

Historic Building Recording of

6A HIGH STREET UXBRIDGE

For Bayar Enterprises Ltd

Michael Johnson MSc

L~P:ARCHÆOLOGY

Historic Building Recording of

6A HIGH STREET UXBRIDGE

Client:	Bugler Homes Ltd
Local Authority:	For Bayar Enterprises Ltd
NGR:	505661, 184014
Planning App:	1538/APP/2017/722
Author:	M. Johnson
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Site Code:	HSX19
Date:	April 19

L-P:ARCHAEOLOGY

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TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Executive Summary

1. Introduction
2. Site Background
3. Aims & Methodology
4. Results
5. Summary & Conclusions

Sources Consulted

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - Ground Floor

Figure 4 - First Floor

Figure 5 - Second Floor Plan

Figure 6 - Attic Photograph Locations

TABLE OF PLATES

Plate 1 - High Street Façade

Plate 2 - Room A from Room B

Plate 3 - Stairs in room B

Plate 4 - Windows to room O and room J and door to room J from room M

Plate 5 - Oriel window in room L

Plate 6 - Room M looking northeast, window to room L and irregular east wall visible

Plate 7 - Rooflight in room C, facing west from room J

Plate 8 - Window in room E

Plate 9 - Attic, facing west

TABLE OF APPENDICES

Appendix 1 - Photographic Index

Appendix 2 - Existing Front and Rear Elevation (Axis Mason)

Executive Summary

A Level 2 Historic Building Recording was carried out at 6A High Street, Uxbridge. This report has been prepared by Michael Johnson of L - P : Archaeology on behalf of Bayar Enterprises Ltd.

This survey was carried out by L - P : Archaeology following a condition placed upon the site by the London Borough of Hillingdon. In this instance, it was concluded that a descriptive record (Level 2) was required. The requirements of the level of record are set out in Historic England 'Understanding Historic Buildings'.

The current building at 6A High Street was constructed in the mid 19th century. The site was previously occupied by an earlier two storey shop building.

The archive has been prepared in accordance with best practice and will be deposited at the Museum of London under the site code HSX19.

1. Introduction

- 1.1. This Level 2 Historic Building Report has been researched and prepared by Michael Johnson of L - P : Archaeology on behalf of Bayar Enterprises Limited. The fieldwork was carried out by Michael Johnson in February 2019.
- 1.2. The site is located on High Street, Uxbridge, UB8 1JN (TQ 0566 8401). At the time of the survey it was occupied by a three storey building. The ground floor frontage is 6 High Street, which is not included in this survey (FIGURE 1).
- 1.3. This work was undertaken prior to renovation in response to a planning condition placed on the property by the London Borough of Hillingdon.
- 1.4. This document details the results of the site survey and conforms to Historic England's Understanding Historic Buildings (HISTORIC ENGLAND 2016) and the Chartered Institute for Archaeologists standards and guidance for the archaeological investigation and recording of standing buildings or structures (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2014).
- 1.5. The archive will be submitted to the Museum of London Archaeological Archive.

2. Site Background

2.1.PLANNING

2.1.1. Outline planning consent has been granted with conditions for the renovation of 6A High Street Uxbridge, application number 1538/APP/2017/722.

2.1.2. In accordance with the planning application consent and prior to demolition, a programme of historic building recording was carried out by L - P : Archaeology with agreement from the local planning authority.

2.1.3. The condition attached to the development is:

6 Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 2 shall be completed, submitted, and approved in writing by the Local Planning Authority. The scope of recording is to be agreed with the Local Planning Authority prior to the commencement of demolition. Copies of the final documents are to be made available to the Local Planning Authority, Local History Library and Historic England.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to safeguard the special architectural interest of the building in accordance with policy BE4 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012), policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2012).

2.1.4. The building is located within the Uxbridge Archaeology Priority Area, characterised by fine grain commercial properties on High Street (Formerly London Street) (BUTLER & MEAGER 2014).

2.2.SITE CONDITIONS

2.2.1. The site is located on the High Street (FIGURE 1). The building occupies a roughly rectangular area, with a northwest to southeast orientation (FIGURE 2). The plot is bounded to the northeast by High Street, onto which it faces, to the southeast and northwest by commercial properties on High Street. To the southwest is a yard belonging to 6 High Street.

2.2.2. The historic shop frontages on the High Street form part of a pedestrianised

commercial area, and provide screening for later 20th century buildings in the area around this (ALLIES AND MORRISON 2013).

2.3.SITE HISTORY

2.3.1. The site lies on the High Street in Uxbridge, within the historic core. The site was developed as a commercial High Street in the 18th century. The High Street has been redeveloped throughout the 19th and 20th century. The current Victorian façade of 6A High street shares some features, with the façade of 7 High Street, to the northwest, but is distinct from the 1980's building occupying 1-5 High Street.

3. Aims & Methodology

3.1. The general aims of the investigation were:

- ◆ To promote the understanding and appreciation of the structure.
- ◆ To secure an understanding of the structures and their significance.
- ◆ To adequately document the structures prior to redevelopment and to deposit a permanent record of the structures in a suitable archive.
- ◆ To collect enough information to allow a suitable mitigation or conservation strategy to be devised, if required.

3.2. DRAWN RECORD

3.2.1. A site plan was created based on a survey conducted by Axis Mason. The rooms have been coded using letters, with A and B on the ground floor, J-O on the first floor and C-I on the second floor (FIGURE 3, FIGURE 4 & FIGURE 5).

3.3. PHOTOGRAPHIC RECORD

3.3.1. The photographic survey included general views or views of the building and its setting to show the building's external appearance. This included oblique views to show all external elevations of the building, and give an overall impression of its size and shape.

3.3.2. Where elevations included historical information, images were taken at right-angles to the plane of the elevation.

3.3.3. A Fujifilm X-1 Digital SLR Camera was used for all site photography and a 1m graduated scale used where appropriate.

4. Results

4.1. OVERVIEW

- 4.1.1. The building was brick built with a mostly regular English bond yellow brick. It is three storeys and two bays. The access to 6A is to the northeast of 6 High Street, and is a corridor with access to the first floor at the rear.

4.2. HIGH STREET FAÇADE



Plate 1 - High Street Façade

- 4.2.1. At the time of the survey the façade stood to 10.5m. The pitch of the hip roof behind the façade is approximately half a metre higher (PLATE 1). The ground floor shop front of 6 High Street is not included in this survey. There were two oriel windows on the first floor of the building and two casement windows on the second floor. The parapet has two blind brick banister details, one above each bay. This form of architecture is typical of the Regency period, however documentary evidence suggests a later build date for this structure.
- 4.2.2. Each of the first floor oriel windows had a tiled roof and two unadorned brackets, these were painted white at the time of the survey and the material was uncertain but likely wooden.

4.2.3. The second floor windows have brick arched architrave with a Cotswold stone keystone. The space between the arch and the square casement windows is adorned with a red and black diamond tile or glazed brick design. In the centre of the second floor there was a carved and painted stone inscribed “NOTTINGHAM HOUSE”. There is no record of this building name in the local archive.

