

Heritage Assessment



Tudor Lodge Hotel (Outbuilding)

50 Field End Road

Eastcote

London

HA5 2QN

On behalf of

Mr G. Sethi

January 2025

GENERAL ENQUIRIES

e: info@borderarchaeology.com **t:** 01568 610101 **w:** borderarchaeology.com

Administration

The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

Post-Ex Facility – Leominster

t: 01568 610101
e: postex@borderarchaeology.com

Post-Ex Facility – Milton Keynes

t: 01908 533233
e: postexmk@borderarchaeology.com

REGIONAL OFFICES

Milton Keynes

Unit 4, Twizel Close
Stonebridge
Milton Keynes
MK13 0DX

t: 01908 533233

Leeds

No 1 Leeds
26 Whitehall Road
Leeds
LS12 1BE

t: 0113 8187959

London

4-4a Bloomsbury Square
London
WC1A 2RP

t: 0203 301 5670

Newport

Merlin House
No1 Langstone Business Park
Newport
NP18 2HJ

t: 01633 415339

Bristol

First Floor,
Citibase Bristol Aztec West
Aztec Centre, Aztec West
Almondsbury
Bristol
BS32 4TD

t: 0117 9110767

Winchester

Basepoint Business Centre
Winnall Valley Road
Winchester
SO23 0LD

t: 01962 832777



COMPILATION

Ellie Bishop MA BA

ARTWORK

Holly Litherland BA (Hons.)

EDITING

Stephen Priestley MA MClfA &
Owain Connors MA PhD MClfA

FINAL EDIT & APPROVAL:

George Children MA MClfA

REPORT REFERENCE

BA2442TLH

GRID REFERENCE

NGR: TQ 10871 88362

OS LICENCE NUMBER

100055758

DATE

January 2025

Cover: View looking north-northeast towards the site.

ISO 9001 | ISO 14001 | ISO 45001

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to the Client and the Council for the use of the report by the Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

Contents:

1	Executive Summary	2
2	Introduction.....	4
3	Site Location	4
3.1	Soils & Geology.....	5
4	Methodology	10
4.3	Criteria	14
5	Heritage Assessment	17
5.1	Site Specific Historical Background.....	17
5.2	Identification of Built Heritage Assets, Settings & Significance	21
5.3	Description of Heritage Assets	21
5.3.1	The Tudor Lodge (Grade II).....	21
5.3.2	Eastcote Park Estate Conservation Area.....	23
5.4	Assessment of Significance.....	23
5.4.1	The Tudor Lodge	23
5.4.2	Eastcote Park Estate Conservation Area.....	24
6	Description of Proposals and Magnitude of Impact.....	32
6.1	Summary Description of Proposals	32
6.2	Assessment of Magnitude of Impact.....	32
6.2.1	Tudor Lodge	32
6.2.2	Eastcote Park Estate Conservation Area.....	32
7	Overall Significance of Impact & Conclusion.....	33
8	Copyright	34
9	References	34
10	Cartography	36
11	Appendix 1: Photographic Record	37
12	Appendix 2: Historic Maps.....	43

1 Executive Summary

Border Archaeology (BA) has undertaken a Heritage Assessment in connection with the proposed construction of a one storey outbuilding, the removal of two sheds, and the construction of a bike shed at Tudor Lodge 50 Field End Road Eastcote London HA5 2QN. The results of the assessment are summarised thus:

The impact of the proposed works on the setting of **Tudor Lodge**, a Grade II Listed Building, has been assessed as **Slight/Moderate**. This assessment reflects the **High** significance of the building as a 16th century timber-framed structure, considered against the magnitude of impact, assessed as **Minor**. The proposed development principally comprises the construction of a one storey building with a brick plinth to timber cornice, both painted white, with timber-framed windows above and a tiled hipped roof. The outbuilding's design aligns with the white painted brick and render of Tudor Lodge, while its brick plinth with tall windows above aligns it with the lodge's conservatory extension. Therefore, whilst the building represents a notable increase in built permanent development in close proximity to the asset, with only impermanent sheds of more limited scale currently in the area, it has elements which align with the character of Tudor Lodge as well as distinguishing it as a modern development. However, the outbuilding's close proximity to the lodge, scale, and overall character may still be considered to detract from the asset's setting, with the density of later development within its setting already being significant. The proposed bike shed similarly also represents a modern intrusion in the asset's setting, however its limited scale, screening of surrounding trees, and location minimise its visibility and impact.

The impact of the proposed works on heritage assets in the site's wider setting has been assessed as **Neutral**. This assessment reflects the **Medium** significance of **Eastcote Park Estate Conservation Area (CA)**, a 1930's planned housing estate, cross-referenced against the magnitude of impact, which has been assessed as **No Change**. This reflects the fact that there is no intervisibility between the Conservation Area and the site, with vegetation and built development in the intervening distance, including the structure of Tudor Lodge and the trees of its borders, entirely inhibiting views. The proposed development will only be of one storey height, and therefore includes no development which would cause intervisibility with this asset.

Overall Conclusion: The overall impact of the proposed works can be assessed as **Slight/Moderate**. This assessment reflects principally that the proposed outbuilding, while including elements aligned with the character of Tudor Lodge and its modern conservatory extension at its W-facing elevation, represents a detraction due to its proximity to the asset and the slightly increased scale of development in this area. Furthermore, whilst the proposed development aligns with the modern portions of Tudor Lodge, and thus differentiates it from the building's historic architecture, the significant presence of modern development already in the lodge's immediate setting limits the extent to which this mitigates impact.

The extent of the change to the asset's setting is, however, partially mitigated by the modern residential development at The Sigers, which already forms part of Tudor Lodge's setting in the vicinity of the proposed outbuilding, in addition to the presence of the shed structures and garages in this area, minimising the development's intrusion as it will not be increasing massing in an area devoid of existing development. Of additional consideration as a mitigating factor is that the character of the Lodge and its immediate setting have

already been extensively altered, both by the expansion of settlement in the asset's surrounds, and by alterations and additions made to the lodge and its associated site, especially since its conversion to a hotel in the 1990s. This factor is especially relevant in relation to the proposed bike shed, the intrusion of which is limited by proximity to Building 2, in addition to vegetation screening and its limited scale. In this context the extent of change posed by the development is limited, however the development also represents a further loss in the lodge's surrounding buffer of land.

The Conservation Area will not be affected by the proposed works, as there is currently no intervisibility between the Conservation Area and the area of the proposed development, which is a structure of only one storey height and therefore will not create visibility.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Slight/Moderate range of this category of impact. Based on the above assessment, the proposed extension can, therefore, largely be supported in heritage terms.

2 Introduction

Border Archaeology (BA) has been instructed by Jordan Wang of J79 Studio, on behalf of Mr G. Sethi, to undertake a Heritage Assessment in connection with the proposed construction of a one storey outbuilding, the removal of two sheds, and the construction of a bike shed at Tudor Lodge Hotel 50 Field End Road Eastcote London HA5 2QN.

3 Site Location

The Tudor Lodge Hotel occupies a 0.81ha corner plot on the W side of Field End Road, adjoining the roundabout junction of Bridle Road and St Lawrence Drive (*fig. 1*). The site is located within the outer London suburb of Eastcote, an historic settlement within the London Borough of Hillingdon, on the NW edge of Greater London.

The area to which the proposed works relate is presently occupied by two gabled timber sheds and located to the immediate W of the main hotel building (NGR: TQ 10871 88362) and in close proximity to the northern boundary of the site. The N boundary in this area comprises a brick wall associated with a row of modern garages. The approach to the sheds is defined by an area of hardstanding with parking, while slightly further S there is a grassy turf area and a group of mature trees. (*Plates 1-2*).

The hotel is a Grade II Listed Building comprising a 16th century timber-framed former country house that was converted to a hotel during the 1990s. Further development on the site, including the addition of two annexes (Buildings 2 and 3), has occurred since 2003. The hotel has 45 bedrooms, onsite parking, a bar, meeting and conference facilities, and an outdoor seating area.

The N and E boundaries of the site are defined by Field End Road. Residential properties are located to the NW, W and S of the Lodge along both Field End Road and The Sigers. A large residential development is also located to the E and SE of the site.

The site does not lie within a Conservation Area (CA) (*fig. 4*), but it is located to the immediate S of Eastcote Park Estate CA and SE of Eastcote Village CA (77321). Eastcote Morford Way CA lies around 500m to the S of the proposed development site, at the edge of the study area.

Eastcote Park Estate CA was designated initially as an Area of Special Local Character in 1988 before being upgraded in 2007. Its designation reflects the design quality of the houses, their garden settings and the layout of the estate. The estate was planned in the 1930s on an area of the parkland of Eastcote House (Hillingdon Council 2007).

