

A HERITAGE STATEMENT FOR 74 MONTAGUE ROAD,
HILLINGDON, UXBRIDGE, LONDON.

Archaeology Services Lewes

Project number: ASL 225-21



The front aspect of the Site (photo provided by Jordan Wang).

Registered office:

White Cottage, Harts Yard, Boreham Lane, Boreham Street, Hailsham, East Sussex, BN27 4SL

Phone: 01323 370085 Mobile: 07570 797497

www.aslewes.co.uk

info@aslewes.co.uk

SUMMARY

This Heritage Statement, comprising a Desk-Based Assessment, has been prepared for a proposed rear extension at 74 Montague Road, Uxbridge, UB8 1QN. The Site is a semi-detached house and the contribution of setting and the level of proposed impact is considered to be modest.

The assessment has concluded that the Site:

- *Does not lie within a Conservation Area*
- *Lies within an Area of Special Local Character*
- *Has no Scheduled Monuments within the wider Study Area*
- *Has no Registered Parks or Gardens within the wider Study Area*
- *Is not situated within an Archaeological Priority Area*
- *Comprises one half of a Locally Listed Building*
- *Has a low potential for archaeological deposits from all periods*

The assessment of the significance of the Site confirms that the significance lies in the form, structure and appearance of the façade of the building within the historic street. The proposals will avoid any interruption of the simple character or treatment of the main façade and will be tucked away behind the house. Consequently, from a heritage perspective, it is considered that the proposals will create very little impact to the wider setting of the Area of Special Local Character.

The 19th century Locally Listed Building and its setting, form a small but dispersed historic group within the wider setting of Montague Road which is dotted with modern dwellings. It is therefore not a pristine historic environment; modern dwellings encroach into the group throughout, interrupting historic settings, and views.

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1.0 INTRODUCTION

- 1.1 Archaeology Services Lewes (ASL) has been commissioned by Jordan Wang (The Agent) on behalf of the client, Mr Singh, to prepare a Heritage Statement, consisting of a Desk-Based Assessment (DBA) for 74 Montague Road, Uxbridge, UB8 1QN (Figs 1 and 2; herein referred to as the Site). The Site is a semi-detached house. It should be noted that this report forms the basis of an impartial analysis of significance and the contribution of setting and the level of proposed impact is considered to be modest.

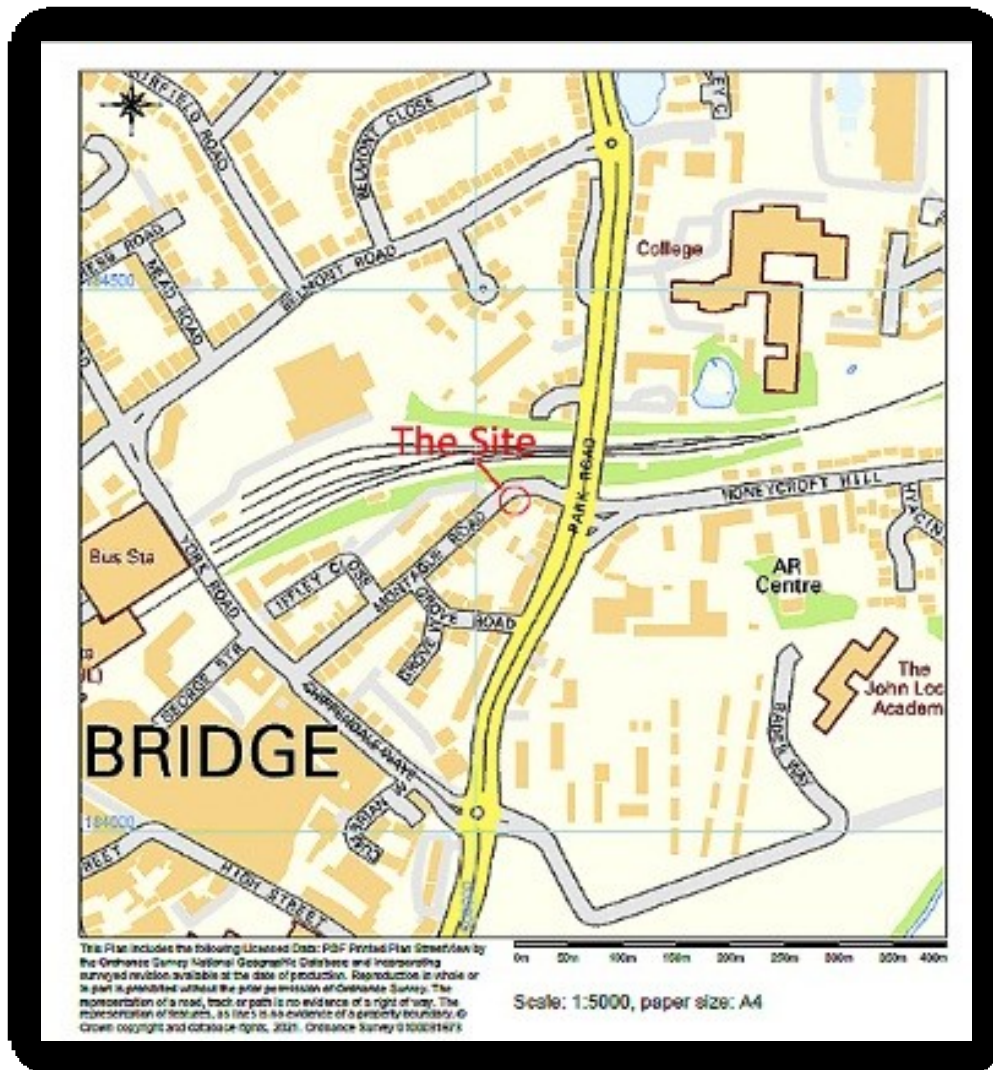


Fig. 1. Site location (Reproduction in whole or in part is prohibited without the prior permission of the Ordnance Survey ©Crown copyright and database rights 2020). OS licence No.: 100055392.