4.3.REAR ELEVATION

4.3.1. The rear elevation featured two gable ends, the principle roof of the building and that above the rear room N.. The brickwork was obscured by a textured plaster finish. The second floor featured two square topped windows described in rooms D and G. The first floor featured the doorway above the stair in room C which opened onto the flat roof of the ground floor of 6 High Street, the exterior of room N was plastered in the same way as the gable end of the second floor, with no visible interface to the ground floor of 6 High Street below it.

4.3.2. The style of the windows and the difference between the floor level in rooms N and M suggest that the rear elevation of the building was a later addition.

4.4.GROUND FLOOR



Plate 2 - Room A from Room B

4.4.1. The door from the High Street opens in to the corridor Room A. There was a slight bend to the right, marked by an arch, supported by a fluted pilaster with a dentil design on the capital (PLATE 5). Another arch with an identical pair of engaged columns separated rooms A and B, there was no door (PLATE 2, PLATE 5, FIGURE 3).

4.4.2. Room B had one door to the rear, a stair to the first floor, and a cupboard under the stairs. (FIGURE 3, Room B). The stairs had a rounded acorn finial. The banister was wooden and stairs carpeted with a plastic nose guard and had a run of 0.22m and rise of 0.18m. The stairs were a single straight run to the first floor, up to the northeast (PLATE 3).

4.4.3. The southwest door had a square frame and no panels. It was secured with an alarm and the rear of the property was not accessible at the time of the survey.

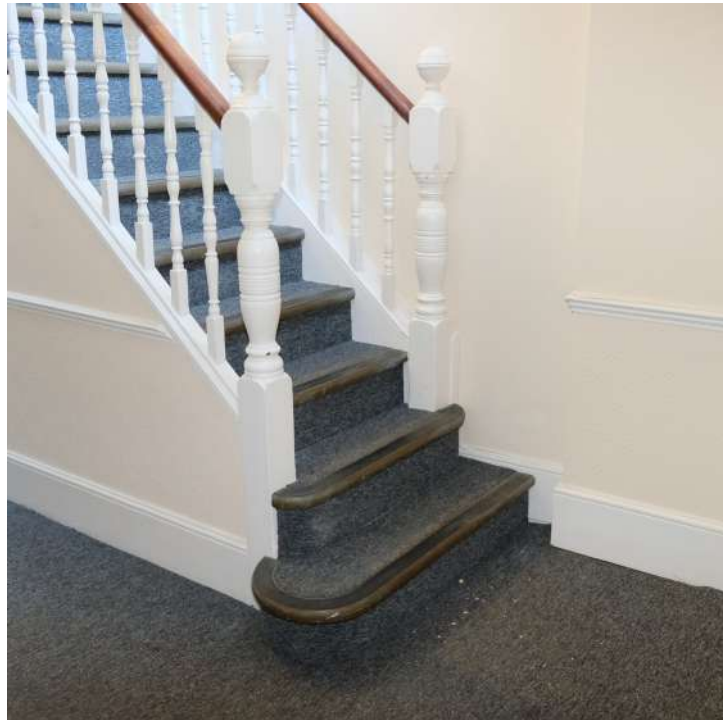


Plate 3 - Stairs in room B

4.5.FIRST FLOOR

4.5.1. The landing on the first floor (Room O, FIGURE 4) is separated from the rest of the first floor space, accessed via hallway Room J, by a four panel wooden door. There is a cupboard to the northwest from the landing. To the west, south and east the walls of room O were almost entirely glazed. The northeast wall has three wooden sash windows, to the southeast there was a wooden door to the roof space beyond. The door frame was quarter round at the top, those of the sash windows were square. The door was directly above the stair, and therefore inaccessible. The roof space beyond had roof lights, and the blocked window.

4.5.2. To the southeast there was an eight light window to room M. The frames were unpainted and square. The frame is shaped as a T where the rooms M, O and J meet. There is a single narrow light from room O to room J.



Plate 4 - Windows to room O and room J and door to room J from room M

4.5.3. Besides the door from the stair room O, room J has three doors to other rooms on the first floor, two to the northeast, rooms L & K, and one to the southeast to room M, (FIGURE 4, Room J). There was a stair to the second floor with a storage space beneath it. The stair had a rise and run of 0.20m, at the southwest, the lowest part of the stair had four winders, including the lowest step creating a half turn. The finial was smaller than on the first floor. All of the doors from room J, including to the storage below the stair were four panel wooden doors with moulded ogee frames.

4.5.4. Rooms K, and L were rectangular rooms on the northeast facing of the building, viewing onto High Street. (FIGURE 4, Room K). Both rooms have oriel windows with four panels, eight lights. The surrounding frame of the bay has an ogee moulding, within the bay the frames were half round at the base and beaded at the top and square on the vertical. The sill was edged with an ogee mould, with a bead and return beneath (PLATE 5).



Plate 5 - Oriel window in room L

4.5.5. Room K had a chimney breast to the northwest. The fireplace was covered at the time of the survey, with a vent fitted near the base of the wall. Room L had a similar feature on its southeast wall, also with a covered fireplace and a small vent set low in the covered breast. Room L had an unglazed three panel window to Room M (PLATE 6).

4.5.6. Room M was irregularly shaped, the southeast wall was stepped in, and the angle changes to accommodate the buildings 1-4 (FIGURE 4, Room M). The windows on its northeast wall are described in rooms J and O above. At the southwest of the room there a three steps down to room N and a single light unglazed window to room N.



Plate 6 - Room M looking northeast, window to room L and irregular east wall visible

4.5.7. Room N was a square room with two external casement windows to the southeast and southwest, and to room M to the northwest. The external windows both had three lights, a full height fixed pane on the left, with a side hung three quarter height pane and a top hung pane above it. The frame was wooden and beaded.

4.6. SECOND FLOOR



Plate 7 - Rooflight in room C, facing west from room J

- 4.6.1. The landing on the second floor (room C, FIGURE 5) had seven doors, two to the northeast to the storage/office spaces on the front of the building rooms E and F, two to room D, to the southeast, one to a kitchen (room G) in the southwest and two to toilets on the northwest elevation.
- 4.6.2. At the south of the room there was a ceiling the stair in room C there is a vertical hatch to the roof space. Above the stair there was a roof light, the wall between this and the roof space had a door to the roof space. This space was inaccessible at the time of the survey (PLATE 7).
- 4.6.3. Room D to the southeast had two doors to room C (FIGURE 5, Room D). It is irregularly shaped, with the southeast wall changing angle at a step, the same as room M below. There is an external casement window to the southwest, which is the same as the windows in room N. The northwest corner of the room contained fittings for a server, suggesting the room was used previously as an office. There is a roof light in the east of the room, and three double tube fluorescent lights.
- 4.6.4. Rooms E and F face the High Street (FIGURE 5) both rooms have the same

symmetrical casement windows (PLATE 8). These are seven pane windows, in three panels. The exterior panels are hinged in the lower portion. The central panel has a large lower pane with an arched top, above this two square-trapezium panes fit into the space of the arch. The external frame is an ogee, and the internal frame of the central panel is beaded. The frames are wooden and painted white.

- 4.6.5. Room F has a chimney breast on the northwest wall and room E had one on the southeast. The chimney breast in room E deviated from vertical towards the rear of the building, see PLATE 9.