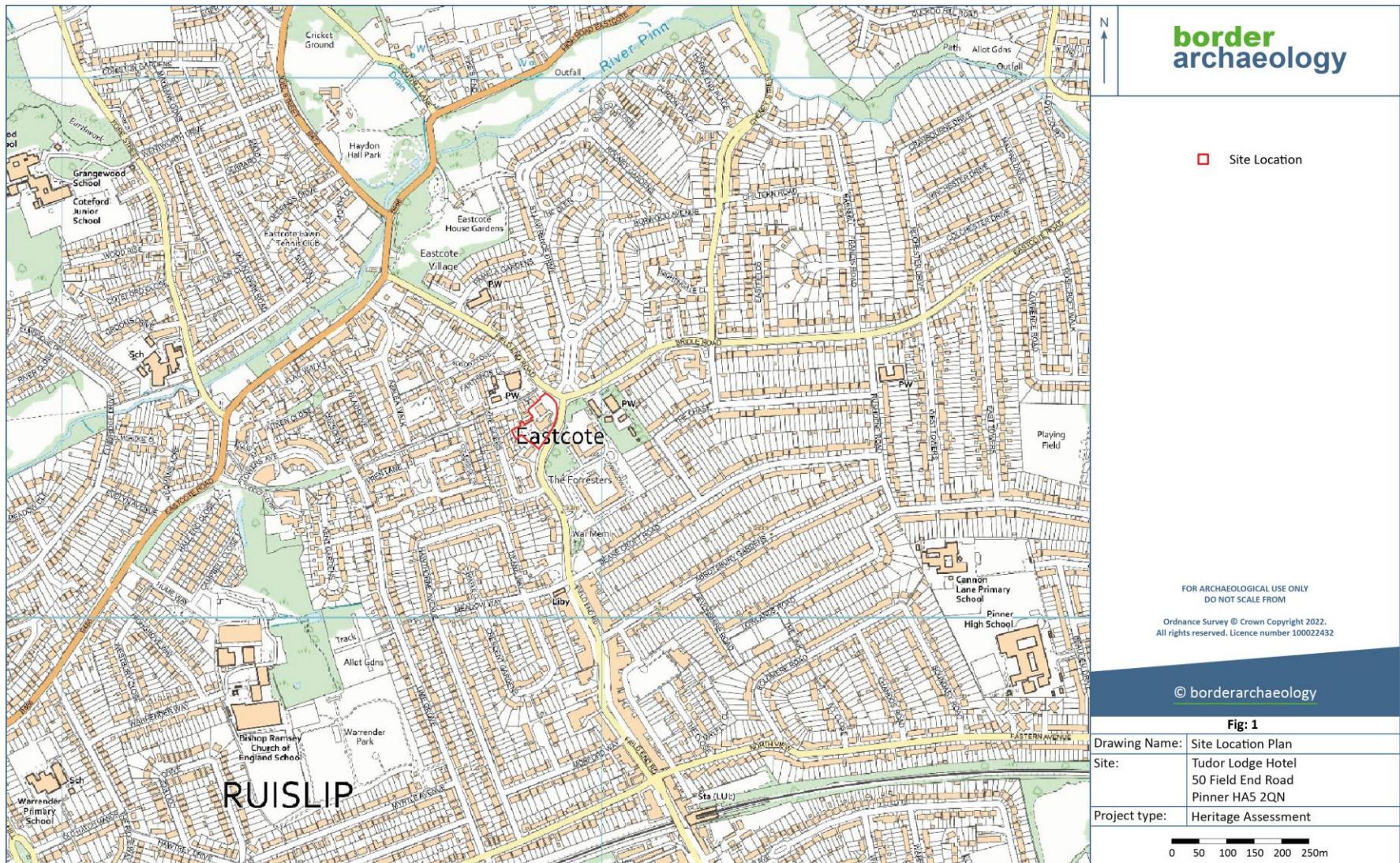
Eastcote Village CA was designated in the 1970s and further extended in 1989, 1999 and 2010. It includes the historic hamlet of Eastcote and surrounding areas and is characterised by a number of listed and locally listed buildings which include the 16th century Eastcote House. The CA is also characterised by its semi-rural setting, with numerous open spaces, natural landscaping and trees (Harrow Council 2006; Hillingdon Council 2010).

The site is not located within an Archaeological Priority Area (APA), but is c.350m to the SE of the Eastcote Village APA. This APA is designated on the basis of previous archaeological findings, the presence of Listed Buildings, the possible association with Ruislip Motte and Bailey, Ruislip Park Pale and Grim's Dyke, and the potential for archaeological remains in the vicinity of the River Pinn.

3.1 Soils & Geology

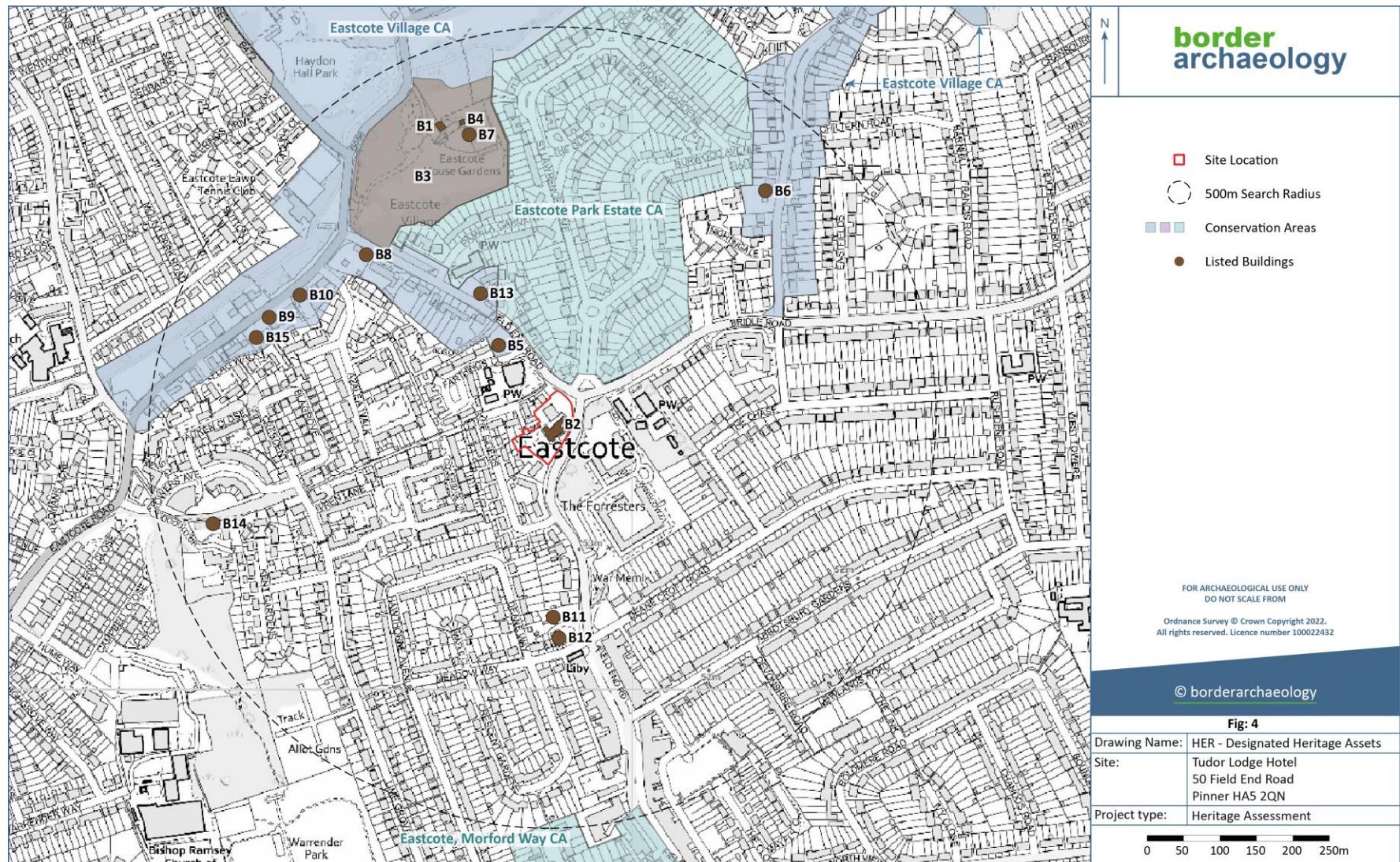
The British Geological Survey (BGS) records sedimentary bedrock geology of the London Clay Formation formed between 56 and 47.8million years ago during the Palaeogene period. No superficial deposits are recorded on or around the site but alluvial deposits occur c.480m to the NW, along the course of the River Pinn (BGS 2024).

The nearest historic borehole record data available was obtained from a location c 480m to the SE of the site (BGS Ref: TQ18NW137; NGR: TQ 11130 87930). The borehole was drilled to a depth 9.14m bgl, revealing a sequence of sandy silty clay overlying London Clay (BGS 2024).









4 Methodology

4.1 Aims & Objectives

This Heritage Assessment identifies and describes those designated and undesignated heritage assets which may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

4.2 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of designated and non-designated built heritage assets and the preparation of Heritage Assessments. Listed Buildings are referred to as 'designated heritage assets' at national planning policy level and under the current National Planning Policy Framework (NPPF) published in 2023, the following policies are of specific relevance to the assessment of these assets.

Chapter 16 para. 200 states 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*'

Chapter 16 para. 201-202 state that: '*(201) Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

(202) Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

With regard to non-designated heritage assets, the following sections in the NPPF are of relevance. Chapter 16 para. 209 states: '*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*'.

Chapter 16 para. 210 states: '*Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred*'.

BA is also fully cognisant of local planning policies regarding the assessment and conservation of heritage assets (including listed and locally listed buildings) as detailed in the *London Plan 2021 Policy HC 1 (Heritage Conservation and Growth)* and the *Hillingdon Local Plan: Part 1 – Strategic Policies (Adopted November 2012)* (Hillingdon Council 2012), with particular reference to the following policies:

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.*
 - *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.*

BA is also cognisant of the local planning policies regarding the assessment and conservation of heritage assets contained within the *London Borough of Hillingdon Local Plan Part 2: Development Management Policies* (Hillingdon Council 2020), with particular reference to the following policies:

Policy DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;*
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;*
- iii) it makes a positive contribution to the local character and distinctiveness of the area;*
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;*

- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

- B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.
- C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2: Listed Buildings

- A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.
- B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.
- C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.
- D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 3: Locally Listed Buildings

- A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm or loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.
- B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.
- C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.*
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.*
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.*

Policy DMHB 5: Areas of Special Local Character

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.*
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.*
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.*

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones

The Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes

- A) Development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.*
- B) Development proposals should make provision (based on detailed research) for the restoration and long term management of the park, garden or landscape.*
- C) Applications which impact detrimentally on the significance of a registered park or garden will normally be refused.*

Policy DMHB 9:

War Memorials War memorials and their wider settings will be protected, and there is a general presumption in favour of their retention in situ. They should be well maintained and their alteration, removal or sensitive relocation will only be considered when fully justified within a Heritage Statement.

