

25–30 BAKER'S ROAD London UB8

London Borough of Uxbridge

Historic environment assessment

December 2018



**25 Bakers Road
Uxbridge
UB8 1RG**

London Borough of Hillingdon

Historic environment assessment

NGR 505524, 184218

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	22/08/2018	Florence Smith Nicholls (Archaeology) Judit Peresztegi (Graphics)	-	Christina Holloway	First text draft
2	21/12/2018	Florence Smith Nicholls (Archaeology) Judit Peresztegi (Graphics)	Rupert Featherby Lead Consultant Archaeology	Christina Holloway	First issue

MOLA code: P8325



www.mola.org.uk

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

tel 0207 410 2200 email: business@mola.org.uk

Museum of London Archaeology is a company limited by guarantee

Registered in England and Wales

Company registration number 07751831 Charity registration number 1143574

Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



Contents

<u>Executive summary</u>	1
<u>1 Introduction</u>	2
1.1 Origin and scope of the report	2
1.2 Designated heritage assets	2
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	4
2.1 Sources	4
2.2 Methodology	5
<u>3 The site: topography, geology and modern impacts</u>	6
3.1 Site location	6
3.2 Topography	6
3.3 Geology	6
<u>4 Archaeological and historical background</u>	8
4.1 Overview of past investigations	8
4.2 Chronological summary	8
<u>5 Statement of significance</u>	12
5.1 Introduction	12
5.2 Factors affecting archaeological survival	12
5.3 Archaeological potential and significance	13
<u>6 Impact of proposals</u>	14
6.1 Proposals	14
6.2 Implications	14
<u>7 Conclusion and recommendations</u>	15
<u>8 Gazetteer of known historic environment assets</u>	17
<u>9 Planning framework</u>	22
9.1 National Planning Policy Framework	22
9.2 Greater London regional policy	24
9.3 Local planning policy	25
<u>10 Determining significance</u>	28
<u>11 Non-archaeological constraints</u>	29
<u>12 Glossary</u>	30
<u>13 Bibliography</u>	32
13.1 Published and documentary sources	32
13.2 Other Sources	32
13.3 Cartographic sources	33
13.4 Available site survey information checklist	33

Figures

Cover: Plan of the Town and Borough of Uxbridge, 1825

Fig 1 Site location

Fig 2 Historic environment features map

Fig 3 Location of past geotechnical and archaeological investigations (Wembley Laboratories Limited 1998; West London Archaeological Field Group 1988–9; Pre-Construct Archaeology 2007; AOC Archaeology 2014)

Fig 4 Topographical plan of the existing site (Terrain Surveyors Limited, Drawing No. TS16-340T\1, September 2016)

Fig 5 Rocque's map of Middlesex, 1754

Fig 6 Plan of the Town and Borough of Uxbridge, 1825 (Hillingdon Local Studies, LSC/ENC/3)

Fig 7 Ordnance Survey 1st edition 25":mile map of 1866

Fig 8 Ordnance Survey 1:1,250 scale map of 1934

Fig 9 Ordnance Survey 1:1,250 scale map of 1962–3

Fig 10 Ordnance Survey 1:1,250 scale map of 1972

Fig 11 Ordnance Survey 1:1,250 scale map of 1978–80

Fig 12 East-facing photograph of ramp access to underground car park (MOLA, 15/08/2018)

Fig 13 South-facing photograph of underground car park (MOLA, 15/08/2018)

Fig 14 Plan of the existing basement (Terrain Surveyors Limited, Drawing No. TS16-340T\2, September 2016)

Fig 15 North-east and south-east facing sections of the existing site (Terrain Surveyors Limited, Drawing No. TS16-340T\3, September 2016)

Fig 16 Ground floor plan showing area of proposed new build (Gaunt Francis architects, drawing no 12024/PL-P 100, Rev B, 12/12/2018)

Fig 17 Ground floor foundation plan showing location of new column foundations pads (jpp, Drawing No. SK002, Rev. P1, 21/08/2018)

Fig 18 Basement floor plan showing all areas of refurbishment, including locations of new columns (Gaunt Francis architects, drawing no 12024/PL-P 098, Rev D, 24/10/2018)

Fig 19 Basement floor foundation plan showing location of new column foundations pads (jpp, Drawing No. SK001, Rev. P1, 21/08/2018)

Fig 20 South-east facing section of the proposed development (Gaunt Francis architects, drawing no 12024/PL-S 300, Rev C, 12/12/2018)

Fig 21 North-east facing section of the proposed development (Gaunt Francis architects, drawing no 12024/PL-S 301, Rev C, 12/12/2018)

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Montagu Evans on behalf of HSBC Bank Pension Trust (UK) Limited has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 25 Bakers Road Uxbridge, in the London Borough of Hillingdon. The proposed scheme is for the redevelopment of the site to provide a nine storey hotel, with ground floor retail unit, basement car parking and associated works.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.

The existing basement, which covers 70% of the site and extends into natural gravels, is expected to have completely removed all archaeological remains within its footprint. Outside the basement, buried heritage assets that may be affected by the proposals comprise:

- **Medieval remains.** Archaeological excavation at 155–156 High Street adjacent to the western extent of the site has revealed later medieval and Tudor pits indicative of development along the High Street in Uxbridge, possibly including the site, from this period. In the western extremity of the site towards the High Street, the foundations of the building to the north are likely to have truncated any archaeological remains: although there is potential for archaeological survival, no new ground disturbance is proposed in this area. In the unbasemented area in the east of the site, however, there is high potential for pits and other deeply cut features to survive, of low to moderate significance depending on their nature and extent.
- **Post-medieval remains.** Cartographic evidence confirms that the site has included buildings since the mid-18th century. Excavation at 155–156 High Street has indicated the potential for post-medieval structural and cut features. Therefore there is a high potential for similar remains, of low significance.
- **Possible prehistoric remains.** The site has a moderate potential for prehistoric remains outside of the footprint of the existing basement. Cut features and finds dating from the Mesolithic to Bronze Age periods have been found within the study area. Archaeological evidence from the study area suggests that the site may have been on the periphery of prehistoric settlement, especially in the late Bronze and Iron Age periods.

The site has low archaeological potential for other periods due to the fact that it is presumed to have been open, unoccupied land during the Roman and Saxon periods.

The most significant impact of the proposed development will be the installation of new pad foundations at ground floor level within the eastern part of the site which has not been basemented. These will remove any archaeological remains within their footprint and potentially cut into the underlying gravels.

The site is within an archaeological priority area and there is high potential for archaeological survival outside of the existing basement: archaeological investigations within the immediate vicinity of the site have recorded the presence of extensive medieval remains close to the modern ground surface. Groundworks for the proposed development would affect the unbasemented part of the site and therefore it is likely that the local planning authority will require further archaeological investigation to clarify the impacts of the scheme on the significance of any buried heritage assets present. This could take the form of a targeted archaeological trench or trial pit evaluation. The results would allow the local planning authority to determine an appropriate method of mitigation, which could include targeted excavation and recording for any remains of high significance and/or a watching brief for remains of lower significance; or it is possible that no further work would be required.