4.7.ATTIC

- 4.7.1. The roof was supported by an unfinished wooden king-post frame. The floor was uncovered insulation with occasional walking boards. One of the boards had painted text suggesting it was a reused sign.



Plate 9 - Attic, facing west

- 4.7.2. There was no access to the exterior roof, which was obscured from street by the parapet. The interior of the light well above the stair is lath and plaster. At the rear of the building some of the wall bricks in a recess were blackened - potentially by soot. The consistency suggests the discolouration occurred in-situ, and that there was a source of burning in this area.

5. Summary & Conclusions

- 5.1. This document represents the results of a Level 2 Historic Building survey researched and prepared by Michael Johnson of L - P : Archaeology on behalf of Bayar Enterprises Ltd. The fieldwork was carried out by Michael Johnson in February 2019.
- 5.2. The building surveyed was a disused office on High Street, Uxbridge. 6A is above 6 High Street, which is currently occupied by a British Heart Foundation
- 5.3. Both historic research and the character of the building suggests an early-mid 19th century date for its construction. A building has occupied the footprint of this structure since the 18th century, but the current structure was a replacement of this before the Ordnance Survey first edition map in 1955.
- 5.4. In addition to the ordered archive, copies of this report will be submitted to the Greater London Historic Environment Records, the Local Planning Authority, and the Local History Library and the OASIS on-line entry will be completed for the project.

Sources Consulted

1 BIBLIOGRAPHIC

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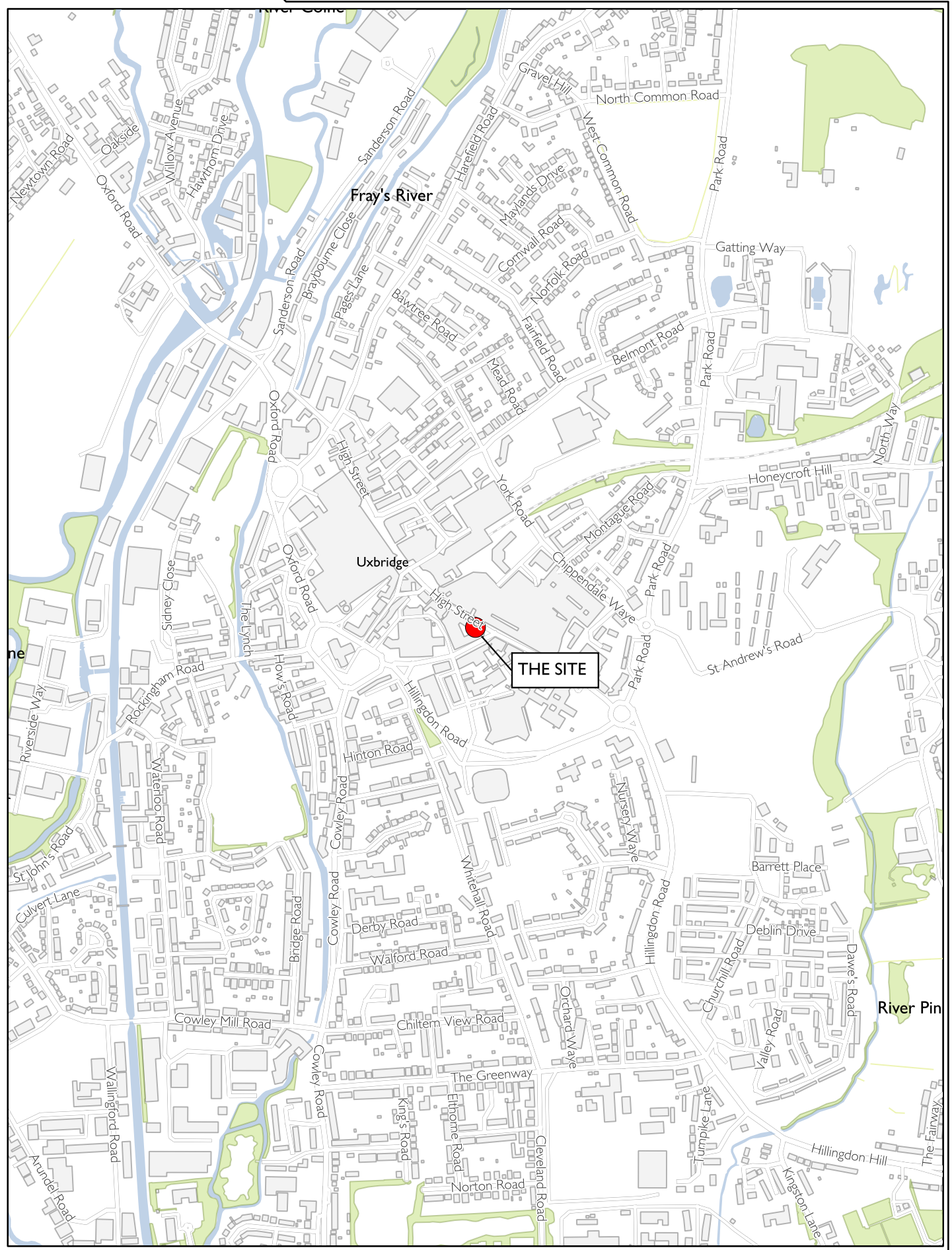
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Historic England.