- 1.2 This report has been prepared to support a planning application for a proposed rear extension to the property.
- 1.3 This report follows Historic England guidance, *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12, 2019.
- 1.4 The Site is situated at TQ 06034 84308 within the north-west suburbs of London in the Borough of Hillingdon in the Parish of Uxbridge.

- 1.5 The Site comprises one half of a Locally Listed Building, also known as Clifton Cottages, (Serial number: 244) with the list description as follows:

“Early-mid C19 pair, each two storeys, one window. Stock brick with stuccoed quoins and brick dentil cornice. Slated roof with eaves soffit. Stuccoed alternating block surrounds, with vermiculate key blocks, to windows, those of No 74 modern, those of No 76 modern with margin lights. Entrances on return. Townscape: Contributes to street scene and local character. Authenticity (I c): 1; Architectural (II d): 2; Townscape (III f): 2 Total = 5¹”.

- 1.6 The objective of this report is to provide a brief overview of the date and the form of construction of the extant building, with the specific aim of establishing whether the wider setting will be impacted by the proposals if permission is granted. In noting this, the significance of the historic fabric, both individually and as a group, can be assessed. Additionally, the significance will be weighed against the benefits of the proposals, with recommendations given.
- 1.7 It should be noted that this survey is non-intrusive and that the report is an appraisal, rather than a definitive statement. Therefore, any discussions on the presence or absence of below-ground archaeological remains should be regarded as *an indicator of potential*. The only way to produce a definitive statement would be for a geophysical survey or trial trenching to define the presence/absence of any archaeological remains within the Site.

2.0 SITE TOPOGRAPHY AND GEOLOGY

- 2.1 The Site lies within a residential area immediately east of the railway sidings and terminal belonging to Uxbridge underground railway station, which is situated c.300m west of the Site. The village of Hillingdon, a Conservation Area, lies c.1.5km south-east of the Site. The M25 is situated approximately 2.5km west and the A40 is 1.20km north of the Site. There are areas of mature tree planting to the north and west sides, as well as within the rear garden, with an area of hard-standing and an outbuilding belonging to a public house on the east side. The neighbouring property and garden to the south is modern.
- 2.2 The underlying geology of the Site is London Clay Formation consisting of clay, silt and sand. This is a sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period when the local environment was previously dominated by deep seas. In addition, there is superficial Black Park Gravel Member –deposits consisting of sand and gravel formed up to 2 million years ago in the Quaternary Period. The local environment was previously dominated by rivers². This suggests the Site is situated in the fringes of a former river environment. The development Site lies at an approximate height of 55m above sea level.

¹ <https://www.hillingdon.gov.uk/local-list-uxbridge> accessed 27/4/21

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

3.0 PLANNING BACKGROUND

3.1 Town and country planning legislation and procedures

In June 2018, Government policies relating to planning were defined in the National Planning Policy Framework, which superseded the 2012 version. Section 16 (paragraphs 184-202) of the framework (*Conserving and enhancing the historic environment*) outlines specific policies relating to the historic environment and the role it plays in the Government's definition of sustainable development.

Local planning authorities (LPAs) are required to '*set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*'.

The framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*'.

- 3.2 In 2018 the NPPF revised the Government's planning policies for England and how these are expected to be applied. It set out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Section 16 of the NPPF relates to conserving and enhancing the historic environment and requires LPAs to set out in their Local Plan, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, the LPAs recognise that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance. In developing this strategy, LPAs should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment to the character of a place.

The following sections of the NPPF relate to this planning application and we believe that the application, along with this Heritage Statement, addresses the following sections:

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable

resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. 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

193. When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. 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.

3.3 Previous planning applications or development work

There are no records for previous planning applications for the Site but a nearby application has been included for comparative means. An application for a front porch and rear extension to Number 59 Montague Road was previously permitted, as pictured in Figs 2-3 below³.



Fig. 2. Small porch, bay window in contrasting brickwork and side extension added to No.59 (from the sales particulars provided online by estate agents Gibbs Gillespie).



Fig. 3. Two-storey side/rear extension at No.59 (from the sales particulars provided online by estate agents Gibbs Gillespie).