4.3 Criteria

This Heritage Assessment is informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

'Setting' is herein defined as 'the surroundings in which [the asset] is experienced'. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2017a).

In more detail, the assessment process can be described as comprising the following elements:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding the heritage assets in the vicinity of the proposed development was obtained from the Greater London Historic Environment Record and the National Heritage List for England.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance

The significance of the heritage assets was assessed with reference to criteria in Section 2.6 of *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) which are briefly outlined below:

- **Rarity:** Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.
- **Representativeness:** Is its character or type representative of important historical or architectural trends. Representativeness may be contrasted with rarity.
- **Aesthetic appeal:** Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials or through its attractive physical condition?
- **Integrity:** Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.
- **Associations:** Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for

associations that are traditional rather than historically proven. Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- 1/ Topography
- 2/ Presence of other heritage assets
- 3/ Formal design
- 4/ Historic materials and surfaces
- 5/ Land use
- 6/ Trees and vegetation
- 7/ Openness, enclosure and boundaries
- 8/ History and degree of change over time
- 9/ Integrity
- 10/ Surrounding townscape character
- 11/ Views from, towards and across the asset (to including the asset itself)
- 12/ Visual prominence & role as focal point
- 13/ Intentional inter-visibility with other historic and natural features
- 14/ Sense of enclosure, seclusion, intimacy or privacy
- 15/ Accessibility, permeability and patterns of movement
- 16/ The rarity of comparable survivals of setting
- 17/ Associative relationships between heritage assets
- 18/ Cultural associations

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

The magnitude of physical and visual impact resulting from the proposed development on the setting of the heritage assets was then assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- 1/ Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset & position in relation to key views.
- 2/ Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design.
- 3/ Additional effects e.g. change to built surroundings and spaces, change to general character and tree-cover.
- 4/ Permanence.

The assessment of magnitude of impact was based on the following criteria:

- **High:** The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.
- **Moderate:** The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

- **Minor:** The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.
- **Negligible:** The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

Table 1 Overall Significance of impact on heritage assets					
<i>Magnitude of impact.</i>	<i>Importance of heritage asset.</i>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Slight/Moderate	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4.4 Consultation of Records relating to Archaeological & Built Heritage Assets

In order to fully understand the significance of the heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known archaeological and built heritage assets within a 500m study area around the proposed development (figs. 2-4).

The research carried out for this Heritage Assessment consisted of the following elements:

- Consultation of the Greater London Historic Environment Record (HER). The Greater London Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys.
- Historic England (National Heritage List for England) – information on statutory designations including scheduled monuments, registered parks and gardens, listed buildings and identified Heritage at Risk.
- Readily available collections of cartographic and documentary records, including census returns, post office directories and historic maps and photographs were consulted using records held by the National Archives, Hillingdon Museum and Archives and the British Library.
- Photos were obtained of the exterior of the building and its setting from key vantage points (*Plates 1-12*). It is noted some of these photographs date to 2022 and notable landscaping works have since been undertaken, with plates reflecting these changes labelled 2024 reflecting these changes.

5 Heritage Assessment

5.1 Site Specific Historical Background

Eastcote is first documented in 1248 as *Estcott*, the name deriving from the Old English place name elements *east* + *cot*, meaning a 'eastern cottage' (Mills 2011, 168). The settlement was part of the Manor of Ruislip, which was mentioned in Domesday as being held in demesne by Arnulf de Hesdin and assessed at 30 hides with the value of £20 (Open Domesday). At the time of Domesday, much of the area consisted of a copse and other woods used for hunting.

In 1384, there is a mention of *Estcote*, along with *Westcote* (Ruislip), *Norwode* (Norwood), these three settlements comprising the former manor of Ruislip, which by this point had been split into three tithings. Woodland clearance during the Middle Ages opened up the landscape for cultivation and pasture and open fields were established to the S of Eastcote Road, with common cattle grazing on land to the N.

A manorial survey completed in 1565 recorded 62 houses, four of which were ruined, but the settlement has little recorded history for much of the post-medieval period. Field End Lodge, or Tudor Lodge, is known to have been built at some point during the 16th century, though exactly when is unknown. The exact dates of the 17th century infilling and addition to the original building is also not known.

The Ruislip Enclosure Act of 1804 divided up the open fields and areas of common grazing. Thereafter, much of the land was used to produce hay. Brindle Road, to the NE of the site, was created as a bridleway following the Act. Indeed, many of the tracks established during the medieval period to serve the open fields became established roads during the post-medieval period (Baker *et al.* 1971; Eastcote Residents Association 2018).

Rocque's map of London and its environs from 1757 (*fig. 12*) is the earliest representation to show the site and surrounding area in any appreciable detail. The site is depicted at the edge of scattered hamlet aligned N-S on the western side of a track within a landscape of open fields. It is identified as 'Field End'. No structures are discernible within the site, although the Lodge was well-established by this time. To the NNE of the site, a cluster of structures is depicted, probably representing farms and cottages. A small green is shown to the immediate ENE of the site and a large open area on the E side of the track is identified as 'East Field'. The map shows a number of composite place names containing the element 'end', including 'Kings End' to the NW and 'East End' to the NE, which denotes a specific part of a settlement or area. These locations are often accompanied by small greens probably indicating the boundaries of scattered hamlets (Eastcote Residents Association 2018). Field End Road, which is likely to have originated in the medieval period as a means of access to the open fields, appears to mark the western boundary of East Field and the E boundary of Field End.

The 1807 Ordnance Survey map of Hampstead (*fig. 13*) shows more clearly defined clusters of settlement within the vicinity of the site, along with large-scale enclosure resulting from the 1804 Enclosure Act. The site appears to contain a number of structures, the largest of which is likely to represent the Lodge. The map does not provide sufficient information to support detailed conclusions regarding the other buildings depicted. Eastcote itself

appears to have expanded to the northwards, with a further expansion E along a road/track to the NE of the site. Further farmsteads are also shown further S of the site, along Field End Road. The fields to the W of site have been enclosed and the village of High Grove to the W of the site appears to have been well-established by this point. The fields to the E of the site have also now been enclosed. It is noticeable that Field End Road now follows a more north-westerly direction than previously shown in the 18th century.

The Ordnance Survey 1868 1st edition 6-inch map (*fig. 14*) identifies the site as 'Fieldend Villa' and shows the Lodge as large building at its centre, with the southern half of the site, where building 3 resides, depicted as orcharding. To the N of the Lodge the site is occupied by three rectangular structures set within a long thin enclosure fronting onto Field End Road to the N, with a small square building, on the site's N boundary, situated just SW of this enclosure. Another structure, a small L-shaped building likely representing a group of dwellings, is also situated across the northern boundary of the site. A possible pond is shown in the NE corner of the site and another opposite (eastern) side of Field End Road. Large quarry pits or possibly ponds appear on the N side of Field End Road/Cheney Street opposite, along with further pond features in the surrounding area. An enclosed field bounds the site to the W, with a plot to the W of the orcharding containing a small building, while Fieldend House, Fieldend Villas and a Wesleyan Methodist Chapel are shown to the N of the site. To the S, Field End Farm is shown set within orchards and is mostly surrounded by enclosed field.

The Ordnance Survey 1883 1st edition 6-inch map (*fig. 15*) shows little change within the site or its surrounding area.

The Ordnance Survey 1896 2nd edition 25-inch map (*fig. 16*) again shows little change, with the exception that the small square building is no longer apparent and the orchard across the S half of the site is indicated to have been removed or reduced, and water features are shown along the S and E side of this plot. The greater detail shown on this map allows for a more comprehensive understanding of the site's layout, with the Lodge being shown as a roughly rectangular building with a wing projecting to its NE, the rectangular building to the Lodge's immediate N being shown to have four compartments, and the two structures E of this comprise a slightly U-shaped structure and a rectangular building of two compartments. The small L-shaped building situated across the northern boundary of the site is shown to comprise four compartments. In the wider area, no notable changes are apparent.

The Ordnance Survey 3rd 1913 edition 25-inch map (*fig. 17*) shows that the southern part of the site is again or more extensively under orchard and the pond in the NE of the site has been infilled. Substantial changes are shown to the NW, along Field End Road, where a number of large houses with formal gardens are shown. These include Eastcote Palace and the Barns. Two more houses/farms are shown to the S of the site, N of Fieldend Farm. The land on the N side of Field End Road remains largely undeveloped, with only the Sigers development occupying that area.

The Ordnance Survey 4th 1936 edition 25-inch map (*fig. 18*) shows further evidence of substantial change, including the extension of the Lodge to the SW and other minor additions and alterations to its form. The L-shaped building, representing a group of dwellings, situated across the northern boundary of the site has been demolished and a small rectangular building constructed near its area, with a series of structures also built in the field adjoining the site to the NW. The rectangular structure to the immediate N (rear) of the Lodge has been demolished and rebuilt

further N, in the SW corner of the northern extent of the site. The S extent of the site is no longer indicated as an orchard, though trees are shown to line much of the site's S border. The land to the S of the site has been developed, with a large residential estate, Deane Way, established and residences now along the street frontage N of Fieldend Farm. On the E side of Field End Road, opposite the site, a large house named Field End Lodge is shown. A church and substantial residential development now occupy the area formerly known as East Field and the layout of Eastcote Park Estate has been formally established on the N side of Field End Road. Generally, it is apparent the area has undergone significant development.