FIGURES

FIGURE I // Site Location - General



PROJECT // 3139L - 6 Uxbridge High Street

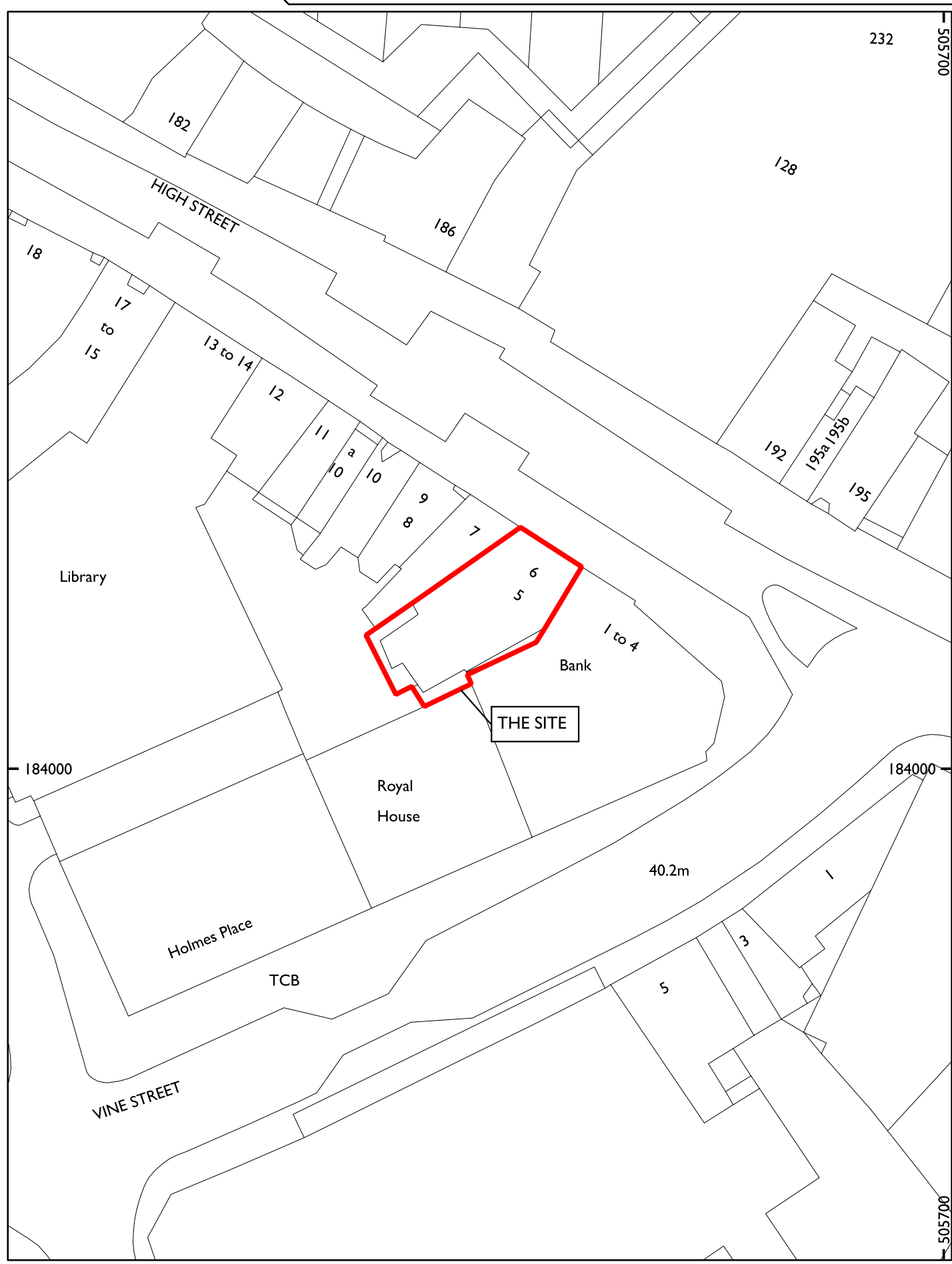
DESCRIPTION // Site Location

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FIGURE 2 // Site Location - Detail