³ <https://www.gibbs-gillespie.co.uk/property-sale/house-for-sale-in-montague-road-north-uxbridge-middlesex-ub8/9804> accessed 30/4/21

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 Listed Building data was acquired from Historic England. Details were taken of nearby archaeological sites via ARCHI (the British Archaeological Records, Historic Sites and Monuments Databases, Local History Sources and Archaeology Research Reports) within a defined Study Area of 250m radius of the Site.
- 4.2 The Site does not lie within a Conservation Area⁴.
- 4.3 The Site lies within an Area of Special Local Character⁵, defined as North Uxbridge.
- 4.4 There are no Scheduled Monuments within the wider Study Area⁶.
- 4.5 There are no Registered Parks or Gardens within the wider Study Area⁷. However, the Site is located on the western edge of what used to be more extensive Parkland once belonging to Hillingdon Court Park (now an Area of Special Local Character). Park Road marks the former western edge of this former parkland, which still exists but is considerably smaller than it used to be with Dowding Park formed as a small, independent area of parkland east of the Site.
- 4.6 The Greater London Archaeological Advisory Service, which advises the local planning authorities on archaeological matters, has identified various Archaeological Priority Areas (APAs), throughout the Borough which are plotted onto a map. These APA maps are to be considered during the process of planning applications, but the areas have no statutory status or protection. The proposed development is not situated within an APA, although the Prehistoric and Medieval APA of Uxbridge is situated approximately 300m south-west of the Site⁸.
- 4.7 The Site comprises one half of a Locally Listed Building (LLB). Hillingdon Borough Council considers such buildings to be important within the community which is defined as follows:

'Whilst not statutorily listed, these buildings are of good quality design or are historically significant and therefore important to the local community. The inclusion of a property on the Local List means the council will take into account the building's special local architectural or historic interest when considering planning applications for alterations and extensions. Applications involving the demolition of a building of local importance will normally be refused, unless such works can be fully justified and a replacement building of suitable quality provided⁹.'

⁴ <https://www.hillingdon.gov.uk/conservation-areas> accessed 30/4/21

⁵ <https://www.hillingdon.gov.uk/areas-special-local-character> accessed 30/4/21

⁶ <https://www.hillingdon.gov.uk/scheduled-monuments> accessed 30/4/21

⁷ <https://www.hillingdon.gov.uk/registered-parks> accessed 30/4/21

⁸ <https://www.hillingdon.gov.uk/archaeology> accessed 30/4/21

⁹ <https://www.hillingdon.gov.uk/locally-listed-buildings> accessed 30/4/21

Further south down Montague Road are several other LLBs as follows: numbers 52-58 (Serial number: 239 Victoria Cottages, dated 1848), 55-57 (Serial number: 240, early-mid 19th century), 59 (Serial number: 241, early-mid 19th century), 60-64 (Serial number: 242, a terrace dating to 1848), 66-68 (Serial number: 243 Montague Cottages). The houses nearly opposite the Site are not LLBs and neither are the houses to the immediate south. Immediately east of the Site is The Gardener's public house which is also not an LLB.

Numbers 51 and 53 Montague Road (The Old Coach House) are the only Grade II Listed Buildings within the Study Area, first designated by Historic England on 6th September 1974 (List entry number: 1080144). The listing description¹⁰ reads as follows:

'2-storey and basement, 3-bay mid C19 pair. Yellow stock brick, slated roof with paired brackets to eaves soffit. Central carriageway under elliptical gauged brick arch is flanked by doors (one of 4 panels, one of 6) under gauged round brick arches with plain fanlights. 1st floor windows recessed sashes with glazing bars, ground floor later canted bays. Stone steps to doors.'

East of the Site are a group of locally listed houses fronting Park Road which include: numbers 93-99 (Serial number: 248, Victoria Cottages dated 1848); 101-105 (Serial number: 249, early-mid 19th century terrace with carriageway) and 107-117 (Serial number: 250, three early-mid 19th century cottages, with Nos.115 and 117 immediately behind the Site).

There are no other Listed Buildings or LLBs within the Study Area.

- 4.8 ARCHI (the British Archaeological Records, Historic Sites and Monuments Databases, Local History Sources and Archaeology Research Reports) records 652 local archaeological and historic sites and ancient monuments within 10 km of the Site¹¹. Those located within 1.5km of the Site are discussed below. A suggested timescale of the archaeological periods referred to in this report is shown below.

Prehistoric: Palaeolithic (c. 750,000–10,000 BC)

Prehistoric: Mesolithic (c. 10,000–5,000 BC)

Prehistoric: Neolithic (c. 5,000–2,300 BC)

Prehistoric: Bronze Age (c. 2,300–700 BC)

Prehistoric: Iron Age (c. 700 BC–AD 43)

Romano-British (AD 43–c. AD 410)

Anglo-Saxon (c. AD 410–1066)

Medieval (AD 1066–1540)

Post-medieval (AD 1540 to date)

¹⁰ <https://www.historicengland.org.uk/listing/the-list/list-entry/1080144> accessed 30/4/21

¹¹ https://www.archiuk.com/cgi-bin/archi_new_search_engine.pl?search_location=TQ%2005%2083&search_type=archi_town_search&pwd=freesearch@freesearch.com&TownName=UXBRIDGE&county=Hillingdon&search_range=10000&period=&font_size=&placename=Uxbridge&info2search4=archi_town_search&keywords=#paypal_subscribe_text accessed 30/4/21

4.9 The Prehistoric period

A Mesolithic flint Microlith Core and Tranchet Axe/Adze was found at New Denham, approximately 0.8 km north-east of the Site.

The site of a Bronze Age field system is recorded c.1.3 km north-west of the Site and a Bronze Age Ring Ditch identified in the landscape as a cropmark (still to be confirmed) is situated at New Denham, c.1.4 km north-east of the Site.

4.10 The Romano-British period

There are no known sites or findspots from this period within the Study Area.

4.11 The Anglo-Saxon period

There are no known sites or findspots from this period within the Study Area.