Such work would be undertaken in accordance with a Written Scheme of Investigation agreed with the archaeological advisor to the Borough of Hillingdon and carried out under the terms of a planning condition.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Montagu Evans on behalf of HSBC Bank Pension Trust (UK) Limited has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 25 Bakers Road Uxbridge UB8, in the London Borough of Hillingdon; National Grid Reference (NGR) 505524,184218: Fig 1. The proposed scheme is for the redevelopment of the site to provide a nine storey hotel, with ground floor retail unit, basement car parking and associated works.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2018, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site. The closest listed building to the site is 90m south of the site, a Grade II listed telephone kiosk on Baker's Yard (NHL no.: 1080117).
- 1.2.2 The site is not within a Conservation Area.
- 1.2.3 The site is within the Uxbridge Town Archaeological Priority Area as designated by the LPA. Uxbridge was the major settlement in the area since the medieval period and there is also archaeological evidence of Palaeolithic and Mesolithic activity in the area (CgMs 2014, 31).
- 1.2.4 GLAAS is currently re-assessing APAs throughout the London boroughs in line with new guidelines to link archaeological sensitivity tiers to specific thresholds for triggering archaeological advice and assessment (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>). Hillingdon's APAs were updated between 2010 and 2013 before the new APA guidelines were introduced. This means they may be updated in future to bring them in line with the new Historic England format.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.

2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 375m-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

2.1.3 A visit was made to the Museum of London Archaeological Archive in order to consult the project archive for the excavation at 155–156 High Street Uxbridge (site code: UX88IX).

2.1.4 In addition, the following sources were consulted:

- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
- Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
- Hillingdon Local Studies – historic maps and published histories;
- British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
- Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
- British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
- Montagu Evans – engineering drawings (jpp, August 2018); architects drawings (Gaunt Francis, December 2018); topographical surveys (Terrain Surveys Limited, September 2016);
- Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.

2.1.5 The assessment included a site visit carried out on the 15th of August 2018 in order to determine the topography of the site and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.

2.2 Methodology

2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).

2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.

2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography, geology and modern impacts

3.1 Site location

- 3.1.1 The site is located at 25Bakers Road Uxbridge London Borough of Hillingdon UB8 (NGR 505524, 184218: Fig 1). The site area is 0.3ha and is bounded by Baker's Road to the east, 155–157 Uxbridge High Street to the south, 148 Uxbridge High Street and High Street to the west and 30 Baker's Road to the northern half of 30 Baker's Road to the north. The site falls within the historic parish of Uxbridge, and was within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Hillingdon.
- 3.1.2 The site is located within the valley of the River Colne, a major tributary of the River Thames which runs north/south 480m to the west of site. Closer to the site is the River Fray, 335m west of the site. The origin of this river is unknown, but is thought to be a diversion of the Colne in the 17th century to power water mills in the area (London Borough of Hillingdon, Frays River accessed 03/10/2017).

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground level within the site slopes down from east to west, from 42.3m OD in the south-eastern corner of the site to 41.3m OD in the south-western corner (Fig 4; Terrain Surveys Limited, September 2016).

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 According to British Geological Survey (BGS) online digital data, the site is located on a thin band of sand and gravel that runs parallel to the river, belonging to the Lynch Hill Gravel Member (Fig 3).
- 3.3.3 In places the Gravels are capped by a fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.4 There have been no geotechnical investigations within the site. However a geotechnical investigation and an archaeological excavation have been undertaken at 155–156 High Street Uxbridge immediately to the south of the site. The geotechnical site investigation comprised of one borehole (BH1) and ten test pits (Wembley Laboratories Limited 1988, Report 3735/JRCB). Only the results of the borehole have been included as the test pits were shallow and not as informative, and did not reach the natural. The ground level from which the borehole was drilled was not provided. However, the report identified a fill of 2.7m of made ground was recorded and that areas of thicker made ground could be encountered (3735/JRCB, 5).
- 3.3.5 The archaeological excavation was part of series of excavations undertaken by the West London Archaeological Field Group between 1988 and 1989 along High Street (Sitecode UX88IX). The fieldwork involved an open area excavation within the centre of 155–156 High Street (HEA 2) (Fig 3). According to the excavation report, there had been a large accumulation of rubble on the site since the 1970s which was removed by a machine excavator (West London Archaeological Field Group 1988–9, 2). There is no indication within the report as to how thick this layer of made ground was on the site so the depth of deposits is recorded from the datum level of the excavation as shown on trench section drawings within

the excavation archive rather than from the ground level (Sections 5, 6 and 7). Thus, only the absolute OD level of the brickearth and natural gravel are shown in the Table 1 below for Sections 5, 6 and 7.

3.3.6 The excavation report of 155–156 High Street Uxbridge details that “fairly recent cellars” (West London Archaeological Field Group 1988–9, 2) were encountered at the front of the properties so it assumed that the deep deposits of made ground represent an in-filled cellar.

3.3.7 The results from two other nearby past archaeological investigations have been incorporated into Table 1 below in order to provide an impression of how the depth of natural geology varies in the wider area. A watching brief was conducted at Coleham House (HEA 2) 70m east of the site, with two sections recorded (PCA 2007; Sections 1 and 2; CXB07), whilst two trenches were excavated at 9 Belmont Road (HEA 3) (AOC 2014; Trenches 1 and 2; BEL14) 50m north of the site.

Table 1: summary of geotechnical data (Wembley Laboratories Limited 1988; West London Archaeological Field Group 1988–9; PCA 2007; AOC 2014)
Levels are in metres below ground level (mbgl) and metres over datum (m OD)

BH/TP ref.	Undated made ground	Top of Natural brickearth	Top of Natural gravel	Top of London Clay
BH1	<2.7	-	2.7	3.5
Section 5 (UX88IX)	<0.4 – from arbitrary datum during excavation	40.7m OD (heavily truncated)	40.5m OD	-
Section 6 (UX88IX)	<0.2 – from arbitrary datum during excavation	40.9m OD (heavily truncated)	40.7m OD	-
Section 7 (UX88IX)	<0.1 – from arbitrary datum during excavation	40.9m OD (heavily truncated)	40.7m OD	-
Section 1 (CXB07)	<0.2	0.2 (42.7m OD)	0.9 (42.0m OD)	
Section 2 (CXB07)	<1.2	-	1.2 (42.0m OD)	-
Trench 1 (BEL14)	<0.9	-	0.9 (41.1m OD)	-
Trench 2 (BEL14)	<0.8	0.8 (41.2m OD)	0.9 (41.1m OD)	-

3.3.8 In general, the level at which brickearth and Lynch Hill Gravel is first encountered is lower towards the south-west, which mirrors the slope of the natural topography. The excavations indicate that Brickearth would survive directly below the ground surface with the untruncated Lynch Hill Gravel being found between 0.9mbgl.