PROJECT // 3139L - 6 Uxbridge High Street

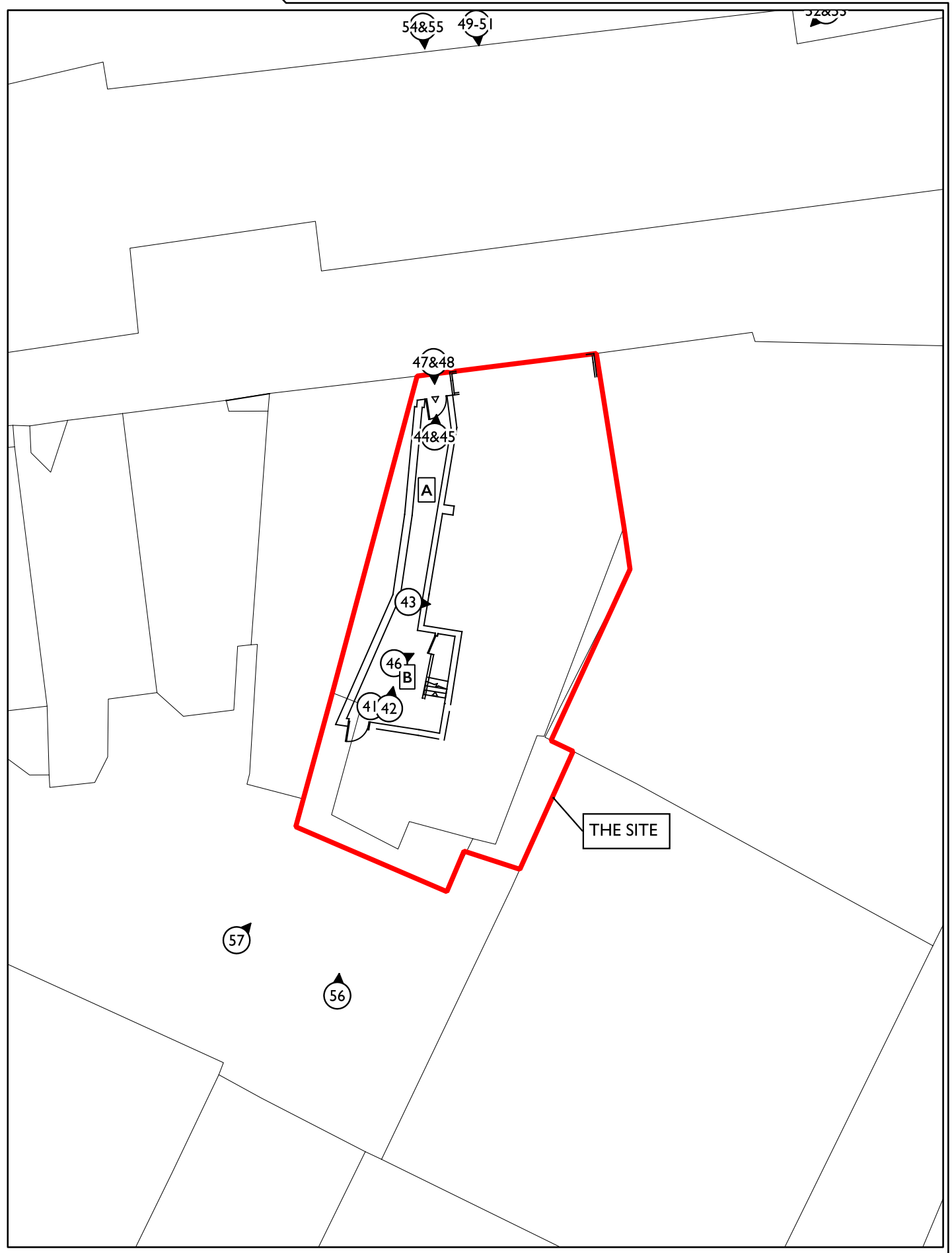
DESCRIPTION // Site Location

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FIGURE 3 // Ground Floor



PROJECT // 3139L - 6 Uxbridge High Street

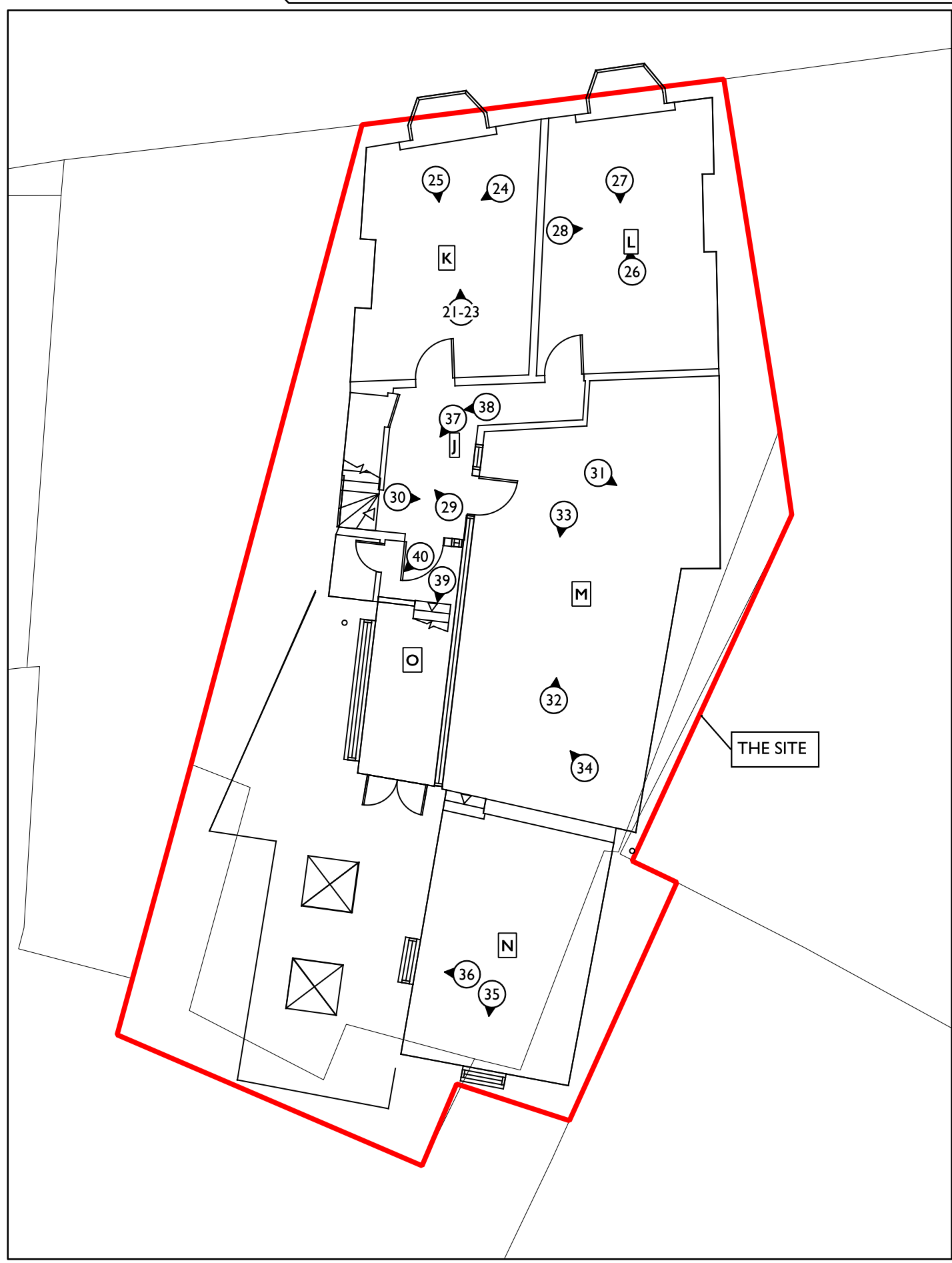
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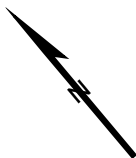
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FIGURE 4 // First Floor



0 5 m



PROJECT // 3139L - 6 Uxbridge High Street

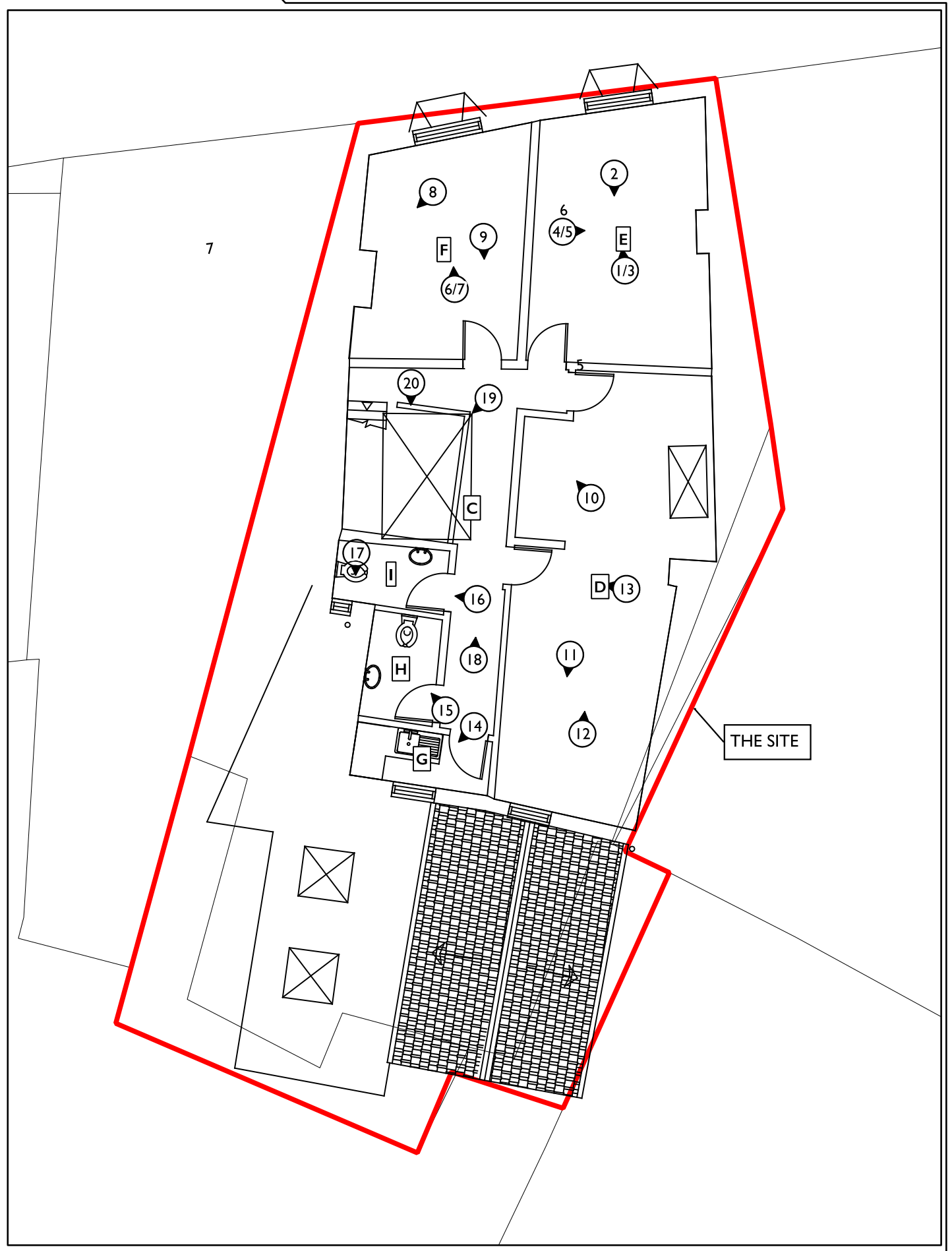
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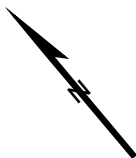
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FIGURE 5 // Second Floor