4.12 The Medieval period

Hillingdon is also known as *Hillendone* in the medieval period and is mentioned in the Domesday Book, the centre of which is situated c.1.4 km south-west of the Site. There is also a Medieval Market and Fair sited associated with the village of Uxbridge, although this is believed to be located c.1.2 km north-west of the Site.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The Early Ordnance Survey draft drawing (Fig. 4; not dated but likely to be early 19th century) shows open parkland to the west and east sides of the Site; Montague Road does not exist and there are no buildings within the Site boundary. Montague House is depicted as well as Park Road.

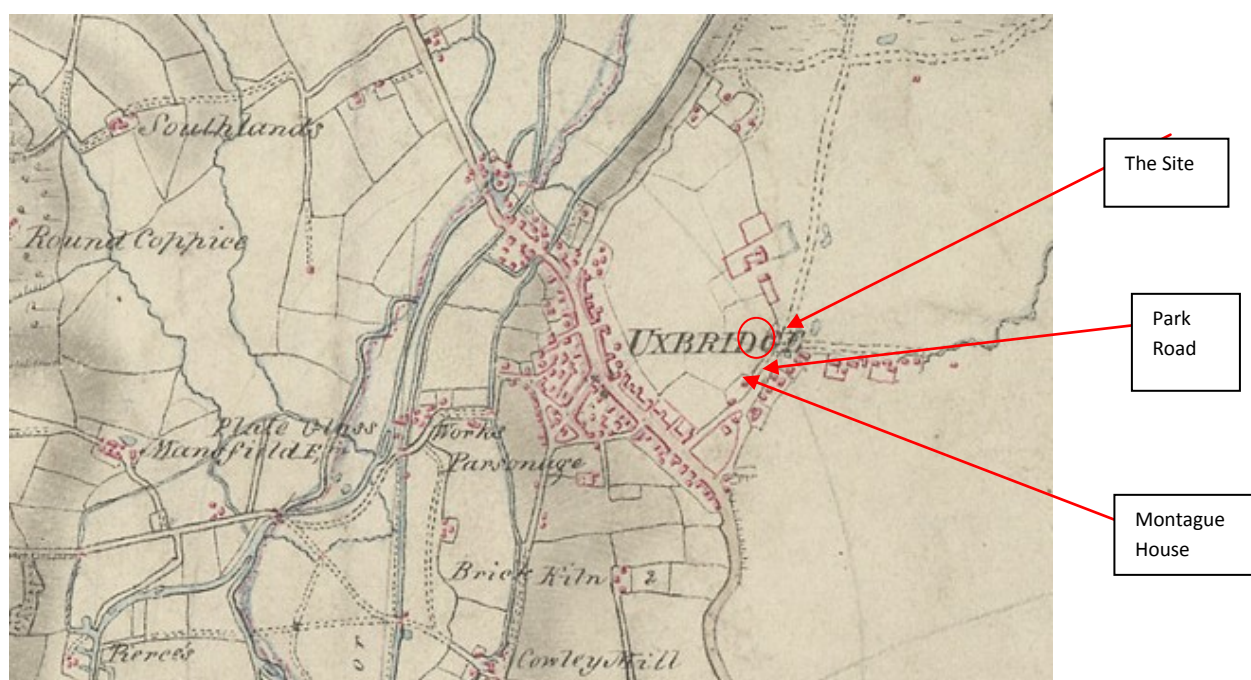


Fig. 4. Early Ordnance Surveyors draft map showing no buildings within the Site.

- 5.2 The First Edition Ordnance Survey (OS) map of 1868 (Fig. 5) shows the Site with two clearly defined gardens to the rear. A building immediately flanking the south-west side has since been replaced by a modern building. There is a Catholic Apostolic Church in a central position on the north-west side of the road and Montague House still occupies a large plot on the south side of Grove Road, situated south of the Site. The corner plot north of the Site is devoid of buildings and *appears* to have never been built upon, at least from the mid-19th century up to the present day. It is not immediately clear as to why this plot was never used and it *may* be that something earlier once stood in this location, or it was always used for parking wagons etc. for the pub.



Fig. 5. First edition OS map of 1868.

- 5.3 The Second Edition OS map of 1875 (Fig. 6) shows the Site with a small, square structure at the end of the garden, possibly an earth closet. Number 76 does not have one by contrast. Of interest are the houses to the rear of the Site which front Park Road. Numbers 115 and 117 (Corsham Cottages) must have been built at a similar time as they are identical in design. However, the building south of these is set well back from the road frontage in its own plot, which has been replaced by the time the next OS map is drawn up some 19 years later. This must have happened soon after 1875, as the houses which now stand there are very similar in design to the Site, although one (Lime Tree Villas) is turned at right angles to the road and has 'Dogs Tooth' corncicing rather than Dentil corncicing as with the others. Both of these slightly later buildings do not have the quoin details in the window jambs either.