3.4 Modern impacts affecting archaeological survival

3.4.1 The existing basement car park was constructed in the late 1970s and covers 70% of the site footprint, and has a finished floor level of 37.8m–38.0m OD (3.5–4.6mbgl) (Fig 14). Assuming a basement slab of 0.5m thick, this would result in a formation level of 37.3m–37.5m OD. Based on the levels identified above, the excavation for the basement will have cut through the brickearth and into cut into natural gravel removing all archaeological remains within the site.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been 28 past investigations within the 375m radius study area, with most of the investigations clustered along the High Street. There have been no past archaeological investigations within the site, however, there has been an excavation immediately to the south of the site at 155–156 High Street, Uxbridge (HEA 2). This uncovered remains from the 13th century and onwards, including what is likely to be a medieval yard surface, Tudor pits and a brick-laid drain, as well as post-medieval cellars at the front of the properties (West London Archaeological Field Group 1988–1989).
- 4.1.2 Investigations in close vicinity of the site along the High Street have uncovered further evidence for the medieval settlement of Uxbridge (HEA 6, 8 and 19) as well as evidence for earlier prehistoric activity in the area (HEA 6, 8 and 9).
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Two Palaeolithic scrapers, a flint object, flake and handaxe have all been found on Windsor Street (HEA 34), 215m south of the site.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. Mesolithic worked flint was recovered from Harefield Road (HEA 11) 215m north of the site, with another possible Mesolithic flint blade found at 9–15 Harefield Road (HEA 15) 230m north of the site.
- 4.2.3 The Neolithic (4000–2000 BC) is usually seen as the time when hunter gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. The flint blade found at 9–15 Harefield Road (HEA 15) 230m north of the site may potentially have been Neolithic in date.
- 4.2.4 The Bronze Age (2000–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. Evidence of a Bronze Age field system has been found on the High Street (HEA 6c) 150m south-east of the site. Evidence for a Middle Bronze Age settlement in the form of a ditch and at least two structures was found on Harefield Road (HEA 11) 215m north of the site.
- 4.2.5 During the Iron Age (600 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership. Pits and gullies of Bronze Age to early Iron Age were found at 5–6 High Street (HEA 9) 245m south of the site. A major late Bronze Age or Early Iron Age landscape boundary comprising three parallel ditches and a revetment was found at Harefield Road (HEA 11) 215m north of the site. Late Bronze Age to

Early Iron Age lithic remains were found at Vine Street Station (**HEA 13**) 300m south of the site. Residual sherds of Late Iron Age pottery were found at 9–15 Harefield Road (**HEA 15**) 230m north of the site, whilst Bronze or Iron Age pottery and struck flints were also found at 2–3 Windsor Street (**HEA 23**).

4.2.6 The site is unlikely to have been settled in this period, though archaeological evidence from the wider study area suggests that it may have been on the periphery of prehistoric settlement, especially in the late Bronze and Iron Age periods.

Roman period (AD 43–410)

4.2.7 Following the Roman invasion and conquest of AD 43, an important Roman town developed at London (*Londinium*) c 27km east of the site. *Londinium* formed the centre of a road network extending across the province of Britain. The site is c 11km north-west of the main Roman road from London to Silchester and the west of England (Margary 1967, 84). Subsidiary roads and driveways are likely to have extended out from the main roads.

4.2.8 Outside of *Londinium* settlements were focussed on main roads. The nearest known Roman settlement to the site was at Staines c 12km to the south, although an unidentified settlement is known to have existed between Staines and *Londinium* potentially at Brentford, c 9km south-east of the site (MoLAS 2000, 150).

4.2.9 There is a speculated Roman road which forded the Colne; a minor Roman road linking Staines to St Albans is reputed to have run through Uxbridge along the Colne Valley. It has been hypothesized that the important ford across the Colne dates from the Roman period, and that Oxford Road is a Roman route to High Wycombe (Harmon 1982, 10).

4.2.10 There have been a small number of Roman finds and features recovered within the study area. This includes a possible Romano-British pit found at Vine Street Station (**HEA 13**) 300m south of the site. Sherds of early Roman ware were found at 9–15 Harefield Road (**HEA 15**) 230m north of the site, whilst small pits which may have contained Romano-British cremations dating to the Roman period were found on Harefield Road (**HEA 11**) 215m north of the site.

4.2.11 Given that the site was located far from any known Roman settlements or roads, it is assumed that it was located within open, undeveloped land during this period.

Early medieval (Saxon) period (AD 410–1066)

4.2.12 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.

4.2.13 The later medieval settlement at Uxbridge likely developed in this period though to date no evidence of Saxon occupation has been identified archaeologically. The name likely derives from the bridge over the River Colne to the west of the settlement and the Wixom, a Saxon tribe living in the west Middlesex area (Knight and Jefferies, 2004).

4.2.14 There are no finds from this period in the study area and the site at this time was likely situated in open fields or woodland in close proximity to the floodplain and may have been prone to occasionally flooding.

Later medieval period (AD 1066–1485)

4.2.15 By the 11th century Uxbridge was a small hamlet situated in the parish of Hillingdon, although it is not mentioned in Domesday Book (1086) as it probably formed part of the extensive manor of Cobham at this time; references to a manor of Uxbridge are likely due to the increasing prominence of the settlement within the manor (Knight and Jeffries, 2004). Uxbridge is known from documentary sources from the 12th century onwards when it is first mentioned in a charter granting the rights to Gilbert Basset to hold a market in the town. The location of the town at the crossing of the River Colne on the road between Oxford and London ensured its ongoing prosperity and it features on an early map dating to the mid-14th century (*ibid*).

4.2.16 The chapel of St Margaret (**HEA 22**), c 120m south of the site, is documented from at least 1248 when it was established as a chapel-of-ease to Hillingdon Parish. A tower was added at the end of the 14th century, with the nave and north aisle rebuilt soon after 1400. In the mid-15th century the south aisle was rebuilt as a chapel for the Guild of St Mary and St Margaret

(Cherry and Pevsner 2002, 358).

4.2.17 According to the GLHER projection (**HEA 1**; Fig 2) the medieval settlement of Uxbridge was concentrated along the High Street, including the site itself. This is reflected in the medieval remains recovered in this area. Immediately to the south of the site, at 155–156 High Street, Uxbridge (**HEA 2**), 13th century pottery, a medieval yard surface, Tudor pits and a brick-lined drain were found. Similar remains were found at 175–222 High Street (**HEA 6**) 145m south-east of the site, including 12th to 13th century pottery. Medieval features were also found at 15–17 High Street (**HEA 8**) 215m to the south of the site. More medieval pottery (dating between the 13th and 15th centuries) was found at 118 High Street (**HEA 19**) 240m north-west of the site.