No change to the site is evident on the Ordnance Survey 1947 provisional edition 25-inch map (*fig. 19*) although it is now named Field End Lodge, suggesting the previous map discussed had incorrectly identified the large house to the E with that name. The only other discernible change involves further plots layouts and dwellings S of the building to the immediate E of the site, just to the NE of Fieldend Farm. The Ordnance Survey 1966 1:10,000 (*fig. 20*) shows the two remaining open areas, to the SE on the E side of Field End Road and to the SW of the site, have been developed.

It is of note that Benjamin and Annie Hall, former owners of Tudor Lodge (then known as Field End Lodge) handed the building to the military for use as a Voluntary Aid Detachment (VAD) Hospital during the First World War (DLO20226). In 1917, a small memorial was erected near the hospital, on the patch of grass in the centre of the junction of Field End Road with Bridle Road. The original memorial - a wooden cross reputedly constructed of timber from HMS Britannia - commemorated six Eastcote men who had been killed during the conflict. This was replaced by a stone shrine in 1922 and the cross relocated to the N aisle of St. Lawrence Church. By 1929, a memorial garden had been established further along Field End Road and the memorial re-erected there. Two of the three commemorative plaques set up in the memorial garden name the Eastcote men that lost their lives during the First and Second World Wars while the third commemorates those who served in the armed forces, volunteers, helpers and wounded who passed through the Eastcote VAD hospital (Ruislip, Northwood and Eastcote Local History Society 2007).

No intrusive archaeological investigations have taken place within the site. In 2011, an archaeological watching brief was conducted along Field End Road from the junction with Bridle Road to the site entrance as part of a Veolia Water UK water mains replacement works (ELO12040). No archaeological deposits or features were encountered, with only modern road surfaces observed truncating the natural clays. The scheme did, however, offer an opportunity to observe the below ground deposits which had potential to contribute to the known historical development of the area.

Table 2: Gazetteer of monuments recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.

#	PRN	Mon_Name	Period	NGR
1	126566	87 Dean Croft Road (From Back Gdn) (Middle Bronze Age Findspot)	Bronze Age	TQ1130488305
2	97056	Eastcote High Road (Medieval Settlement)	Medieval - Post-medieval	TQ1060588604
3	126876	Haydon Hall Park (Caroline Landscape Park)	Post-medieval	TQ1054788954

4	127446	RAF Eastcote (Mid-20th Century Military Airfield)	Post-medieval	TQ1055788306
5	151318	High Grove Estate (Georgian Landscape Park)	Post-medieval	TQ1051887929
6	106953	High Road Eastcote (Post Medieval House)	Post-medieval	TQ1070588765

Table 3: Gazetteer of events recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

#	PRN	Event_Name	Date	NGR
E1	156175	Open Area Excavation at 26 Field End Road	2004	TQ1074188478
E2	162560	Desk Based Assessment at RAF Eastcote	2007	TQ1055688308
E3	158164	Trial Trench at RAF Eastcote	2008	TQ1065188250
E4	170959	Trial Trench at RAF Eastcote	2008-2009	TQ1046488334
E5	163082	Desk Based Assessment at Eastcote House Gardens	2010	TQ1071988751
E6	160902	Watching Brief at Wiltshire Lane	2011	TQ1047688873
E7	157575	Dendrochronological Survey at Eastcote House Gardens	2011	TQ1073388782
E8	164811	Evaluation at Eastcote House	2012	TQ1070588764
E9	167711	Buildings Recording and Investigation at Eastcote House	2012	TQ1074688783
E10	162863	Geophysical Survey at Eastcote House	2012	TQ1071788751
E11	164303	Heritage Activity at Eastcote House	2012	TQ1072388751
E12	159933	Desk Based Assessment at Eastcote Service Station	2015	TQ1039088482
E13	158952	Evaluation at Eastcote Motor Services	2017	TQ1040388492

Table 4: Gazetteer of listed buildings recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

#	PRN	Name	Grade	NGR
B1	125584	The Old Coach House (Tudor Coach House)	Grade II	TQ1073388782
B2	121198	50 Field End Road (Tudor Timber Framed House)	Grade II	TQ1089088361
B3	132030	Eastcote House Gardens (Tudor Landscape Park)	Grade II	TQ1071888731
B4	128461	High Road (Restoration Dovecote)	Grade II	TQ1075488787
B5	122532	The Retreat Cottage (Elizabethan Timber Framed Barn)	Grade II	TQ1081388477
B6	119653	2 Field End Road (Elizabethan Farmhouse & Timber Framed House)	Grade II	TQ1118588692
B7	140685	The Old Coach House (Elizabethan Walled Garden & Garden Wall)	Grade II	TQ1077388770
B8	141095	2 Field End Road (Elizabethan Jettied House)	Grade II	TQ1063088603
B9	140192	Telephone Kiosk outside Black Horse Parade (Mid-20th Century Telephone Box)	Grade II	TQ1049588517
B10	105234	Old Barn House (Late Medieval Hall House)	Grade II	TQ1053888547
B11	98613	2 Field End Road (Elizabethan Farmhouse)	Grade II	TQ1088988099

B12	113703	Barn to South of Field End Farmhouse (Elizabethan Timber Framed Barn)	Grade II	TQ1089888071
B13	118509	2 Field End Road (Tudor Farmhouse & Timber Framed House)	Grade II	TQ1078888550
B14	127617	Highgrove House (Victorian House)	Grade II	TQ1041788230
B15	134083	Black Horse Parade High Road (Georgian Public House)	Grade II	TQ1047688489

5.2 Identification of Built Heritage Assets, Settings & Significance

This section of the Heritage Assessment identifies and describes the designated and non-designated heritage assets (and their respective settings) that may be affected by the proposed development and assesses their relative significance in heritage terms, based on the Historic England criteria outlined in Section 4.3. An initial trawl of relevant heritage datasets held by Historic England and the Greater London Historic Environment Record, identified 15 Listed Buildings within a 500m radius of the site (*Table 4*).

It was determined at an early stage that the only heritage assets that may be affected by the proposed development are:

- 1) Field End Lodge (50 Field End Road), Grade II Listed Building (121198) – Also known as The Tudor Lodge;
- 2) Eastcote Park Estate Conservation Area.

The following section describes these heritage assets and their settings and assesses their significance, followed by an assessment of the magnitude of impact resulting from the proposed development on these heritage assets and their respective settings.

5.3 Description of Heritage Assets

5.3.1 The Tudor Lodge (Grade II)

An irregular-shaped building, The Tudor Lodge incorporates a 16th century L-shaped timber frame and plaster dwelling with a 17th century painted brick rectangular addition. Further alterations were made throughout the post-medieval and into the modern period. The building's Grade II listing recognises that elements of the original 16th century fabric have been retained. The building has also retained its Tudor appearance, with black-painted timber beams representing the frames and white-painted brickwork emulating the 16th century white plaster render.

The E frontage contains the principal entrance, with a modern faux Tudor porch (*Plate 4*). A second plank-and-batten door in the S corner of the frontage has an open porch with a tiled pent roof on a squared timber post. The fenestration on this elevation consists of seven modern side- and top-opening casement windows and gauged brick headers and slender sills, with a single casement above the second door, also with gauged brick headers. There

is a gable end at this elevation. At the N end of the E elevation is a ground-floor glazed conservatory built off a low brick plinth.

The N-facing elevation shows the easternmost structure with a single casement window with a gauged brick header above at first-floor level, above the modern conservatory which extends E beyond the width of building to align with the extent of the modern porch. The extension and E range of the hotel adjoin part of the original structure. The N-facing gable over-sails the ground floor level as seen on the S range of the property. A central squared window is located at first-floor level with a central single timber-framed door and three-panel casement window either side of the door extending the full width of the building. The windows consist of leaded glass panels in a square box design.

The W range of the hotel is constructed of white painted brick and contains two single-timber doors at ground floor level and a variety of single rectangular and double panel squared casement windows set with gauged brick headers above the ground floor level windows, some with modern glass and others in Tudor style with leaded glass panes. The first-floor windows are located right beneath the roof eaves. The N gable end of the western range contains a six-panel wide roofed window which extends to the width of the building with a squared two-panel window casement above. A modern extension has been added to the rear of the property. The brick façade of the lower ground floor level has been left exposed whilst the upper storey is painted white and timber framed to match the aesthetics of the older portions of the lodge. The existing glass casements appear to be of modern date.

The SW elevation, the southern range of the building, contains eight modern windows of mixed design at ground- and first-floor levels, some with leaded panes. These include single-light casements, two-light side-hung casements, three-light side- and top-hung casements with fixed central light with pairs of top-hung casements and margin lights. The elevation also contains a pair of modern glass French doors with top-hung side-lights and a modern conservatory extension. The hotel roof is pitched and clad with old tiles. Roof lights are visible in the loft space at the rear of the hotel and a dormer window is visible on the SW elevation, with brick chimneystacks sited on the southern range towards the street frontage. (*Plate 5*).

In 2003, a 16-bed annexe was constructed to the rear (N) of the hotel. This is building 2, a two-storey brick rectangular building with a curved barrel vault-type steel roof which is fitted with modern timber-framed glazed windows and timber doors. The ground floor is largely rendered white, though it is set on a plinth of several courses of exposed brickwork. The upper portion of the building is clad with dark stained timber panels. (*Plate 6*).