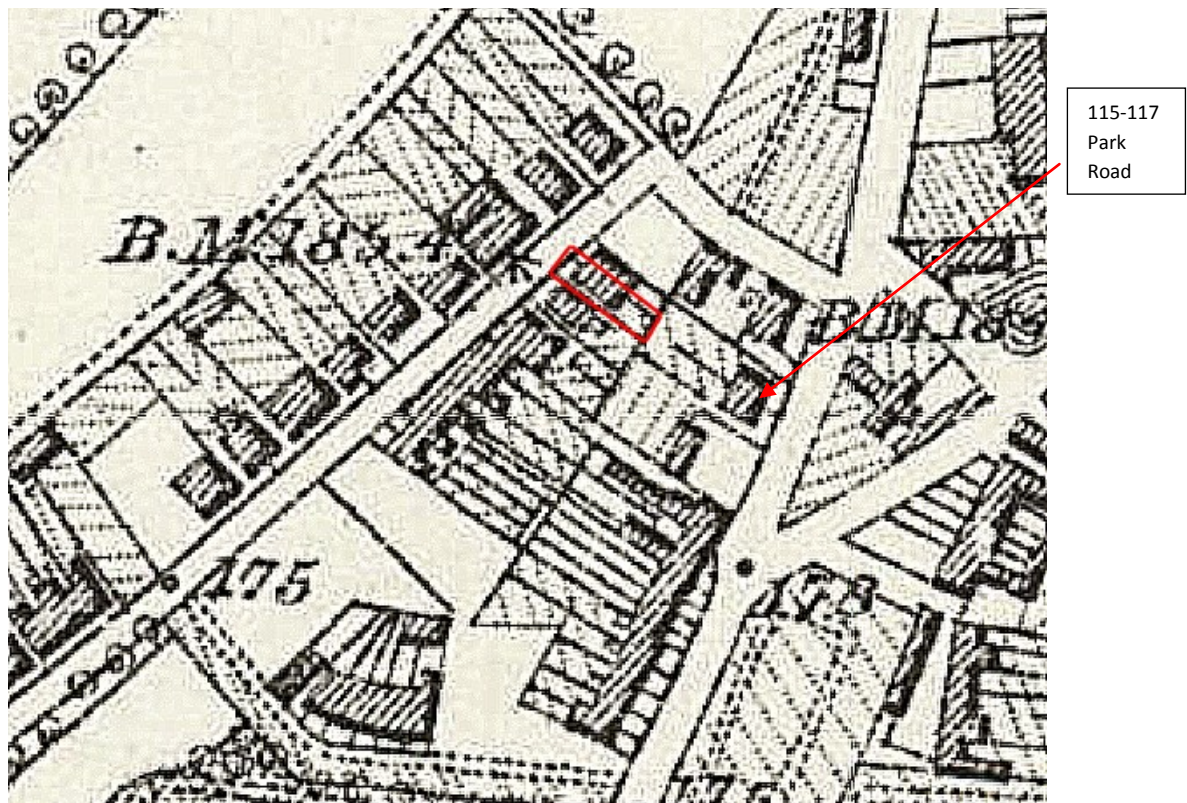


Fig. 6. The second edition OS map of 1875.

- 5.4 The Third Edition OS map of 1894 (Fig. 7) shows the Site with few changes but the newly built cottages to the rear, on Park Road are now in place and a Post Office is marked on the map, as is the Pubic House on the corner of Montague Street next to the Site. There is a non-domestic building in-between the pub and the Site which appears to be for storage or may even have served as a stable and/or coach house. This is still extant and blocks direct views from the pub across to the Site.



Fig. 7. The third edition OS map of 1894.

- 5.5 The Fourth Edition OS map of 1913 (Fig. 8) shows the Site with significant changes on the north side of the road, where railway sidings and embankments have now been built. A large Goods Shed sits next to the Friends Meeting house and former burial ground which once occupied York Road to the north-west side of Montague Road. The Meeting House survives.



Fig. 8. The fourth edition OS map of 1913.

- 5.6 The OS map of 1934 (Fig. 9) shows the Site with Montague House now replaced by a small housing estate clustered around the newly formed 'Grove Way'. The Goods Shed and railway sidings have increased in size but no real changes have occurred within the Site although it is possible that the house to the south side has been replaced by this point in time.



Fig. 9. The 1934 edition OS map.

- 5.7 The OS map of 1967 (Fig. 10) shows few changes to the Site, but the Catholic Church was demolished and replaced by a domestic building in the mid- 20th century, as it was destroyed by enemy action over London in 1940 and became unsafe as a result being demolished in 1941¹². The bomb landed behind Montague Road in Iffley Close, approximately 200m south-west of the Site¹³. A second bomb landed north-west of Montague Road, c.100m from the Site where the railway sidings are¹⁴.



Fig. 10. The 1967 OS map.

6.0 WALKOVER SURVEY

- 6.1 The walkover survey was undertaken by the agent. The interior has not been inspected as the house has been boarded up and access is not possible. However, the architects plan (Fig. 11) gives the layout of the rooms as follows:

Ground floor:

A living room to the north side

A small entrance lobby leading to the stairs in the middle of the house

A dining room to the south with a kitchen in the lean-to.

First Floor:

A bedroom to the north

A small landing and stairwell in the middle of the house

A bedroom to the south and bathroom in the lean-to

¹² <https://www.british-history.ac.uk/vch/middx/vol4/pp91-95> accessed 30/4/21

¹³ <http://bombsight.org/bombs/6332/> accessed 4/5/21

¹⁴ <http://bombsight.org/bombs/6333/> accessed 4/5/21



6.2 The house is accessed via the main entrance door in the side alley (Fig. 12), via a projecting brick doorway with dentil moulded flat roof which has a replacement door with segmental arch above (Fig. 13). The alley also gives access to the rear garden through a wooden gate on the west side of the property (Fig. 14).



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Figs 13 and 14. The main entrance door and side gate (photos provided by Jordan Wang).