4.2.18 More substantial medieval remains were found at 137–138 High Street (**HEA 20**) 100m north-west of the site. The excavation at this location uncovered the remains of a late medieval timber framed building with flint and chalk footings and associated plaster floor levels.

4.2.19 The concentration of medieval remains along Uxbridge High Street, and particularly directly to the south of the site at 155–156 High Street (**HEA 2**) suggests that the site would have been developed at this time. However, the excavation for the existing basement has cut down through the brickearth and into the underlying Lynch hill gravels, removing all archaeological remains from this period within its footprint. Remains from this period are anticipated in unbasemented areas.

Post-medieval period (AD 1485–present)

4.2.20 Post-medieval activity has been recorded in the study area from the 16th century and onwards. A 16th century timber framed structure was found at 15–17 High Street (**HEA 8**) 215m to the south of the site, whilst 17th century timber-framed structures were found at 1–7 Windsor Street (**HEA 7**) 145m south of the site and 175–222 High Street (**HEA 6**) 145m south-east of the site.

4.2.21 Uxbridge developed as the principal corn market for the region during this period, with flour mills operating to the west of the township (Weinreb *et al* 2008, 965), including Frays Mill/Mercer's Mill on the site of the medieval mill 370m to the north-east of the site (**HEA 10**). In 1669, the manor of Cobham was sold by George Pitt to Sir Robert Viner, with Pitt retaining ownership of the town of Uxbridge which later became known as the manor of Uxbridge. Uxbridge prospered during the late 18th and early 19th centuries when it became one of the largest corn markets in the country. As can be seen on Rocque's map of 1754 (Fig 5), the site was within the urban centre of Uxbridge, which at this time appears as a ribbon development centre along the High Street.

4.2.22 The Plan of the Town and Borough of Uxbridge of 1825 (Fig 6; Hillingdon Local Studies, LSC/ENC/3) shows the High Street in much more detail. The map marks different numbered plots which can be cross-referenced with entries on an accompanying list of apportionments. Plots 124, 125 and 126 are shown as being within the footprint of the site. Plot 124, the southern third of the site footprint, is described as being occupied by houses, yard, garden and orchard. Plot 125, being the central third of the site footprint, is described as being house and yard. Plot 126, which occupied the remaining northern third of the site footprint, is described as the 'George Inn' with adjoining yard, stables and garden. As can be seen from the map, the site was situated to the rear of buildings along the High Street at this time and so the site will have mostly been within rear yard and garden areas.

4.2.23 The Ordnance Survey 1st edition 25":mile map of 1866 (Fig 7) shows that by the mid-19th century the site had been much more extensively developed, with buildings now extending further to the north-east of the site footprint. The eastern third of the site is mostly open garden with what appear to be several small outbuildings.

4.2.24 Little changed within the site until the early 20th century, as can be seen from the Ordnance Survey 1:1,250 scale map of 1934 (Fig 8). Cocks' Yard can be seen to the south of the site footprint providing access from the High Street. The central portion of the site was taken up by an open courtyard labelled as George Yard, possibly originally related to the George Inn. The eastern third of the site had been mostly developed by this point.

4.2.25 . The Ordnance Survey 1:1,250 scale map of 1962–3 (Fig 9) indicates that by this time Baker's Road had been constructed to the east of the site. Cock's Yard and George Yard are still present within the site, as well as buildings forming the rear of 149–154 High Street Uxbridge.

4.2.26 The Ordnance Survey 1:1,250 scale map of 1972 (Fig 10) shows that the majority of the site was subject to clearance in the mid-20th century, with only buildings to the rear of 155 High Street Uxbridge surviving.

4.2.27 The existing buildings and underground car park present on the site were built in the 1970s, as can be seen from the Ordnance Survey 1:1,250 scale map of 1978–80 (Fig 11). The excavation of the basement would have removed all archaeological remains within its footprint.

5 Statement of significance

5.1 Introduction

5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.

5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

5.2.1 There is no geotechnical data for the site itself. Based on boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:

- Current ground level is at 41.3–42.3m OD (ground level within the site generally slopes down from east to west)
- The top of brickearth is at 0.2–0.8m below ground level/mbgl (41.3–41.5m OD)
- The top of untruncated Gravel is at 0.9mbgl (40.4–41.4m OD)

5.2.2 Between the top of the natural and the current ground level is undated made ground.

Past impacts

5.2.3 The greatest impact on the site will have been the construction of the existing basement in the 1970s, which covers approximately 70% of the site footprint. This has a finished floor level of 37.8–38.0m OD (3.5–4.6mbgl). If the basement slab is assumed to be at least 0.4m thick then the formation level will be 37.4–37.6m OD (3.9–5.0mbgl). This will have removed all archaeological remains within its footprint and cut into natural gravels. The areas outside of the basement may have been disturbed but archaeological remains are likely to survive.

5.2.4 Prior to the construction of the existing building the site had been subject to clearance by the early 1970s. This is likely to have caused some minimal ground disturbance resulting in the removal of made ground.

5.2.5 The cartographic evidence suggests that the site has been developed from at least the mid-18th century. It is not known if previous buildings on the site had cellars but if so these will have removed all earlier archaeological remains within their footprint to their formation level but may be of heritage interest themselves. Structural development within the site has been mainly concentrated along the High Street, which means the unbasemented area in the east of the site is less likely to have been affected by earlier cellars.

Likely depth/thickness of archaeological remains

5.2.6 The archaeological excavation at 155–156 High Street Uxbridge (**HEA 1**) can provide some indication as to the potential depth of similar archaeological features within the basemented area of the site. A deep cut well feature reached a level of 38.4m OD (West London Archaeological Field Group 1988–9, Section 12). This means that although it is likely that the tops of similar features may have been removed by the existing basement the base of wells or pits could survive below the existing basement slab.