Building 3 is a modern two-storey, four-bedroom annexe of brick construction. The upper storey is clad with slate tiles, while the ground floor is rendered white. The fenestration of its front elevation comprises a central bow window at the ground floor, with a two-light casement and a door with sidelight flanking at each side, and three three-light casements across the first floor. All of these windows and doors are set in modern wooden frames. The approach to the building's front elevation is defined by a thin stone patio, one step high, which curves out in front of the two doors.

The area of the site is presently occupied by gabled timber sheds of one storey height with the brick wall of modern garages to their rear (*Plates 1-2*).

The Lodge was designated as a Grade II listed building on the 24th January 1950 (List Entry No: 1358348), the listing description from Historic England is as follows:

C16 L-shaped timber frame and plaster house. L plan filled in by C17 painted brick rectangular addition. 2 storeys, 4 modern 2-light casements. Modern "Tudor" porch. 2 gables oversailing at 1st floor level on brackets; south gable has modern fascia board, east gable exposed corbels. Modern north-east addition. Interior shows much exposed timber including swell-head posts, heavy ties, side purlin roof with wind braces and round-headed doors, with pegged spandrels, on upper floor.

5.3.2 Eastcote Park Estate Conservation Area

The following description is based on the Conservation Area Appraisal (Hillingdon Council 2007).

The CA represents a planned estate, designed as an area of affordable housing for workers in W London. It has a definable character type, with the majority of houses being semidetached properties on similarly sized plots. The houses often incorporate scalloped parapets, hipped roofs, shallow pitched roof forms, Ipswich-style windows, projecting gables, curved fronts and bays windows, all of which contribute to the character of the area.

The houses are set on a gently sloping hillside within winding streets that have green verges and are punctuated by trees. Each of these aspects greatly influences the views between the houses and helps to define the character of the area. The estate is set out on a loop with principal access from Bridle Road and secondary access via Field End Road and Cheney Street.

This CA is located next to the Eastcote Village CA, the boundary being Eastcote House Gardens and the southern portion of Cheney Street.

5.4 Assessment of Significance

5.4.1 The Tudor Lodge

The Tudor Lodge may be regarded as being of **High** significance in heritage terms, reflecting its status as a Grade II Listed Building.

The building retains evidential value and integrity owing to the survival and preservation/condition of the original 16th century timber-framed building with a 17th century addition with brickwork infill. Later modifications and extensions have been sympathetic to the historic character, aesthetic and layout of this heritage asset, with consideration given to the use of materials in the more modern elements of the Lodge. The Lodge retains some of its original architecture and features internally on its upper floor.

The Tudor Lodge may be said to have significant aesthetic and communal value with respect to its location and visual prominence at the junction of Field End Road and Bridle Road. The Eastcote Park Estate CA is located to the

immediate N of Field End Road and a number of designated heritage assets associated with the Eastcote Village CA are situated to the NW of the Lodge.

The Lodge can be considered as having significant group value in association with the distinctive listed buildings located within the SE extent of the Eastcote Village CA and the semirural character of the area, being one of several timber-framed dwellings of 16th century date in the area.

Significance must also be considered with respect to modifications affecting both the historic structure and the site more generally. The building was converted to a hotel in the 1990s and the two-storey 16-bed annexe added in the early 2000s to the rear of the main building. A four-bedroom annexe was also added to the SW corner of the site.

The Tudor Lodge was historically a 16th century timber-framed country house set within fairly extensive grounds at the S of the settlement of Eastcote. Further historic significance may be attributed to its use as a VAD Hospital during the First World War, operating between 1914 and 1918. The owner, Annie Hall, was awarded an OBE for her service to the hospital in 1918. The hospital is also associated with the Eastcote War Memorial situated on Field End Road and so could be considered to be a site of local historical significance.

5.4.2 Eastcote Park Estate Conservation Area

This CA is considered to be of **Medium** significance. The area is characterised by semidetached properties and winding streets established on a gently sloping hill, with intervisibility between the properties. The visual character of the area is also defined by a streetscape of green verges and trees. The houses vary in architectural style – some properties dating the mid-20th century while others are more recent - which contributes to the overall visual character of the estate.







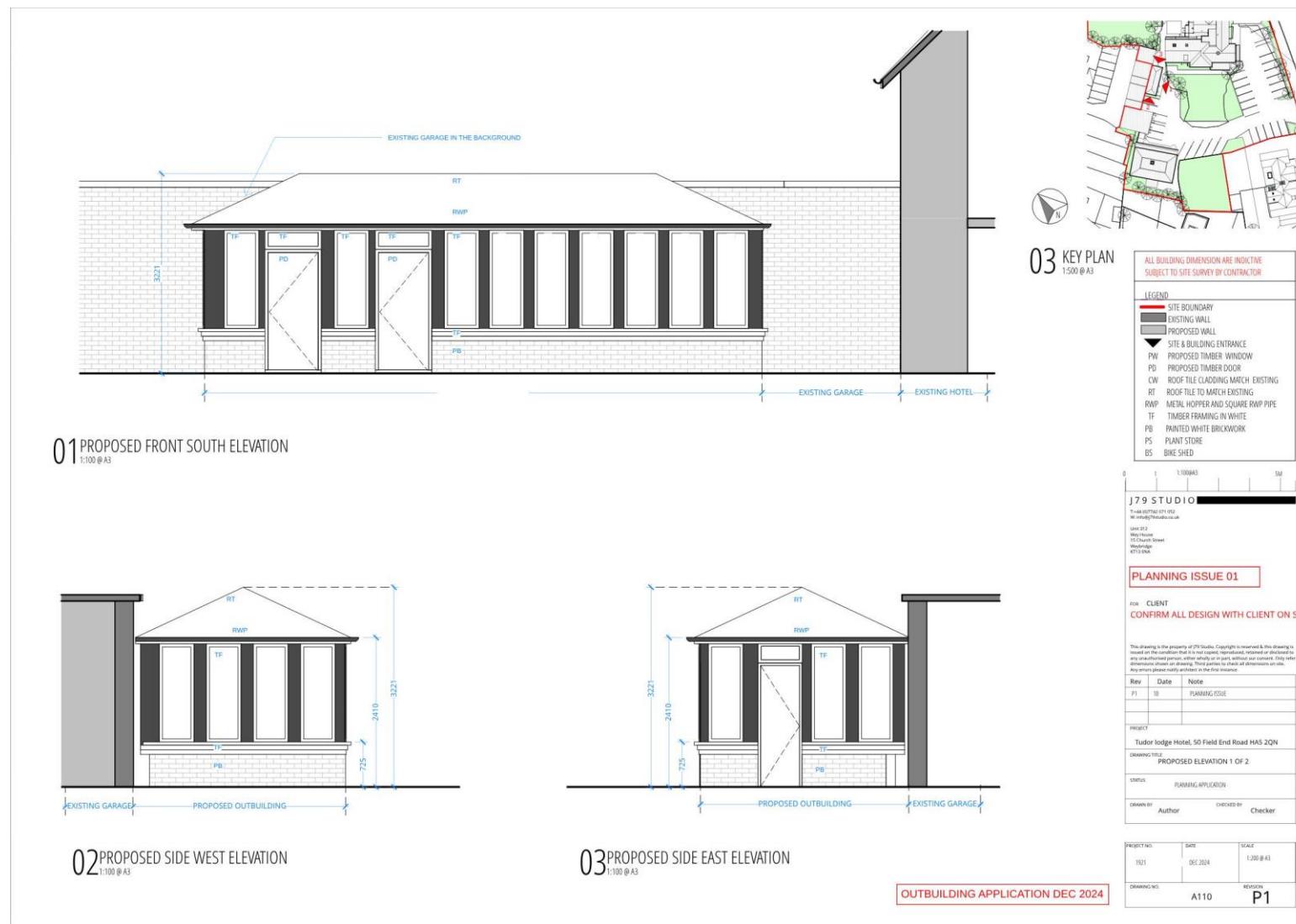
*Fig. 7: Proposed site plan
(Reproduced by courtesy of the client).*

