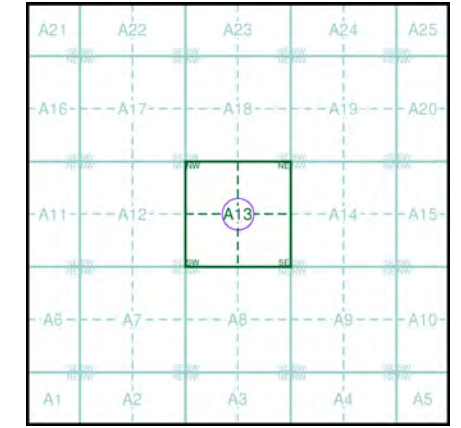
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

009SE
1897
1:10,560
014NE
1897
1:10,560

Historical Map - Slice A

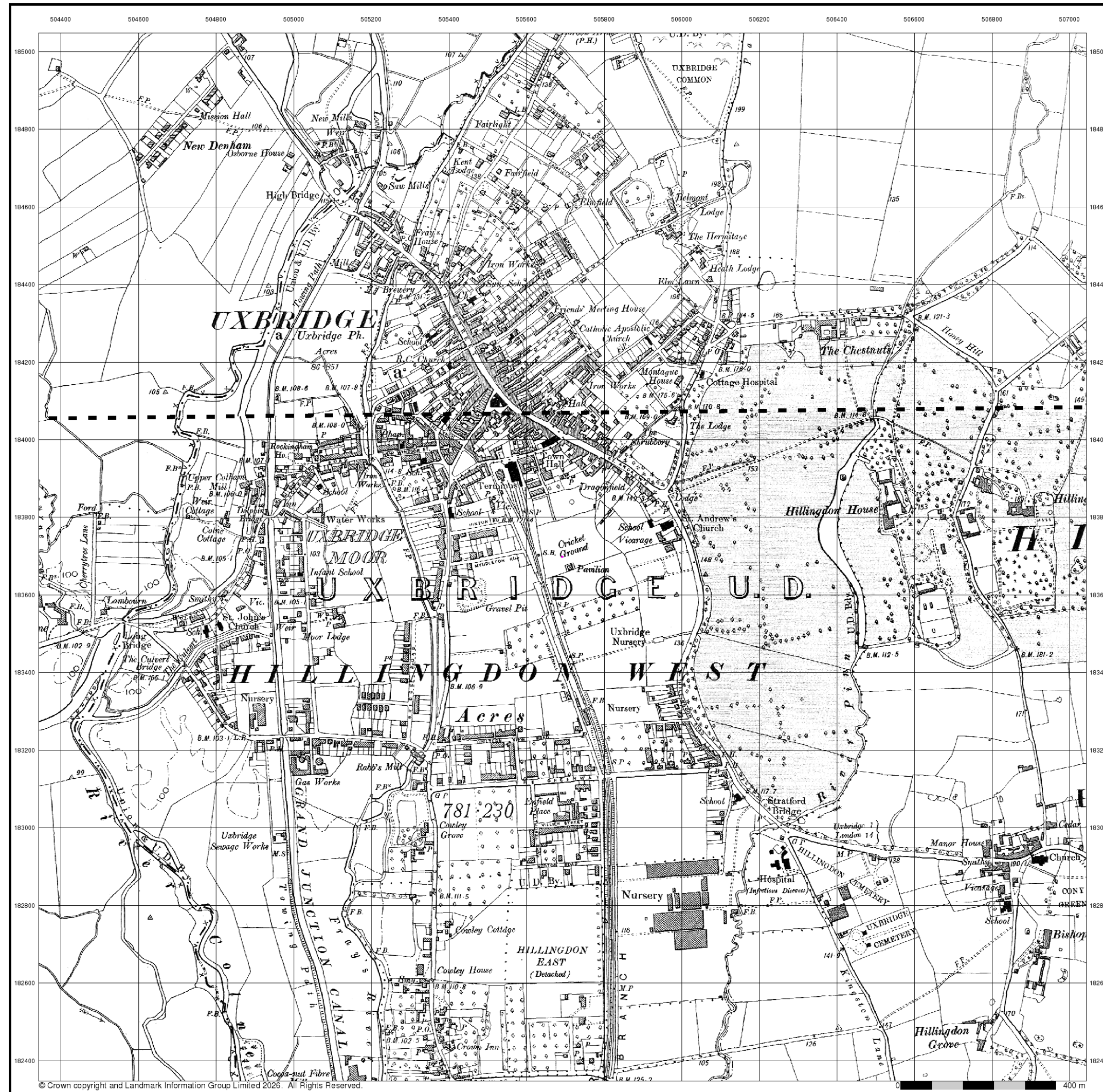


Order Details

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National Grid Reference:	505690, 183700
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at 505690, 183700



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Buckinghamshire

Published 1900

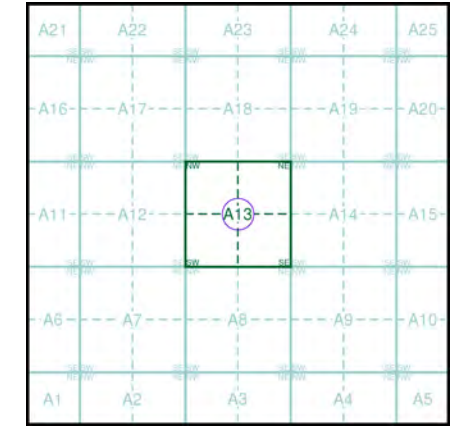
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

054NW
1900
1:10,560
054SW
1900
1:10,560

Historical Map - Slice A



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Middlesex

Published 1920

Source map scale - 1:10,560

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Map Name(s) and Date(s)

009SE
1920
1:10,560

014NE
1920
1:10,560

Historical Map - Slice A

Order Details

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Site Details

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