5.2.7 In the unbasemented area of the site, natural deposits would be found directly below any made ground, potentially at 0.2mbgl. Archaeological features of unknown depth could potentially be found cutting into and through the brickearth.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 Okay, if your basement covers the whole site then everything has a low potential. If doesn't then you can restrict this to the area outside the basement with a sentence like the one following.
- 5.3.3 The existing basement covers 70% of the site and extends into the underlying Gravel. Its construction will have removed all archaeological remains within its footprint and truncated vertically any adjoining remains, such as ditches. The following assessment of potential applies only to the remaining 30% of the site.
- 5.3.4 *The site has a moderate potential for prehistoric remains.* Cut features and finds dating from the Mesolithic to the Bronze Age have been found within the study area. The site is unlikely to have been settled in this period, though archaeological evidence from the wider study area suggests that it may have been on the periphery of prehistoric settlement, especially in the later Bronze and Iron Age periods. The excavations closest to the site did not yield any prehistoric remains, however there may be some limited potential for finds in the area outside the basement footprint. Any such remains would be of **low to moderate** significance depending on their nature and extent.
- 5.3.5 *The site has a low potential for Roman remains.* The nearest known Roman settlement to the site was Staines c 12km to the south of the site. It is likely that during this period the site was in open field and undeveloped.
- 5.3.6 *The site has a low potential for early medieval remains.* There are no finds from this period in the study area and the site at this time was likely situated in open fields or woodland in close proximity to the floodplain and may have been prone to occasionally flooding.
- 5.3.7 *The site has high potential for later medieval remains.* The excavation at 155–156 High Street revealed later medieval and Tudor pits indicative of development along the High Street in Uxbridge since this period. The site itself has likely been built on since this period, with the possibility for pits and other deeply cut features to survive in the unbasemented area to the east of the site. Any such remains would be of **low to moderate** significance depending on their nature and extent.
- 5.3.8 *The site has high potential for post-medieval remains.* Cartographic evidence indicates that the site has been consistently developed since the mid-18th century. Excavation at 155–156 High Street has indicated the potential for post-medieval structural and cut features. Any such remains would be of **low** significance based on their evidential and historic values.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed scheme is for the redevelopment of the site to provide a nine storey hotel, with ground floor retail unit, basement car parking and associated works.
- 6.1.2 This will involve the installation of new pad foundations and slab at ground floor level, and a new lift pit, attenuation tank and piled foundations at basement level (Fig 16 to Fig 21).

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The existing basement covers 70% of the site and extends into the underlying Gravel. Its construction will have removed all archaeological remains within its footprint and truncated vertically any adjacent remains, such as ditches. The following assessment of implications applies only to the remaining 30% of the site.

New ground floor pad foundations

- 6.2.4 The new ground floor pad foundations will have a thickness varying between 1.0 and 2.0m. These will be within the unbasemented area of the site. The excavation for the pad foundations would cut down through any made ground and into and potentially through the underlying brickearth and into the underlying gravels, severely truncating or removing completely any archaeological remains within their footprint. The bases of deeply cut features such as ditches or wells may survive but their context would be lost.

Attenuation tank, lift pit and new foundations at basement level

- 6.2.5 All the works within the existing basement footprint are very unlikely to have any archaeological impact.

7 Conclusion and recommendations

- 7.1.1 The site is located at 25 Bakers Road. It is located within the Uxbridge Town Archaeological Priority Area. The site does not contain any statutorily designated assets such as scheduled monuments or listed buildings.
- 7.1.2 The existing basement, which covers 70% of the site, is expected to have completely removed all archaeological remains. There is moderate potential for prehistoric remains and high potential for medieval and post-medieval remains outside of it.
- 7.1.3 The most significant impact of the proposed development will be the installation of new pad foundations at ground floor level within an area of the site which has not been basemented. These will remove any archaeological remains within their footprint and potentially cut into the underlying gravels.
- 7.1.4 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Medieval (High potential outside the existing basement)	Low to moderate	<p>Pad foundations at ground floor</p> <p>Significance of asset reduced to negligible or nil</p> <p>Attenuation tank, lift pit and new foundations at basement level</p> <p>Significance of deeply cut features reduced to nil</p> <p>Ground floor slabs</p> <p>No impact</p>
Post-medieval remains (High potential outside the existing basement)	Low	<p>Pad foundations at ground floor</p> <p>Significance of asset reduced to negligible or nil</p> <p>Attenuation tank, lift pit and new foundations at basement level</p> <p>No impact</p> <p>Ground floor slabs</p> <p>No impact</p>
Prehistoric remains (Moderate potential)	Low to moderate	<p>Pad foundations at ground floor</p> <p>Significance of asset reduced to negligible or nil</p> <p>Attenuation tank, lift pit and new foundations at basement level</p> <p>Significance of deeply cut features reduced to nil</p> <p>Ground floor slabs</p> <p>No impact</p>

7.1.5 The site is within an archaeological priority zone and there is high potential for archaeological survival outside of the existing basement. However, the existing basement will have severely truncated or removed completely all archaeological remains within its footprint and refurbishment works within this area are superficial. Nevertheless, areas of the proposed development will impinge upon unbasemented area and archaeological investigations within the direct vicinity of the site have recorded the presence of extensive medieval remains close to the surface. Therefore, it is likely that the local planning authority (LPA) would require further archaeological investigation on works within such unbasemented areas. Such investigation could take the form of an archaeological trenched evaluation in the unbasemented area, the lift pits and attenuation tank. The results of the evaluation would allow the LPA to determine the most appropriate method of mitigation, which could include targeted excavation for remains of high significance and/or a watching brief for remains of lower significance.

7.1.6 Such work would be undertaken in accordance with a Written Scheme of Investigation (WSI) agreed with the archaeological advisor to the Borough of Hillingdon and carried out under a the terms of a planning condition.

8 Gazetteer of known historic environment assets

8.1.1 The gazetteer lists known historic environment sites and finds within the 375m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

8.1.2 The GLHER data contained within this gazetteer was obtained on 14/08/2018 and is the copyright of Historic England 2018.

8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained in March 2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

AOC – AOC Archaeology

ASCL – Archaeological Services and Consultancy Limited

DGLA – Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

PCA – Pre-Construct Archaeology

WLAFG – West London Archaeological Field Group

HEA No.	Description	Site code/ HER/NHL No.
1	Settlement of Uxbridge The medieval settlement of Uxbridge was probably in existence by 1086 and may have first been situated to the east of the Frays River, near the modern Oxford Road.	MLO72253
2	155–156 High Street, Uxbridge <i>Excavation. WLAFG, 1988–1989</i> Revealed part of a gravelled yard and pits, dated by pottery to the 13th century, later Medieval and Tudor pits, and a well.	ELO4802 MLO19924
3	Coleham House, Uxbridge <i>Watching brief. PCA, 2007</i> A layer of garden soil provisionally dated to the 19th century was encountered in the north west of the site, but no archaeological deposits from any period were found across the site. Natural Terrace Gravels were observed at a level of between 42.02m OD and 42.00m OD.	ELO7414
4	9 Belmont Road, Uxbridge <i>Evaluation. AOC, 2014</i> The archaeological remains on site were identified as 18th-20th century structural remains suggestive of two phases of activity. The earliest phase consisted of a brick post pad, timber beam slots and associated stake holes; whilst the later phase consisted of three brick walls and an associated floor. All features ran parallel to Belmont Road and suggest their likely association with the Oster public house.	ELO14899
5	140–150 High Street, Uxbridge <i>Watching brief. ASCL, 1999</i> The site revealed no archaeological finds or features within only an undated silt layer and modern demolition debris being located above the natural.	HSX99 ELO3677