0 5 m



PROJECT // 3139L - 6 Uxbridge High Street

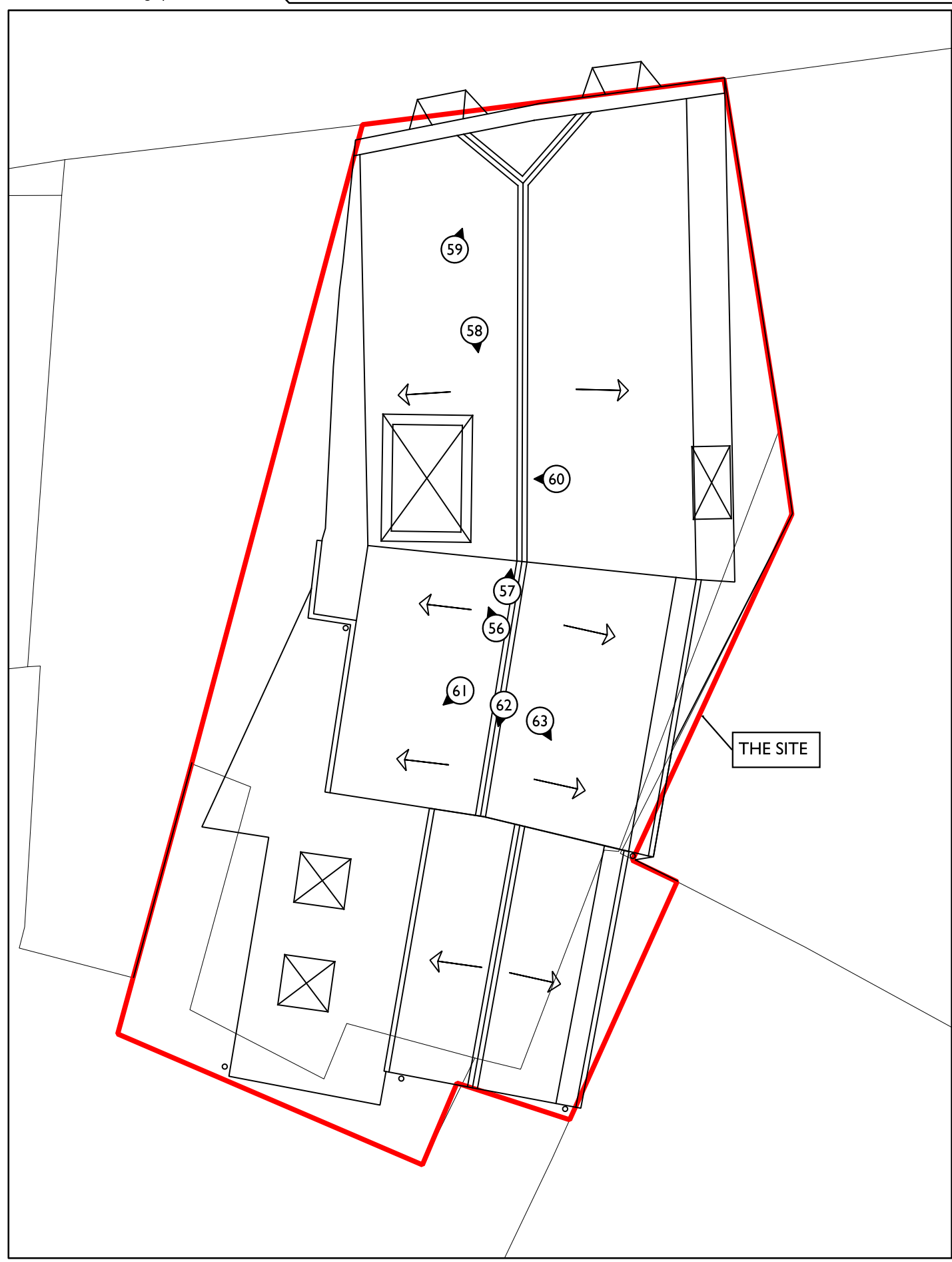
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FIGURE 6 // Attic Photograph Locations



0 5 m



PROJECT // 3139L - 6 Uxbridge High Street

DESCRIPTION // Attic Photograph Locations

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PHOTOGRAPHIC INDEX

APPENDIX I

Sheet1

Number	Facing	Description	Scale
1	NW	Window in room E	
2	SE	Room E door	
3	NW	Window in room E	2m
4	SE	Chimney Breast in room E	
5	SE	Chimney Breast in room E	2m
6	NE	Window in room F	
7	NE	Window in Room F	2m
8	W	Chimney Breast in room F	
9	SW	Door in room F	
10	NE	Server in room D	
11	SW	Window in room D	
12	NE	Room D	
13	NW	South door in room D to Room C	
14	W	Room G	
15	NW	Room H	
16	NW	Room I	
17	SW	Window in room I	
18	N	Room C banister and door to room F	
19	NW	Stair in room J from landing in room C	
20	SW	Roof light in room C	
21	NE	Window in room K	
22	NE	Window in room K	
23	NE	Window in room K	2m
24	W	Chimney Breast in room K	
25	SW	Door in room K	
26	NE	Window in room L	
27	SW	Window to room M from Room L	
28	E	Chimney Breast in room L	
29	N	Stair in room J	
30	SE	Rooflight in room C from landing room J	
31	SE	Irregular wall in room M	
32	NE	Room M	
33	SW	Room M with room N visible through window	
34	N	Room M windows to room O and Room J, and door to room J	
35	SW	Window in room N	
36	NW	Window in room N	
37	W	Stair in room J	
38	W	Storage under stair in room J	
39	SW	Room O view down stair	
40	SW	Room O external windows	
41	W	Stair in room B	
42	NE	Room A from room B	
43	SE	Detail of engaged column between room A and B	
44	NE	External door in room A	
45	NE	External door in room A	
46	E	Storage space beneath stair in room B	
47	SW	External door	
48	SW	External door	
49	SW	High Street facade	
50	SW	High Street facade	
51	SW	Detail of first and second floor windows	
52	W	Oblique view of facade on High Street	

Sheet1

53	W	Oblique detail view of first and second floor windows
54	SW	Detail of entablature and arch above second floor window
55	SW	Detail of carved stone set in second floor
56	NE	Rear Elevation
57	NE	Rear Elevation
58	N	Lath and plaster in roof space
59	E	Roof Joists
60	SE	Painted Pub sign reused as floor board in attic
61	E	Roof interior at front of building
62	N	Interior of door above stair in room C
63	NW	Interior of roof at rear of building
64	W	Interior of roof at rear of building
65	SW	Interior of roof at rear of building



01.JPG



02.JPG



03.JPG



04.JPG



05.JPG



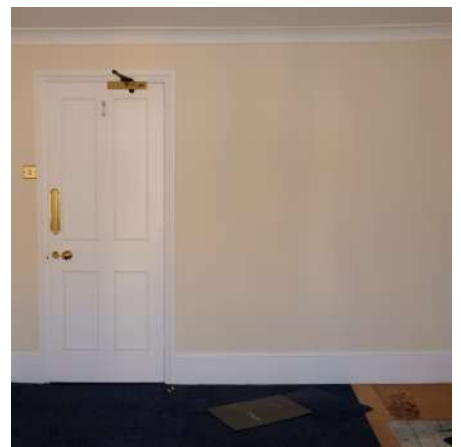
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09.JPG