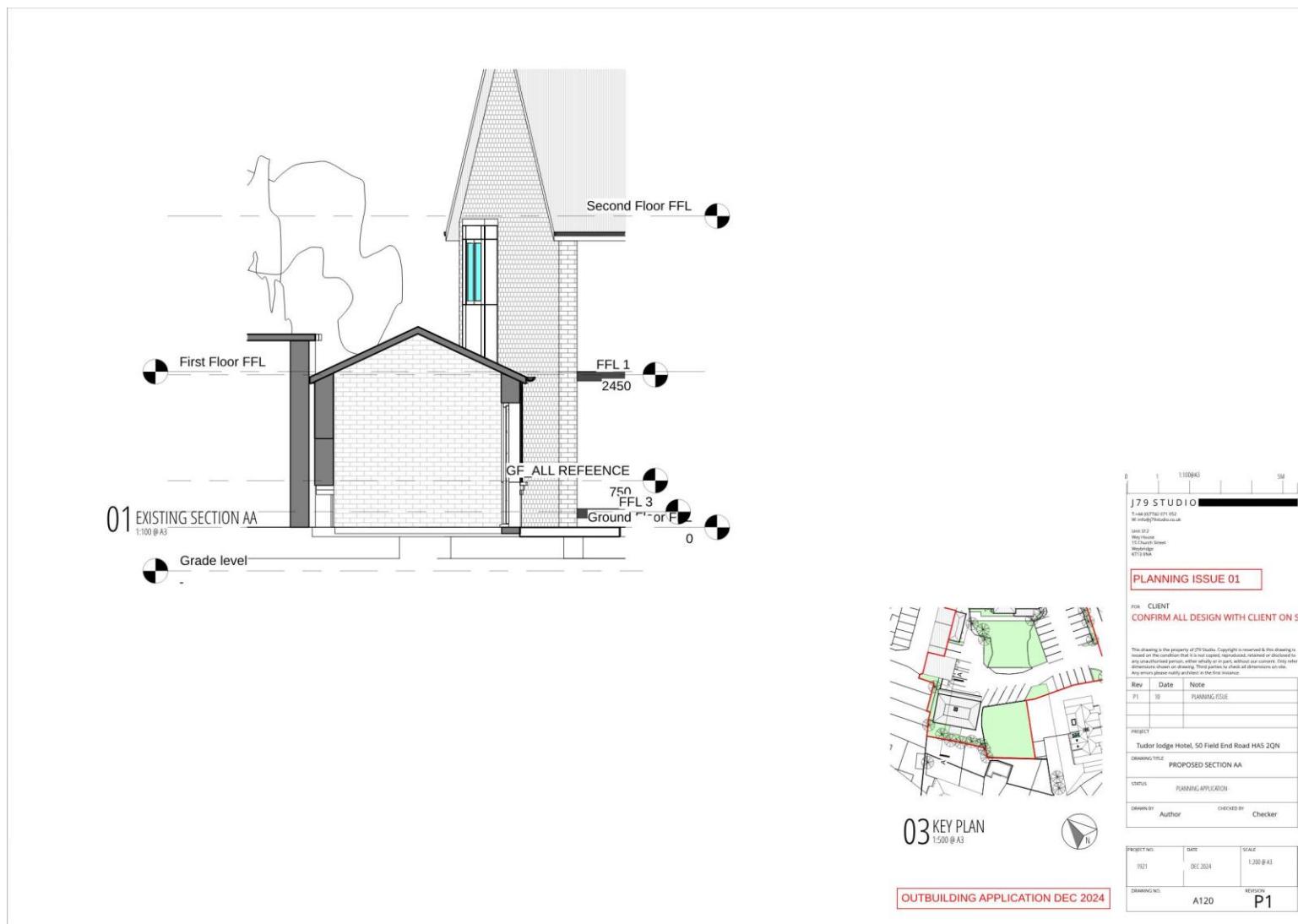


Fig. 8: Proposed ground floor plan
(Reproduced by courtesy of the client).



Fig. 9: Proposed roof plan
(Reproduced by courtesy of the client).





*Fig. 11: Proposed Section Plan
(Reproduced by courtesy of the client).*

6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

The following summary description of the development is based on drawings supplied by the client in December 2024 (*figs. 6-11*). Subsequent publication of revised proposals and specifications, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed plans can be summarised thus:

- The demolition/removal of the two timber sheds within the area of the proposed development;
- The construction of a one-storey outbuilding, set beneath a tiled hipped roof, with a brick plinth rising to a white-painted timber cornice above which the building's elevation will predominantly comprise timber-framed windows plus three timber doors;
- The construction of a bike-shed.

6.2 Assessment of Magnitude of Impact

6.2.1 Tudor Lodge

The magnitude of impact upon The Tudor Lodge can be assessed as **Minor**, principally reflecting the fact that the proposed outbuilding represents a notable increase in built development in an area of the site which is presently occupied by impermanent sheds. Furthermore, whilst the proposed outbuilding reflects elements of Tudor Lodge's W-facing elevation, specifically the white painted brick plinth to windows across the lodge's conservatory extension, the development's predominantly glazed elevations do not align with the character of Tudor Lodge's historic windows and timber framing. This distinguishes the building as a modern development, though its close proximity, scale, and character still detract from the asset's setting, with the significant quantity of modern development already in its setting also being of note. In relation to the proposed bike shed, whilst this structure will also be in close proximity to the lodge and represents a modern intrusion, the screening of surrounding trees, its limited scale (height assumed to be minimal), and positioning in an area dominated by the modern Building 2 limits its impact. As details of the bike sheds design are not yet known, it is suggested materials which minimise the visibility of the structure, or are sympathetic to the lodge, would further minimise impact (*Plates 1-2 & 9-11*).

6.2.2 Eastcote Park Estate Conservation Area

The proposed alteration will result in **No Change** to the CA, which is located to the N of The Tudor Lodge Hotel. There is no intervisibility between the CA and the site due to vegetation and buildings in the intervening distance, with the proposed development being limited in height.

7 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the heritage assets considered for the purposes of this study, and assessed the magnitude of impact of the proposed development on these designated heritage assets, it is now possible to reach an informed overall assessment of developmental impacts by means of cross-referencing the significance of the heritage assets against the magnitude of impact, which may be briefly summarised thus:

Tudor Lodge: The overall impact of the proposed work on this Grade II Listed Building can be assessed as **Slight/Moderate**. This assessment reflects the building's **High** significance, considered against the magnitude of impact, assessed as **Minor**. The proposed development principally comprises the construction of a one storey building with a brick plinth to timber cornice, both painted white, with timber-framed windows above and a tiled hipped roof. The outbuilding's design aligns with the white painted brick and render of Tudor Lodge, whilst its brick plinth with tall windows above aligns it with the lodge's conservatory extension. Therefore, whilst the building represents a notable increase in built permanent development in close proximity to the asset, with only impermanent sheds of more limited scale presently in the area, it has elements which align with the character of Tudor Lodge as well as distinguishing it as a modern development. However, the outbuildings close proximity to the lodge, scale, and overall character may still be considered to detract from the asset's setting, with the density of later development within its setting already being significant. The proposed bike shed, similarly, also represents a modern intrusion in the asset's setting. However, its limited scale, screening of surrounding trees, and location minimise its visibility and impact.

Eastcote Park Estate Conservation Area: The impact of the proposed works on this CA can be assessed as **Neutral**. This assessment reflects the **Medium** significance of this CA, cross-referenced against the magnitude of impact, which has been assessed as **No Change**. This assessment reflects the fact that there is no intervisibility between the CA and area of the proposed works, with the proposed outbuilding having no elements which would enable intervisibility, being of only one storey height.

Overall Conclusion: The overall impact of the proposed works can be assessed as **Slight/Moderate**. This assessment reflects principally that the proposed outbuilding, whilst including elements aligned with the character of Tudor Lodge and its modern conservatory extension at its W-facing elevation, represents a detraction due to its proximity to the asset and the slightly increased scale of development in this area. Furthermore, whilst the proposed development aligns with the modern portions of Tudor Lodge and thus differentiates it from the building's historic architecture, the significant presence of modern development already in the lodge's immediate setting limits the extent to which this mitigates impact.

The extent of the change in the asset's setting is, however, partially mitigated by the modern residential development at The Sigers which already forms part of Tudor Lodge's setting in the vicinity of the proposed outbuilding, in addition to the presence of the shed structures and garages in this area, minimising the development's intrusion, as it will not be increasing massing in an area devoid of existing development. Of additional consideration as a mitigating factor is that the character of the Lodge and its immediate setting have already been extensively altered, both by the expansion of settlement in the asset's surrounds and by alterations

and additions made to the lodge and its associated site, especially since its conversion to a hotel in the 1990s. This factor is especially relevant in relation to the proposed bike shed, the intrusion of which is limited by proximity to Building 2 in addition to vegetation screening and its limited scale. In this context, the extent of change posed by the development is limited, however the development also represents a further loss in the lodge's surrounding buffer of land.

The CA will not be affected by the proposed works, as there is currently no intervisibility between the CA and the area of the proposed development, which is a structure of only one storey height and therefore will not create visibility.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the Slight/Moderate range of this category of impact. The proposed extension can, therefore, largely be supported in heritage terms.

8 Copyright

Border Archaeology Ltd shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988, with all rights reserved, excepting that it hereby provides a licence to Client and the Council for the use of the report by Client and the Council in all matters directly relating to the project as described in the Project Specification to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

9 References

Greater London Historic Environment Record: HER report and GIS dataset

National Heritage List for England

Baker, T.F.T, J.S. Cockburn & R.B. Pugh (eds.), 1971, *A History of the County of Middlesex: Volume Four*, (London: Victoria County History

Border Archaeology, 2024a, *Tudor Lodge Hotel (Roof Tile Replacement and Roof Works), 50 Field End Road, Eastcote, London HA5 2QN: Heritage Assessment*

--, 2024b, *Tudor Lodge Hotel (Pergola and Associated Works), 50 Field End Road, Eastcote, London HA5 2QN: Heritage Assessment*

--, 2024c, *Tudor Lodge Hotel (French Door Replacement), 50 Field End Road, Eastcote, London HA5 2QN: Heritage Assessment*

--, 2024d, *Tudor Lodge Hotel (Building 3 Extension), 50 Field End Road, Eastcote, London HA5 2QN: Heritage Assessment*

Butler, C. & R. Meager, 2014, *Stage 2 Report: London Borough of Hillingdon Archaeological Desk Based Assessment*, CgMs Consulting <<https://historicengland.org.uk/content/docs/planning/apa-hillingdon-pdf/>> [accessed 02.04.2024]

British Geological Survey, 2024, *Geology of Britain* <<http://mAAPps.bgs.ac.uk/geologyofbritain/home.html>> [accessed: 28.03.2024]

Cherry, B. & N. Pevsner, 1983, *The Buildings of England: London 2: South*, (London: Penguin)

Department for Levelling-Up, Housing & Communities, 2023, *National Policy Planning Framework*

Eastcote Residents Association, 2018, *Local History*, <<https://www.eastcoteresidents.org.uk/eastcote/local-history/>> [accessed 28.03.2024]

Greater London Authority, 2021, *The London Plan*

Harrow Council, 2006, *Eastcote Village: Conservation Area Appraisal (Draft)*

Highways Agency, 2020, *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment*

Hillingdon Council, 2007, *Eastcote Park Estate: Conservation Area Appraisal*

--2010, *Eastcote Village Conservation Village Conservation Area*

--2012, *Hillingdon Local Plan: Part 1 – Strategic Policies (adopted November 2012)*

--2020, *London Borough of Hillingdon Local Plan Part 2: Development Management Policies*

--2024, *Local List*, <<https://www.hillingdon.gov.uk/local-list-eastcote>> [accessed: 02.04.2024]

Historic England, 2015, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 Second Edition*

Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*

Mills, A. D., 2011, *A Dictionary of British Place Names*, Oxford.