HEA No.	Description	Site code/ HER/NHL No.
6a	175–222 High Street, Uxbridge <i>Evaluation. DGLA, 1990</i> The site comprised 13 test pits which revealed medieval and later plough and garden soils.	UX90XI ELO4806 MLO73289 MLO77517
6b	175–222 High Street, Uxbridge <i>Excavation. DGLA, 1990</i> The site revealed a pit of a probable late 17th to early 18th century date, along with and probable 18th century brick built trough or tank.	ELO4805
6c	High Street, Uxbridge <i>Evaluation, excavation and watching brief. MoLAS, 1996–1998</i> In the Bronze Age the site was divided up by a field system and a reasonable sized finds assemblage was present to date the features. Most of the features on the site were of a medieval date. These were typical of a town and included burgage plots, ditches, wells, postholes, cess pits and yards. The base of a pottery kiln was also found, these features were dated by pottery to the 12th-13th centuries. A few post medieval features, such as pits and chalk floored buildings were also present. They were industrial structures and dated from the 17th to 19th century. Alongside these were 18th-19th century household assemblages.	ELO3675 MLO72389 MLO77517 MLO74798
7	1–2 Windsor Street, Uxbridge <i>Evaluation. DGLA, 1983–4</i> The site comprised one trial trench which was on a plot occupied until 1976 by a 17th century timber framed building. The trench revealed the survival of prehistoric and medieval deposits below the floor levels of the post medieval building.	ELO9537 MLO75299 MLO76197 MLO76512
8a	15–17 High Street, Uxbridge <i>Building recording. DGLA, 1983</i> The building was a 16th century timber framed structure jettied with two storeys. Later additions included a stables and an outhouse.	UX83IV ELO5095
8b	<i>Excavation. DGLA, 1983–4</i> The site produced a prehistoric ditch and associated finds, with most of the features spanning the medieval period. These latter features indicated a continual occupation of the site.	ELO4798 MLO10618–9 MLO23034
9	5–6 High Street, Uxbridge <i>Trial trenching. DGLA, 1983–4</i> Evidence was revealed for prehistoric and medieval features, which included a pits and gullies of a late Bronze Age to early Iron Age date. The medieval activity was via a scatter of pits.	UX83II ELO5059 MLO29693 MLO47992
10	66 High Street, Uxbridge <i>Evaluation. L-P, 2016</i> Below the make-up deposits was a level of natural gravel at a depth of 36.50m OD. There was no evidence of subsoils or other buried soil horizons. It is probable that the site has undergone truncation during landscaping activity.	FAS16 ELO17507
11	Harefield Road, Uxbridge <i>Evaluation. OAU, 1994</i> Evidence for activity ranging in date from the Mesolithic to Post Medieval was present on the site. Mesolithic and Neolithic flint work was recovered from features of all dates. Evidence for Middle Bronze Age settlement activity included a ditch and the plans of at least two structures. A major Late Bronze Age/Early Iron Age landscape boundary, comprising three parallel ditches and a revetment or fence aligned NW-SE was uncovered. It may have been used as a driveway. A fourth ditch appears to have been added to the alignment in the Middle Iron Age. Small Romano-British pits which may have contained cremations were found. These had been inserted into the upper fills of the east ditch. Medieval material was recovered from the upper silts of one of the ditches and from cultivation soils across the site.	HRR93 ELO18479 MLO59154–7
12	17 Lancaster Road, Uxbridge <i>Evaluation. ASE, 2011</i> No archaeological finds or features were found.	LAC11 ELO12335

HEA No.	Description	Site code/ HER/NHL No.
13	Vine Street Station, Uxbridge <i>Evaluation and excavation. AOC, 2000</i> Late Bronze Age-Early Iron Age activity (lithic remains) on the site was evident by ditches, pits and post holes, along with the possible remnants of a structure. A small possible Romano-British pit containing cremated human bone was found. A remnant Medieval plough soil and a number of post-medieval pit features, along with a well, and the remains of a 19th century railway station. The natural is brickearth and was observed at a height of 36.7m- 37.2m. OD.	VNE00 ELO1373 ELO1375 MLO76951-2
14	114 High Street <i>Evaluation. MoLAS, 2001</i> The site comprised three trial trenches which revealed one post medieval garden wall. Natural was observed at a height of 34.41m OD.	HUX01 ELO571
15	9–15 Harefield Road, Uxbridge <i>Evaluation. PCA, 2006</i> Four trenches were opened up and a number of features recorded including a possible gravel extraction pit and construction trench and rubbish pit. Within the possible gravel extraction pit (trench 1) residual struck flint (prehistoric), residual sherds of late Iron Age or early Roman ware and a sherd of 17th century black-glazed red ware were recorded which may date the feature. Two residual prehistoric struck flints were recorded and a flint blade of Mesolithic or early Neolithic date. In trench 3 the construction trench for brick wall footing and a rubbish pit, full of burnt rubbish was also recorded, the fill of which included CBM, 19th century pottery fragments, clay pipe fragments and other domestic rubbish.	HFU06 ELO6908 MLO98321 MLO98500 MLO98501
16	30–34 Chapel Street, Uxbridge <i>Evaluation. MoLAS, 1997</i> The site comprised three trial trenches which showed that the site had been truncated by 19th to 20th century activity. A series of 18th century rubbish pits and two ditches were recorded. These were thought to be associated with the properties that had faced onto Windsor Street. Natural gravel was observed at a height of 33.33m-34.62m OD.	CWU97 ELO3131 MLO69220
17	20 High Street, Uxbridge <i>Excavation. WLAG, 1985</i> Following the demolition of the 19th century rear wing of a Tudor timber-framed inn, excavation in 1985 at 20 High Street, Uxbridge revealed traces of medieval and 17th century rear extensions and gravelled yard surfaces. Among the structures recovered were a well-preserved tile-built keyhole oven and a chalk-lined well, both probably of late Medieval date. A rectangular brick-lined cesspit, probably associated with the inn, produced a large assemblage of Post Medieval pottery, mainly of near-complete vessels tentatively dated to c 1770-1790.	UX85VI ELO4800 MLO13250 MLO13302 MLO19921
18	126 High Street, Uxbridge <i>Evaluation. DGLA, 1983–4</i> The site comprised of two short (5m long) trenches located in the yard and back garden of an 18th century school house. No pre 18th century features had survived but a small amount of prehistoric and medieval sherds were recovered from the garden soils.	UX83III ELO5065 MLO25021 MLO17318 MLO66568
19	118 High Street, Uxbridge <i>Excavation. WLAG, 1985</i> Recovered pottery of 13th-15th century date, but no Medieval features.	UX85V ELO4799 MLO13249 MLO19842 MLO23328
20	137–8 High Street, Uxbridge <i>Excavation. DGLA, 1991</i> Revealed the remains of a late medieval timber framed building with flint and chalk footings and associated plaster floor levels.	NAB91 MLO58439-41
21	133B High Street, Uxbridge <i>No further information available in the GLHER or LAARC records</i>	HSU14
22	St Margaret's Church, Uxbridge <i>WLAG, 1988</i> 18th to 19th century remains were found.	SMC88 MLO277