- 6.3 There is a small window with segmental arch above the entrance door in the side elevation which lights the stairwell and another which lights the rear bedroom (Fig. 15). There are four iron support ties in this wall which extend through to Number 76 next door.



Fig. 15. The windows in the side elevation (photo provided by Jordan Wang).

- 6.4 The ground floor dining room is lit by a window in the side elevation, as is the kitchen in the contemporary lean-to at the rear of the house (Fig. 16).



Fig. 16. The ground floor windows (photo provided by Jordan Wang).

- 6.5 There is a dilapidated shed in the garden and views across the Site from Number 72 on the south-west side are screened behind fencing panels (Fig. 17). There are also several tall shrubs and trees which provide a fair amount of screening in the rear garden with glimpses of number 72 looking across the Site from the small car park behind the pub on the corner of Montague Road (Fig. 18).



Figs 17 and 18 looking into the garden with mature trees visible also from the east side
(photo provided by Jordan Wang).

7.0 ASSESSMENT OF IMPACT OF PROPOSED DEVELOPMENT

7.1 Statement of Significance

Historic England (formerly English Heritage) provides guidance on establishing the significance of heritage assets and on defining the settings of Listed Buildings. These are the Good Practice Advice Notes in Planning Note 2 (GPAN2) – *Managing Significance in Decision-Taking* and *Good Practice Advice Notes in Planning Note 3* (GPAN3) - The Setting of Heritage Assets.

GPAN2 stresses that understanding the significance is important to achieve conservation of the asset. This is further explored in *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. An understanding of the extent of the significance will lead to an understanding of how adaptable the building is. The level of significance helps to determine how policies should be applied.

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or streetscape. At least four sets of values can be ascribed to a place:

- Evidential value: the potential of a place to yield evidence about past human activity;
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present;
- Aesthetic value and the ways in which people draw sensory stimulation from a place. These are interests in construction, craftsmanship and decoration of buildings and structures of all types and overall, the general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved;
- Communal value and the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Heritage assets provide a material record of our nation's history and meaning for communities and can symbolise wider values such as faith and cultural identity.

In this case, the significance lies in the historic character, appearance and fabric of the house and is focussed on the survival of the 19th century façade within the historic streetscape. It is visually cohesive, built with traditional London stock brick in a similar manner to other houses nearby in Park Road and further south in Montague Street. However, the windows have been replaced and there is some erosion to the quoins which are in need of conservation. Notwithstanding the matter of the window replacements, the building is a good example of a typical London semi-detached dwelling of the period, with dentil eaves cornice and stone quoins. However, the interior is believed to have been largely re-fitted with few original features remaining and so the significance lies largely with the front façade.

The assessment of the significance of the Site confirms that the significance lies in the form, structure and appearance of the façade of the building. The proposals

avoid any interruption of the simple character or treatment of the main building and will be tucked away behind the house and should not draw the eye.

7.2 Setting issues relating to the Site.

Historic England guide GPAN3 provides a structured approach to defining and assessing the setting of an historic asset. This discusses the importance of the character of an area, the context and views. Whilst the setting itself is not a heritage asset, it may have some significance in its own right. Setting is not fixed and is not restricted to lands within the same ownership of the applicants. Any change will affect how the setting of a heritage asset is experienced, be that from the public or private domain

The 19th century Locally Listed Building and its setting form a small but disparate historic group within the wider setting of Montague Road which is dotted with modern dwellings (Figs 17-20). It is therefore not a pristine historic environment; modern dwellings encroach into the group throughout, interrupting historic settings and views.



Fig. 17. Looking south-west with numbers 72 and 70 Montague Road on the left ©Google Earth 2021.



Fig. 18. Looking south-west with numbers 66 and 68 Montague Road on the left ©Google Earth 2021.