Ruislip, Northwood and Eastcote Local History Society, 2007, *The Homefront: Ruislip, Northwood and Eastcote in Wartime*, (London: Ruislip, Northwood and Eastcote Local History Society)

10 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1757: Rocque's Topographical Map of the County of Middlesex;

1807: Ordnance Survey Surveyor's map of Hampstead;

1868: Ordnance Survey 1st edition 6-inch Map;

1883: Ordnance Survey 1st edition 6-inch Map of Buckinghamshire;

1896: Ordnance Survey 2nd edition 25-inch Map of Middlesex;

1913: Ordnance Survey 3rd edition 25-inch Map of Middlesex;

1936: Ordnance Survey 4th edition 25-inch Map of Middlesex;

1947: Ordnance Survey provisional edition 25-inch Map of Middlesex;

1966: Ordnance Survey 1:10000 Map.

11 Appendix 1: Photographic Record



Plate 1: View looking NNE towards the site (2022 Photograph).



Plate 2: View looking N towards the site, showing one of the sheds (2022 Photograph).



Plate 3: View looking NNW towards the site, showing one of the sheds (2022 Photograph).



Plate 4: View NNW along the E-facing elevation, showing the main entrance to the hotel (2024 Photograph).



Plate 5: View NE, towards the rear of Tudor Lodge (2024 Photograph).



Plate 6: View ENE, towards the rear of Tudor Lodge (2024 Photograph).



Plate 7: View SW, between Tudor Lodge and Building 2 (2022 Photograph).



Plate 8: View NNW, showing the site and Tudor Lodge in the context of each other from Field End Road (2022 Photograph).



Plate 9: View looking NE towards Tudor Lodge and the site from near the Field End Road entrance (2022 Photograph).



Plate 10: View looking NE towards Tudor Lodge and the site from the turf and grass area (2022 Photograph).



Plate 11: View looking ENE towards Tudor Lodge and the site across the turf and grass area (2022 Photograph).

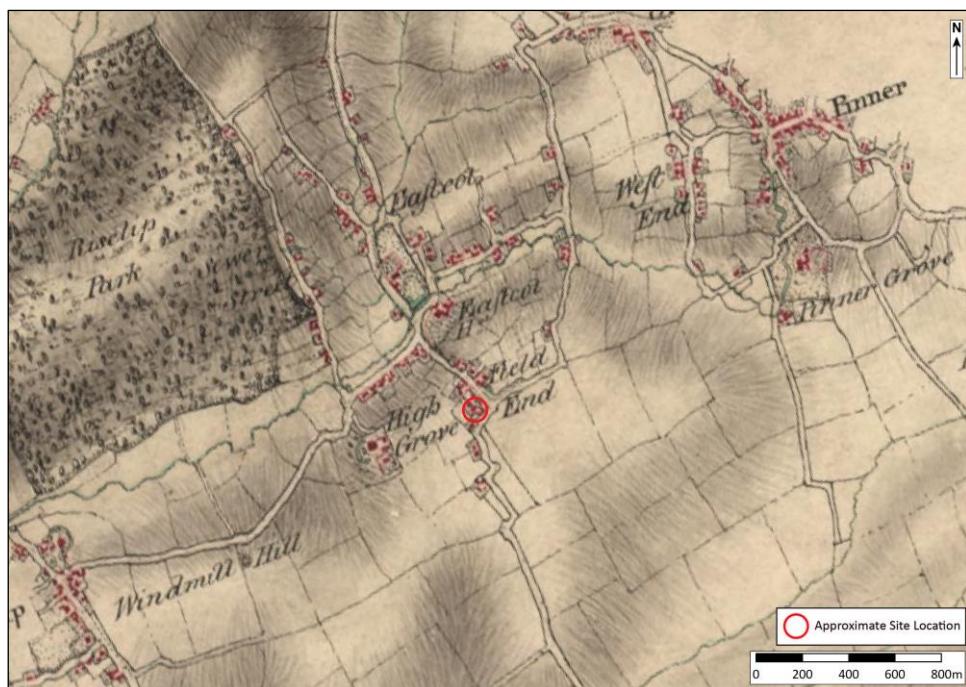


Plate 12: View SW, from the signpost at the junction of Field End Road and Bridle Road (2022 Photograph).

12 Appendix 2: Historic Maps



*Fig. 12: Extract of John Rocque's 1757 Map of Middlesex
(Reproduced by courtesy of the National Archives)*



*Fig. 13: Extract from the 1807 Ordnance Survey Surveyor's Map of Hampstead
(Reproduced by courtesy of the National Archives)*

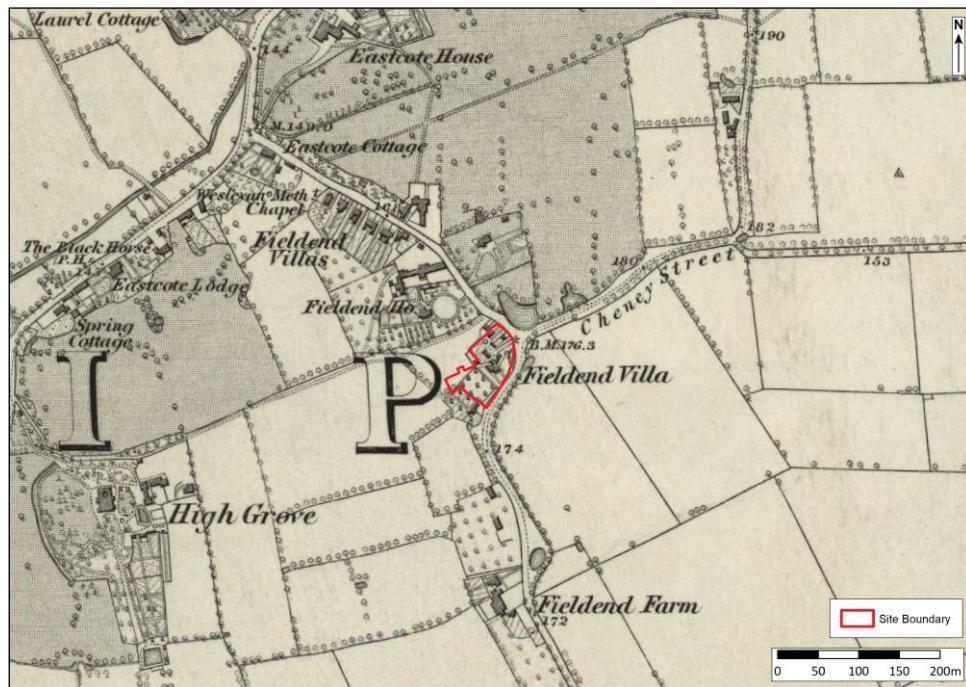


Fig. 14: Extract from the Ordnance Survey 1868 1st Edition 6-inch map.
(Reproduced by courtesy of the National Archives)

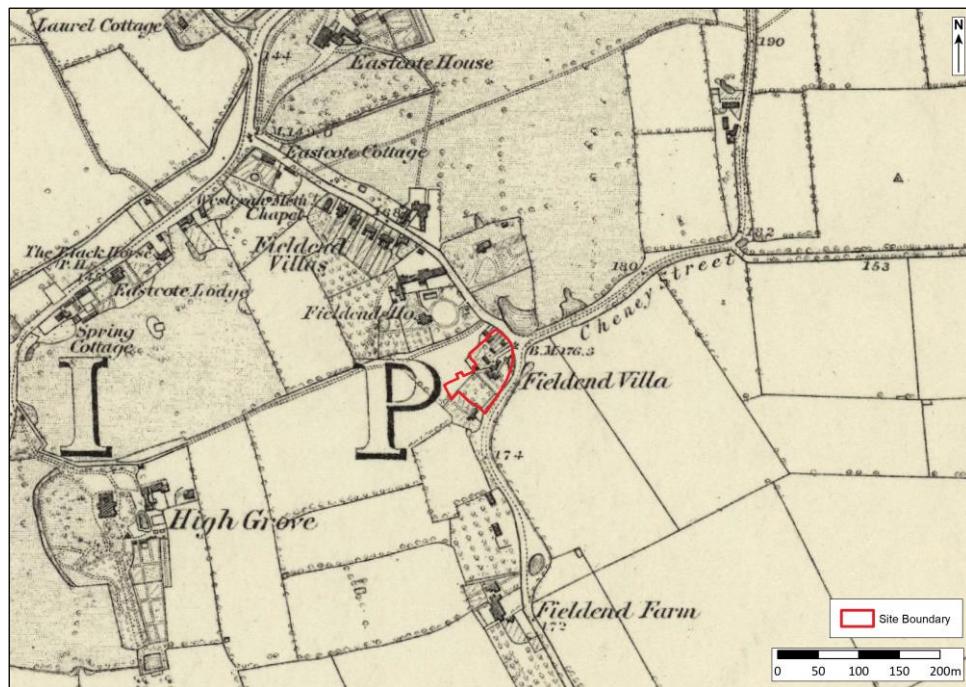


Fig. 15: Extract from 1883 Ordnance Survey 1st edition 6-inch map of Buckinghamshire
(Reproduced by courtesy of the National Archives)