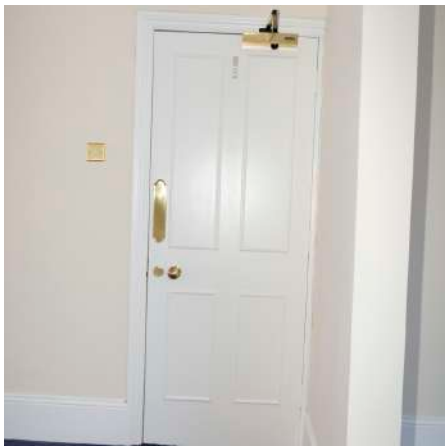
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12.JPG



13.JPG



14.JPG



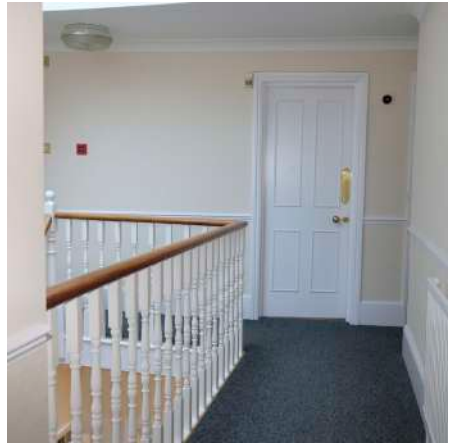
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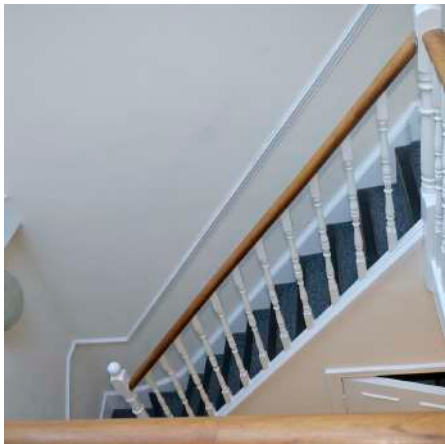
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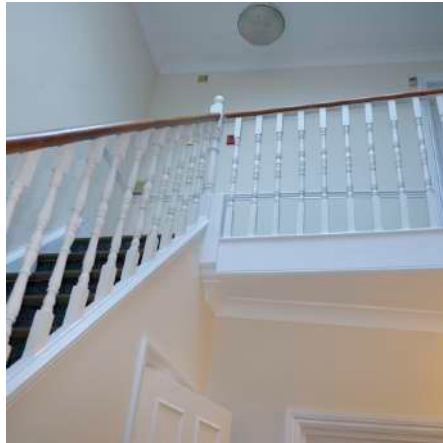
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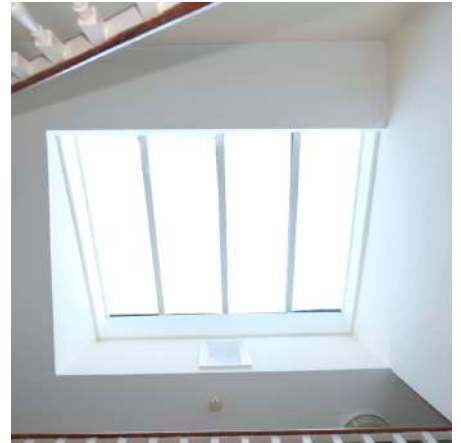
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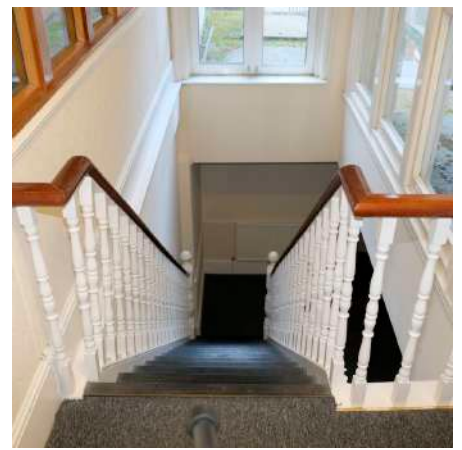
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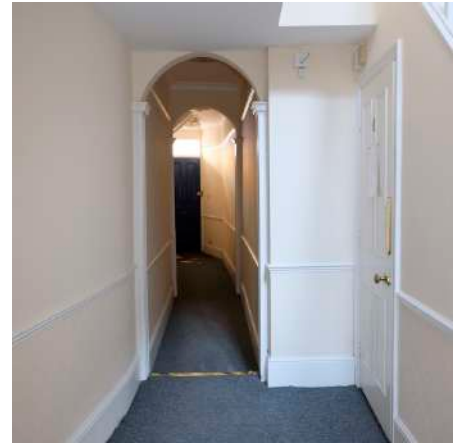
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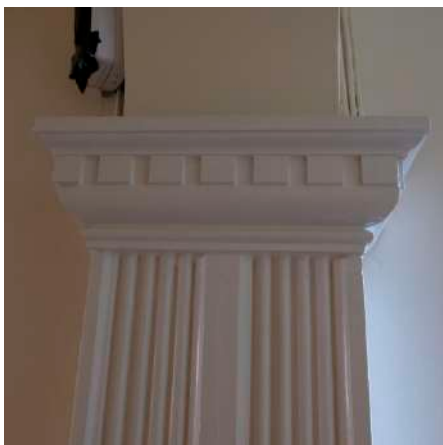
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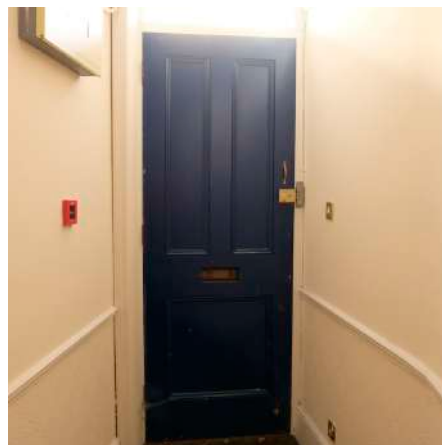
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42.JPG



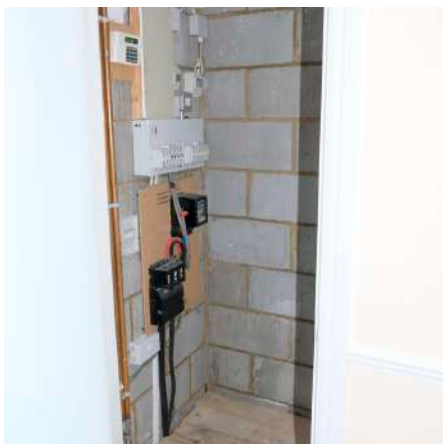
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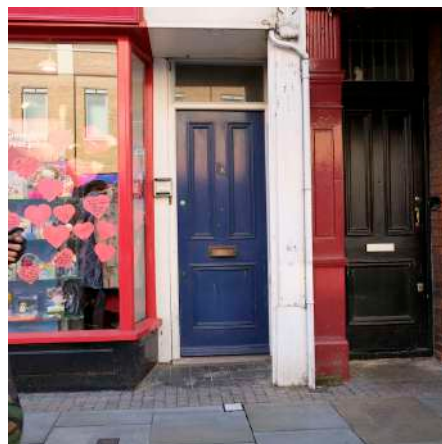
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51.JPG



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53.JPG



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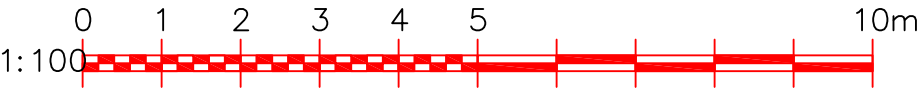
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65.JPG

ELEVATION DRAWINGS

APPENDIX 2



Job No.	Type.	Dwg No.	Rev
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NOTES

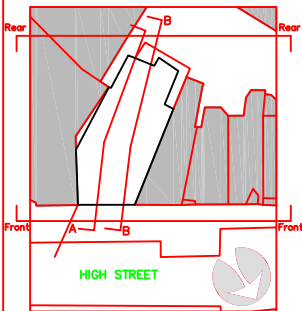
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Rev	Description	Date
P1	Planning Issue	21.02.11
P2	Layout updated	25.05.17



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Client
ARROWCROFT (FINLAND) LTD

Client Ref.