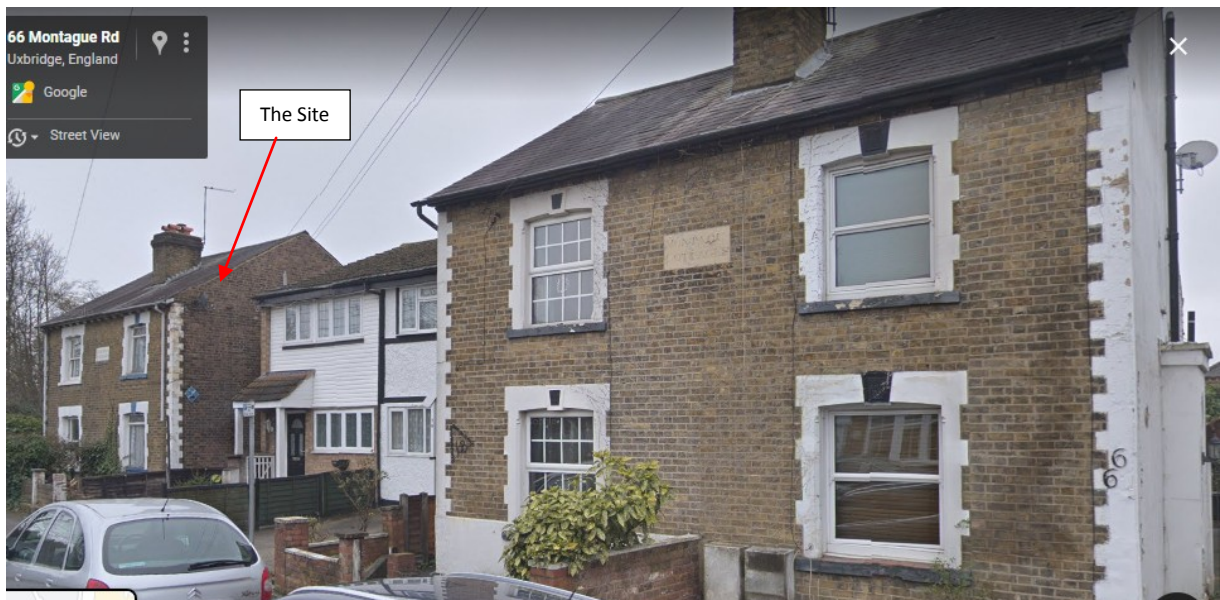


Fig. 19. The view looking north with the Site on the far left and Montague Cottages in the foreground with modern infill in-between ©Google Earth 2021.



**Fig. 20. Looking north-east with alleyway on the left leading to Uxbridge High Street
©Google Earth 2021.**

There are no views from properties across the Site from the immediate north, with a small car park serving the pub on the corner from which no views across to the Site are apparent either (Fig. 21). Beyond this, mature shrubs/trees flank the railways sidings blocking longer views.



**Fig. 21. The empty plot on the north side of the Site, with the rear of the outbuilding
belonging to the pub on the left ©Google Earth 2021.**

Limited views extended across to the Site from Park Road to the rear, where mature trees mask views somewhat, especially from numbers 113-117 Park Road (Figs 22 and 23).



**Fig. 22. Looking west from 117 Park Road towards the rear of the Site behind the tree
©Google Earth 2021.**



Fig. 23. Looking north-west towards the rear of the Site from Lime Tree Villas, 113 Park Road ©Google Earth 2021.

In addition to the restricted views to the rear of the Site, there are restricted views from the south-west aspect of Montague Road looking towards the proposed alterations. This includes the view from the Listed Building part-way down the road (Fig.24).



Fig. 24. Looking north-east towards the Site from the Listed Building ©Google Earth 2021.

The proposed development is visible from limited public viewpoints, specifically where properties look over the Site, from numbers 107-117 Park Road although these have restricted views across to the rear side of the Site. In addition there will be views from the rear of numbers 72 and 76 Montague Road, although the fence panels will restrict views somewhat and a conservatory in the garden of 72 already exists to a similar ridge height as the proposed extension (Fig.25).



Fig. 25. Views towards number 72 across the Site from the pub car park to the east
(photo provided by Jordan Wang).

It is unlikely that the front elevation will be altered so there are not considered to be any setting issues with the main façade within the historic street as it is unlikely that the proposals will not alter the historic character of the house.

As there will be little impact to the *setting* of the heritage asset when viewed as a whole, when tested against the structured approach in the National Planning Policy Framework, it is found to represent no substantial harm to the *wider* setting, as long as the front façade of the house is not impacted and that all development is confined to the rear aspect.

7.3 Impact of proposed development

It is our understanding that the proposals are to create a single storey extension to the rear (Fig. 26), with a simple re-decoration to all rooms inside. The new extension will form part of a more open-plan living/kitchen dining area, with the former living room creating a new bedroom. The ridge height of the proposed extension will be 3.5m and the roof is double-pitched with skylights either side (Fig. 27). The height of the fence panels is 2.3m on both sides of the existing garden.