HEA No.	Description	Site code/ HER/NHL No.
23	<p>2–3 Windsor Street, Uxbridge <i>Excavation. WLAFG, 1983</i> The earliest feature was a short stretch of a large ditch of V-section, cut into the natural gravels. Running roughly north-south, it contained fragments of probable Bronze Age/Iron Age pottery and struck flints. The site appears subsequently to have lain open until brought into cultivation in the early medieval period. Shortly after c 1200 a series of timber-floored buildings was constructed, fronting the market square. Associated with these were a number of rubbish-filled pits, stake-holes and a pitched-tile hearth. Footings of the 17th century building, composed of flint rubble, brick and roof tile, survived at the north end of the site, together with a pitched-tile hearth and soak-away. Late 18th-19th century alterations included the addition of a Regency frontage, brick outbuildings and an internal rammed chalk floor.</p>	UX83I
24	<p>Post Office site, Uxbridge <i>Evaluation. WLAFG, 1991</i> Uncovered post-medieval workhouse cellars (dated c 1728), and drains.</p>	WSU91 MLO58435 MLO58438
25	<p>12–14 High Street, Uxbridge <i>WLAFG, 1985</i> Medieval remains found. No further information available.</p>	UX85VII MLO13351
26	<p>194–195 High Street, Uxbridge <i>Excavation. WLAFG, 1990</i> Revealed a pit of probable late 17th-early 18th century date. A brick-built trough or tank, probably of the late 18th century, was also recorded.</p>	UX90X
27	<p>180 High Street, Uxbridge 180 High Street, Uxbridge is the location of the former Harman's Brewery. It was founded circa 1729 and continued to function until it was demolished in 1964.</p>	MLO74440
28	<p>Quaker Meeting House Land was given for the Burial Ground in 1678 at the north end of the George Inn, which had been a meeting place for Quakers in Uxbridge since 1676. A Quaker meeting house was built in 1692, although the current Meeting House dates from 1818. The last burial was in 1928 and the gravestones were largely moved to the perimeter of the ground when part of the ground was lost to road widening in the 1960s.</p>	MLO104648
29	<p>Windsor Street, Uxbridge The burial ground on the edge of Uxbridge village dates from 1576, closed to burials in 1855 and later made into a public garden with gravestones moved to the perimeter. Drinking fountain of 1898 and War Memorial relocated here in early 1970s. The garden is also known as Vine Street Memorial Garden.</p>	MLO8342
30	<p>Fassnidge Park, Uxbridge Donated to the people of Uxbridge by Kate Fassnidge, in commemoration of her husband, the park was originally named The Fassnidge Memorial Recreation Ground. Its layout and features are remarkably little changed since opening in October 1926, the first recreation ground dedicated to the public in Uxbridge.</p>	MLO104477
31	<p>163 High Street, Uxbridge Site of 18th century building and baker's yard. Three storey building with rear 3-storey wing. Faced in brick, with long row of mainly timber-framed, 2-storey outbuildings on S. side of baker's yard. By start of 19th century James Baker had a china shop at entrance to yard. Demolished 1936 for new underground station.</p>	MLO74501
32	<p>High Street, Uxbridge In digging the sewers in 1856, a causeway composed of flints, 10ft wide and 3ft below the present surface, was discovered in two or three places in the High Street. However, few Roman finds were made. There is documentary evidence for the road being repaired in 1363.</p>	MLO26622
33	<p>8–10 Harefield Road, Uxbridge Formerly listed early to mid-19th century villa style houses which were demolished in 1975.</p>	MLO85079
34	<p>Windsor Street, Uxbridge Findspot of two scrapers, one flint object and one flake dated to the Palaeolithic period. Findspot of lower Palaeolithic handaxe.</p>	MLO10559 MLO2943

HEA No.	Description	Site code/ HER/NHL No.
35	Oxford Road, Uxbridge Site of Frays Mill/Mercer's Mill, in existence as Town Mill by 1327 but probably earlier. Owned by the Mercer family in the 19th century, it was modernised in the early 20th century and was used as a flour mill until Second World War. The standing brick building was used by Social Services in 1990. The 18th century wall and railings above the former mill stream are listed.	MLO68650
36	Wall along south side of alley Grade II listed 17th century wall.	1358356
37	Three K6 telephone kiosks Three grade II listed 20th century telephone kiosks.	1080117

9 Planning framework

9.1 National Planning Policy Framework

9.1.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF has been revised and a new NPPF was published in July 2018 (MHCLG 2018).

Conserving and enhancing the historic environment

9.1.2 The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16, reproduced in full below:

Para 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.

Para 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.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

Para 189. 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. 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.

Para 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 between the heritage asset's conservation and any aspect of the proposal.

Para 191. 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.

Para 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

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

Para 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 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.

Para 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.

Para 198. 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.

Para 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive

contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.2 Greater London regional policy

The London Plan

9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the *London Plan of the Greater London Authority* (GLA March 2016).

9.2.2 Policy 7.8 of the adopted (2016) London Plan relates to Heritage Assets and Archaeology:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
- F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

9.2.3 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'

9.2.4 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

9.2.5 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

9.2.6 The current 2016 consolidation Plan is still the adopted Development Plan. However, consultation on revisions to the Plan was open until 2nd March 2018, and the *Draft New London Plan* is a material consideration in planning decisions (GLA website, 2017).

9.2.7 Policy HC1 “Heritage conservation and growth” of the *Draft New London Plan* relates to London’s historic environment:

A Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

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

9.2.8 Para. 7.1.8 adds ‘Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal’.

9.2.9 Para 7.1.11 adds ‘Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site’s archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.

9.3 Local planning policy

9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either ‘saved’ or ‘deleted’. In most cases archaeology policies are likely to be ‘saved’ because there have been no significant changes in legislation or advice at a national level.