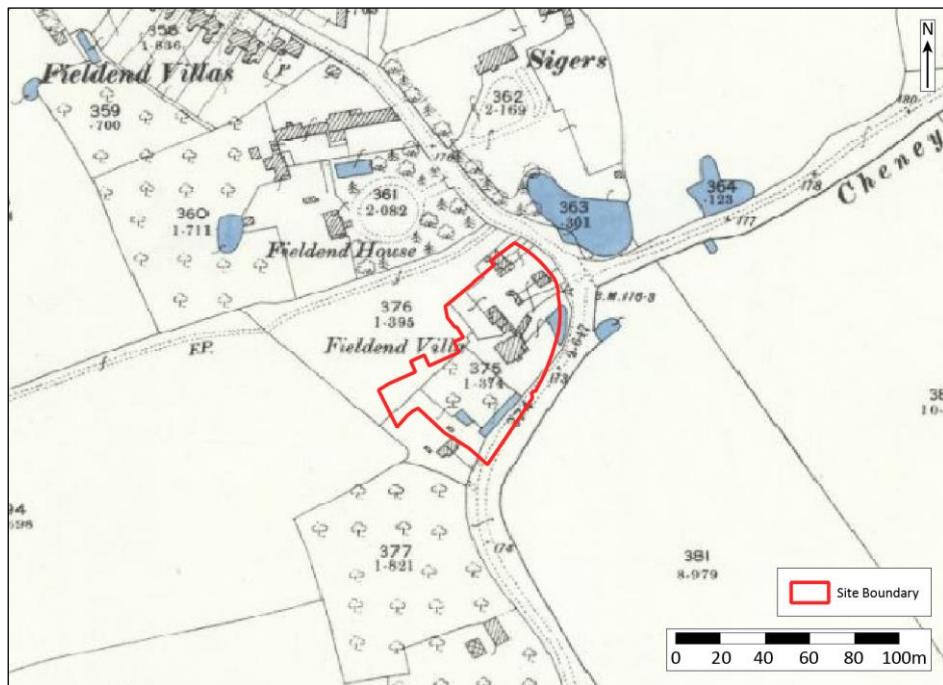


Fig. 16: Extract from the Ordnance Survey 1896 2nd Edition 25-inch map of Middlesex.
(Reproduced by courtesy of the National Archives)

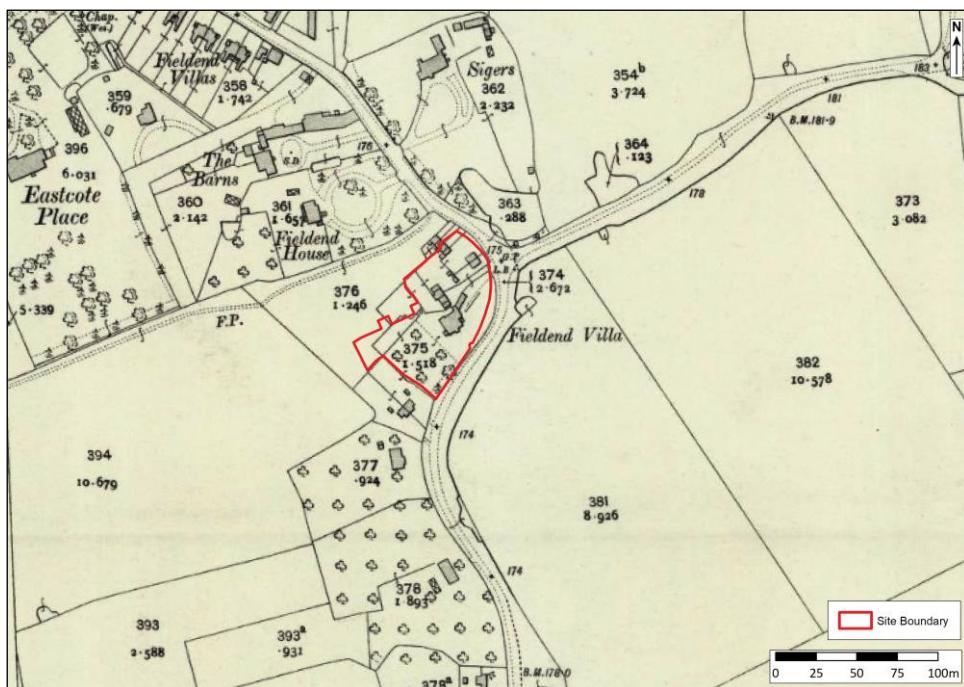


Fig. 17: Extract from the Ordnance Survey 1913 3rd Edition 25-inch map of Middlesex (Reproduced by courtesy of the National Archives)

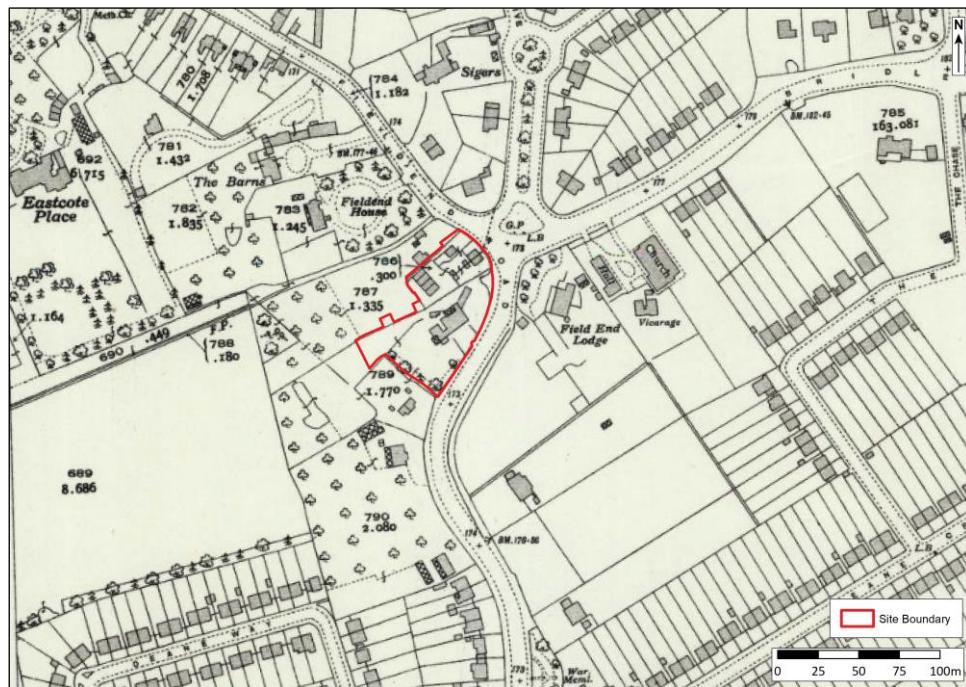


Fig. 18: Extract from the Ordnance Survey 1936 4th Edition 25-inch map of Middlesex
(Reproduced by courtesy of the National Archives)

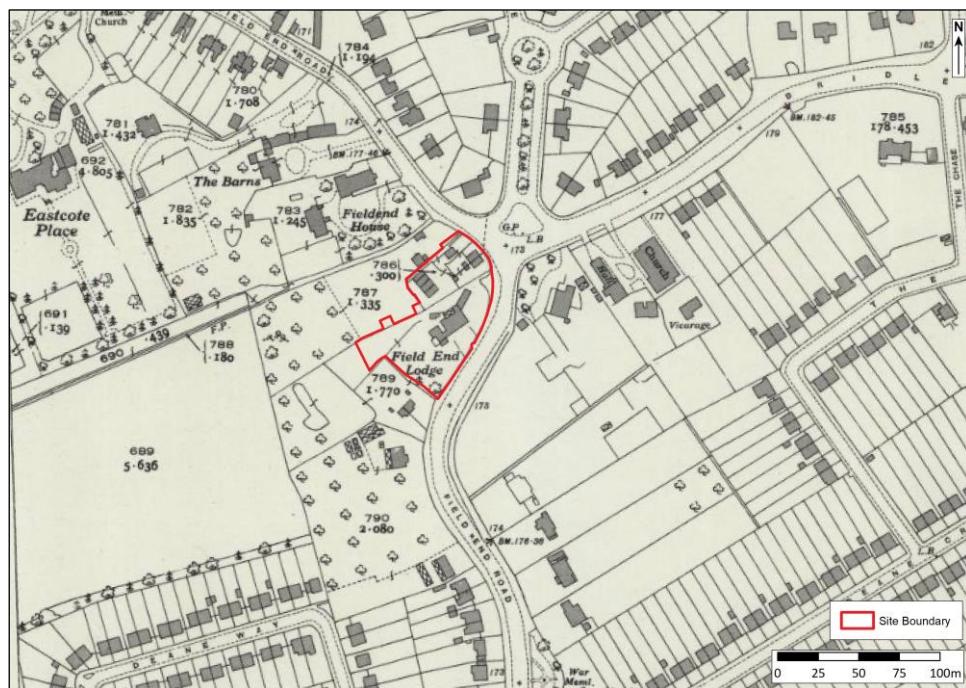


Fig. 19: Extract from the Ordnance Survey 1947 provisional edition 25-inch map of Middlesex
(Reproduced by courtesy of the National Archives)



Document Title	Document Reference		
Heritage Assessment: Tudor Lodge Hotel (Building 3 Extension), 50 Field End Road, Eastcote, London HA5 2QN	BA2442TLH		
Compilation	Ellie Bishop MA BA		
Editing	Stephen Priestley MA MCIfA & Owain Connors MA PhD MCIfA		
Artwork	Holly Litherland BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	January 2025	George Children MA MCIfA