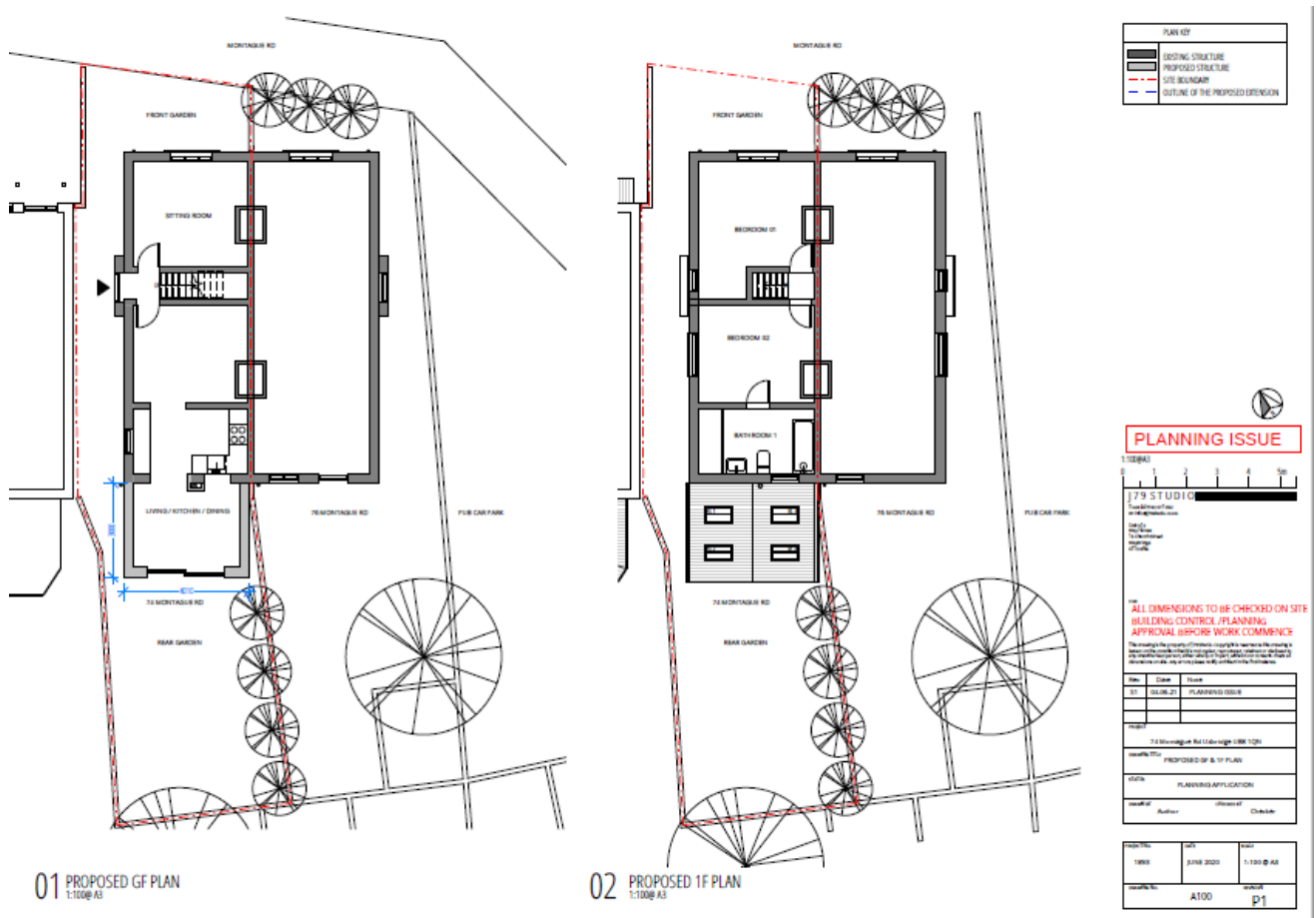


Fig. 26. Proposed floor plan of the extension ©J79 Studio drawing number A100 revision number P1.

The proposed rear extension will create no impact on the historic street frontage as it is designed to be flush with the side elevation rather than stepping out to the

[illegible]

The existing building, as it stands, does not hold *great* significance and is not of any *great* age although it does hold some historical value as seen above holding a prominent position within the North Uxbridge Area of Special Local Character. Therefore, it is important that the historic character of both the house and the wider setting is retained.

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harm. If remedial work is also undertaken as outlined in Section 9.3 below, it could be considered that certain elements of the proposals would be of positive benefit. This includes the replacement of the ugly, modern windows with windows that are more traditional, as well as the conservation of the stone quoins (Fig. 28).

The Site is not situated within an APA, although as already discussed above, the Prehistoric and Medieval APA of Uxbridge is situated approximately 300m south-west of the Site. This is considered to be far enough distance from the Site to have few direct associations with the sensitive areas and so the potential for below ground archaeology to exist within the development area is considered to be low. Any potential features, if present, are already likely to have been impacted by the construction of the building. Therefore, the potential for *in-situ* archaeology within the proposed development area is considered to be negligible.



Fig. 28. The degraded stone quoins in the front façade (photo provided by Jordan Wang).

8.0 RECOMMENDATIONS

- 8.1 As noted in Section 1.7 above, it necessary to bear in mind that desk based appraisals do not provide a *definitive* statement on the likelihood of archaeological deposits being present within the proposed development area. Therefore, we have to stress that this appraisal can only suggest the potential of that area to contain archaeological features/find spots. This is based entirely on this non-intrusive report utilizing the available historical data. As such the conclusions presented herein can only be proven by the addition of fieldwork techniques.
- 8.2 Historic England advise in HEAN 12; *avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF and to look for opportunities to better reveal or enhance significance*. These two stages are addressed by the impact assessment above. The NPPF stresses that impacts on heritage assets should be

avoided, by showing how the impact is to be avoided or minimised; for instance, by the proposal being reversible. It is considered that if the proposed development is limited to the rear of the building, then the important historic façade will be entirely preserved and therefore, impact will be minimised.

- 8.3 It is recommended that if the council are mindful to permit development, then a programme of renovations should be undertaken to the front façade which should include, as a minimum, the replacement of the modern windows and the conservation and repair of the stone quoins.
- 8.4 As the work to the building will be very limited, and the overall form of the structure will not be greatly compromised, a full historic building record is not considered to be necessary.
- 8.5 It is not recommended that any archaeological investigations are carried out on any below ground intervention, such as service runs and the excavations for footings required for the proposed extension. As has already been discussed above, the potential for *in-situ* archaeology within the proposed development area is considered to be negligible.
- 8.6 The report is based on a non-invasive, non-structural survey; as such it can only extend to the items specifically covered. E&OE. Copies of paper OS Maps Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. OS Licence No.100055392. We wish to point out that there is no guarantee that planning permission will be granted based on the opinion of ASL within this document. The above comments should be discussed with the Archaeological Officers and Conservation officers for Hillingdon Borough Council.

9.0 ACKNOWLEDGEMENTS

- 9.1 Thanks are due to the client, Mr Singh, for commissioning ASL to undertake the report and thanks are also due to the agent, Jordan Wang, for additional information and guidance with the report.

Lisa Jayne Fisher Cert.Ed., BA (Hons), MA
Principal Archaeologist
Archaeology Services Lewes
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