

HERITAGE STATEMENT

The Hut Pub, 2 Old Orchard Cl, Uxbridge, UB8 3LH

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1.0 INTRODUCTION

This Heritage Statement supports a planning application relating to The Hut Pub, 2 Old Orchard Cl, Uxbridge, UB8 3LH.

The proposal comprises a single, self-build dwelling consisting of kitchen, lounge, study, WC, three bedrooms, bathroom and one ensuite. All of the materials used are to be of the same appearance as the existing Hut Pub.

The purpose of this statement is to assess the heritage significance of the site and its context, consider any potential impacts of the proposal, and demonstrate that the development has been sensitively designed to respect the local character and appearance in accordance with the National Planning Policy Framework (NPPF), the London Plan, and Hillingdon Council's local planning policies.

2.0 RELEVANT PLANNING HISTORY

19186/APP/2012/3208	Proposed single storey rear and side extension and new detached and relocated community hall following demolition of exiting community hall	27-12-12	Approval
19186/APP/2020/4291	Demolition of a single storey building and development of four x 1-bed two storey residential units.	23-12-20	Withdrawn
19186/APP/2023/922	To construct one pair of semi-detached Class C3 buildings i.e. one building, two dwellings in the rear garden of the public house (outline application).	28-03-23	Withdrawn

3.0 SITE AND CONTEXT

The Hut Pub is a locally valued community establishment situated at the junction of Old Orchard Close and Western Avenue in Uxbridge. The site is suburban in nature, surrounded by residential development, but retains a semi-rural quality due to its openness, established vegetation, and modest built form.

The pub itself is a single-storey mid-20th-century building that, while not statutorily listed or within a designated Conservation Area, is considered a non-designated heritage asset due to its longstanding social value, vernacular style, and contribution to the local sense of place.

The site comprises the public house building, associated car parking, and surrounding curtilage. The setting of the pub is open and low-scale, with the building forming a recognisable and consistent part of the streetscape for decades.

4.0 APPLICATION PROPOSAL

The application seeks permission for the construction of a single-storey, self-build residential dwelling within the curtilage of The Hut Pub. The proposed dwelling will contain a kitchen, lounge, study, WC, three bedrooms, a family bathroom, and one en-suite.

The design of the new dwelling is deliberately modest in scale and sympathetic in character, intended to visually harmonise with the existing pub building. All external materials—brickwork, roof tiles, fenestration, and joinery—will match those of The Hut Pub to ensure architectural cohesion and continuity across the site. The proposed building will sit comfortably within the open site layout without competing with or overshadowing the original structure.

5.0 SIGNIFICANCE OF HERITAGE ASSETS

The Hut Pub derives its significance not from formal architectural distinction, but from its community value, historic continuity as a local pub, and modest, functional design that complements the surrounding built environment.

- **Communal Value:** As a long-standing local public house, the site holds cultural and social importance for residents.
- **Architectural Form and Materials:** The use of brickwork, pitched roof tiles, timber features, and a horizontal emphasis gives the building a distinct, familiar appearance.
- **Setting and Scale:** The low-rise, spacious character of the site contributes positively to the surrounding suburban fabric.

The proposed development forms part of a wider strategy to safeguard the long-term future of The Hut Pub. Like many community pubs across the country, The Hut has faced increasing operational challenges in recent years, with economic pressures placing strain on its ability to remain viable.

The self-build dwelling will provide essential financial support to help maintain and invest in the continued use of the site as a public house. The development allows for better utilisation of underused land within the curtilage, without compromising the pub's operational needs or its heritage value. Revenue generated through the new dwelling will assist with necessary maintenance, site improvements, and business resilience, allowing the pub to continue serving as a vital community asset.

6.0 ASSESSMENT OF PROPOSAL

The proposed development has been carefully located and designed to avoid any harm to the heritage significance of the site. It respects:

- the architectural language of The Hut Pub,
- the low-rise, open nature of the site, and
- the social and visual value the pub holds for the local area.

The matching materials and single-storey design ensure that the proposed dwelling remains subordinate to the existing pub building and integrates seamlessly with the overall character of the site. There is no adverse impact on the setting or significance of any designated heritage assets or nearby historic features.

7.0 CONCLUSION

This proposal supports the long-term sustainability of the site while preserving the integrity and setting of The Hut Pub as a non-designated heritage asset. The careful selection of materials and the restrained scale of development ensure there is no harm to the historic environment. In line with Paragraphs 203–206 of the NPPF, the proposal takes full account of the heritage value of the site and makes a positive contribution to the character of the area.

Importantly, the development supports the ongoing operation of The Hut Pub, ensuring that this cherished local facility can continue to serve the community. We respectfully submit this Heritage Statement in support of the planning application and invite Hillingdon Council to consider the proposal favourably.