Project
6 -6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Elevations
Front Elevation

Scale 1:100 @ A3 Nov '10
Drawn MT Checked MH

Issue Status
PLANNING

Electronic Path
K:\2299 - 6- 6A High Street, Uxbridge\02 Drawing Folder\02 Planning\02 Elevations

Job No.	Type.	Dwg No.	Rev
2299	L(2-)	102	P2

Notional boundary line

Existing pitch roof

Existing parapet
Existing brick 'balustrades'

Existing brick
arch lintel

Existing bay
window

Existing bricks laid in
flemish bond
Existing plain red clay roof tiles
Existing gutter and
downpipes

Coffee Break

British Heart
Foundation

Directions
Recruitment
Specialists

Directions
Recruitment
Specialists

APPROXIMATE
EXISTING
TOS =
10.545

APPROXIMATE
EXISTING
TOS =
10.050

APPROXIMATE EXISTING 2F FFL = 10.750

APPROXIMATE EXISTING 1F FFL = 9.185

EXISTING GF FFL = 90.000

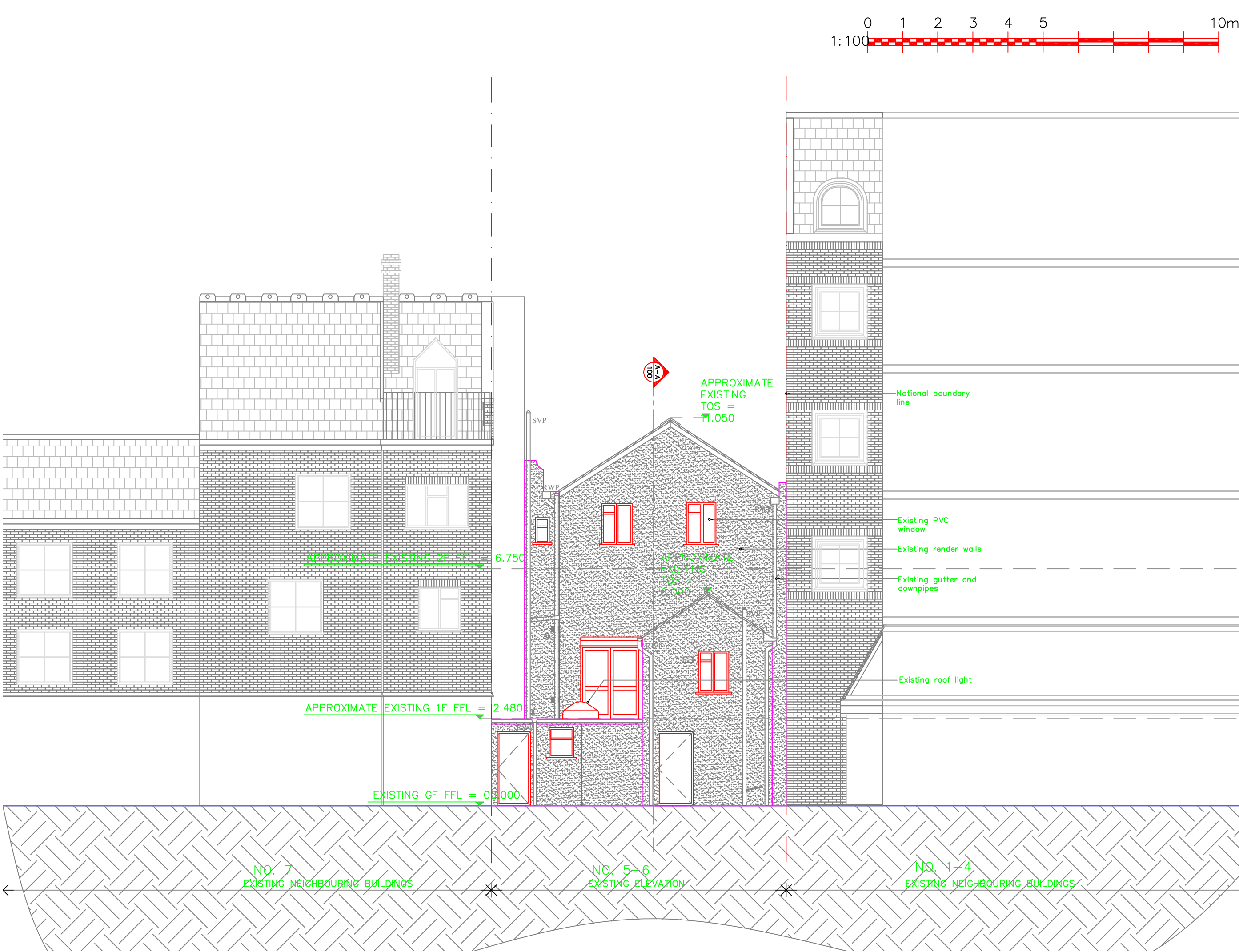
NO. 1-4
EXISTING NEIGHBOURING BUILDINGS

NO. 5-6
EXISTING ELEVATION
RETAINED

NO. 7
EXISTING NEIGHBOURING BUILDINGS

EXISTING FRONT ELEVATION FROM HIGH STREET

Scale 1:100



EXISTING REAR ELEVATION

Scale 1:100

Job No.	Type.	Dwg No.	Rev
2299	L(2-)	103	P1

NOTES

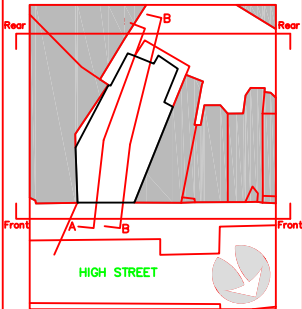
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

This drawing must be read in conjunction with all other architects detail drawings, schedules and specifications.

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Project
6 –6A HIGH STREET
UXBRIDGE

Drawing Title
Existing Elevations
Rear Elevation

Scale	1:100 @ A3	Date	Nov '10
Drawn	MT	Checked	MH

Issue Status
PLANNING

Electronic Path
K:\2299 – 6– 6A High Street, Uxbridge\02 Drawing Folder\02 Planning\02 Elevations

Job No.	Type.	Dwg No.	Rev
2299	L(2-)	103	P1