9.3.2 The local authority of the London Borough of Hillingdon is divided into two parts: Local Plan Part 1 and Local Plan Part 2. Part 1 was adopted in 2012 and addresses strategic policies. Regarding heritage, it entails a strategic objective, and the policy put in place to achieve it. The objective is as follows:

SO1: Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

9.3.3 Policy HE1 covers heritage issues and states:

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes: Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features; Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; Registered Parks and Gardens and historic landscapes, both natural and designed; Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and Archaeologically significant areas, including Archaeological Priority Zones and Areas.
2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.
3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.
4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

9.3.4 Additionally, the LPA outline the measures that will be taken to ensure HE1 is achieved:

The Council will seek to:

1. Ensure appropriate specialist advice and guidance is available, by preparing character appraisals, management plans and design guidance for its designated areas and historic assets, in partnership with the local community, guided by the Conservation Forum and where possible, aided by English Heritage.
2. Regularly review and update its web based Historic Environment Record (HER) and designations as required, and update character appraisals and management plans for conservation areas, ensuring national and local interest groups, and residents are consulted.
3. Pro-actively manage heritage assets, including those considered "At Risk" by English Heritage, working with heritage groups and partners where appropriate, to ensure buildings and structures such as those at Eastcote House Gardens, RAF Uxbridge and Breakspear House are repaired and reused.
4. Promote the borough's heritage by continuing to ensure that it is included in the London Open House event; to improve the interpretation of historic assets, such as Manor Farm, Ruislip; and to recognise local schemes of exceptional quality or innovation by, for example, applying for Civic Trust and Green Apple Awards.
5. Include more specific guidance relating to historic buildings and other conservation matters, in the Hillingdon Local Plan: Part 2- Development Management Policies and supporting guidance contained within the forthcoming Heritage Strategy Supplementary Planning Document, together with the relevant Area Action Plans.
6. Where the loss of a heritage asset is justified, ensure that there will be a commitment to recording the structure and to disseminating this information to enable increased understanding of the heritage asset. Copies of these documents will, where appropriate, be deposited with local libraries and the Greater London Historic Environment Record (HER).

9.3.5 Local Plan Part 2 was reviewed in 2015 and addresses Development Management Policies. Regarding Heritage at Risk, which the LPA has defined as "a collective term applied to designated heritage assets (Listed Buildings, Conservation Areas and Scheduled Ancient Monuments) that are at risk as a result of neglect, decay or inappropriate development, or are vulnerable to becoming so", the following policy has been put in place:

Policy DMHB 1: Heritage Assets

A) 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 substantial harm or total loss of significance without providing substantial public benefit that outweighs the harm or loss;

- 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.

9.3.6 The LPA addresses Archaeological Priority Areas and Archaeological Priority Zones with the following policy:

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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken ‘ <i>to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect</i> ’, amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

13 Bibliography

13.1 Published and documentary sources

AGL, 2000 MoLAS, The archaeology of Greater London: an assessment of archaeological evidence for human presence in the area covered by modern Greater London, London

AOC Archaeology, 2014. *Ostler, 9 Belmont Road, Uxbridge, London Borough of Hillingdon: An Archaeological Evaluation Report*

Barclay, A., Boyle, A., Bradley, P. and Roberts, M. R., 1995 *Excavations at the Former Jewsons Yard, Harefield Road, Uxbridge, Middlesex* Transactions of the London and Middlesex Archaeological Society Volume 46

Cherry B and Pevsner N, 2002 *London 3 North West*. The Buildings of England. Penguin.

ClfA [Chartered Institute for Archaeologists] Dec 2014a, *Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*, Reading.

ClfA [Chartered Institute for Archaeologists] Dec 2014b, *Standards and guidance for historic environment desk-based assessment*, Reading

DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*

DCLG [Department of Communities and Local Government], March 2014 *Conserving and Enhancing the Historic Environment: Planning Practice Guide*

Domesday Book, A Complete Translation, eds Williams, A. and Martin, G.H. 1992, 2002. London: Penguin Books

EH [English Heritage], 2008 *Conservation principles, policies and guidance*. Swindon

Hearmon, C. M., 1982 *Uxbridge: A Concise History* Hillingdon London Libraries

HE [Historic England] 2015a, *The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning*: 3. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.

HE [Historic England] 2015b *Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning*: 2. Historic England in collaboration with the Historic Environment Forum, second edition, Historic England July 2015.

Humphery-Smith C, 1984 *The Phillimore Atlas and Index of Parish Registers*.

Knight H and Jeffries N, 2004 *Medieval and later urban development at High Street, Uxbridge*, MoLAS Archaeology Study Series 12

Lewis JSC with Rackham J, 2011 *Three Ways Wharf, Uxbridge*. MoLAS Monograph 51

Margary, I., 1967 *Roman Roads in Britain* London

MHCLG [Ministry of Housing, Communities and Local Government], 2018 *National Planning Policy Framework*

Pre-Construct Archaeology, 2007. *An Archaeological Watching Brief at the site of the former Coleham House, Bakers Road, Uxbridge, London Borough of Hillingdon UB8 1SS*

Weinreb, B., Hibbert, C., Keay, J., Keay, J., (eds), 2008 *The London Encyclopaedia*. London: Macmillan

Wembley Laboratories Limited, 1988. *155–156 High Street Uxbridge Site Investigations Report*

West London Archaeological Field Group, 1988–9. *155–156 High Street Uxbridge*

13.2 Other Sources

British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Historic England designation data

Historic England Archive, Swindon (aerial photographs)

Internet – web-published sources:

- Greater London Authority 2017 -
<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>
- Groundsure historic Ordnance Survey mapping
- London Archaeological Archive and Research Centre
- Hillingdon Local Studies

13.3 Cartographic sources

Rocque, 1754, *A Map of the County of Middlesex*

Plan of the Town and Borough of Uxbridge, 1825 (Hillingdon Local Studies, LSC/ENC/3)

Ordnance Survey maps

Ordnance Survey 1st edition 25" map (1866)

Ordnance Survey 1:2500 scale map (1934)

Ordnance Survey 1:2500 scale map (1962–3)

Ordnance Survey 1:2500 scale map (1972)

Ordnance Survey 1:2500 scale map (1978–80)

Engineering/Architects drawings

Terrain Surveyors Limited

Topographical plan of the existing basement, Drawing No. TS16-340T\2, September 2016

North-east and south-east facing sections of the existing site, Drawing No. TS16-340T\3, September 2016

JPP

Ground floor foundation plan, drawing No. SK002, Rev. P1, 21/08/2018

Basement floor foundation plan, drawing No. SK001, Rev. P1, 21/08/2018

Gaunt Francis architects

Ground Floor Plan, drawing no 12024/PL-P 100, Rev B, 12/12/2018

Basment Plan, Car Park, drawing no 12024/PL-P 098, Rev D, 24/10/2018

Proposed New Hotel Development, Section A-A, drawing no 12024/PL-S 300, Rev C, 12/12/2018

Proposed New Hotel Development, Section B-B drawing no 12024/PL-S 301, Rev C, 12/12/2018

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N	-	-
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	N	-	-
Geotechnical report	N	-	-
Envirocheck report	N	-	-
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	N	



Fig 1 Site location

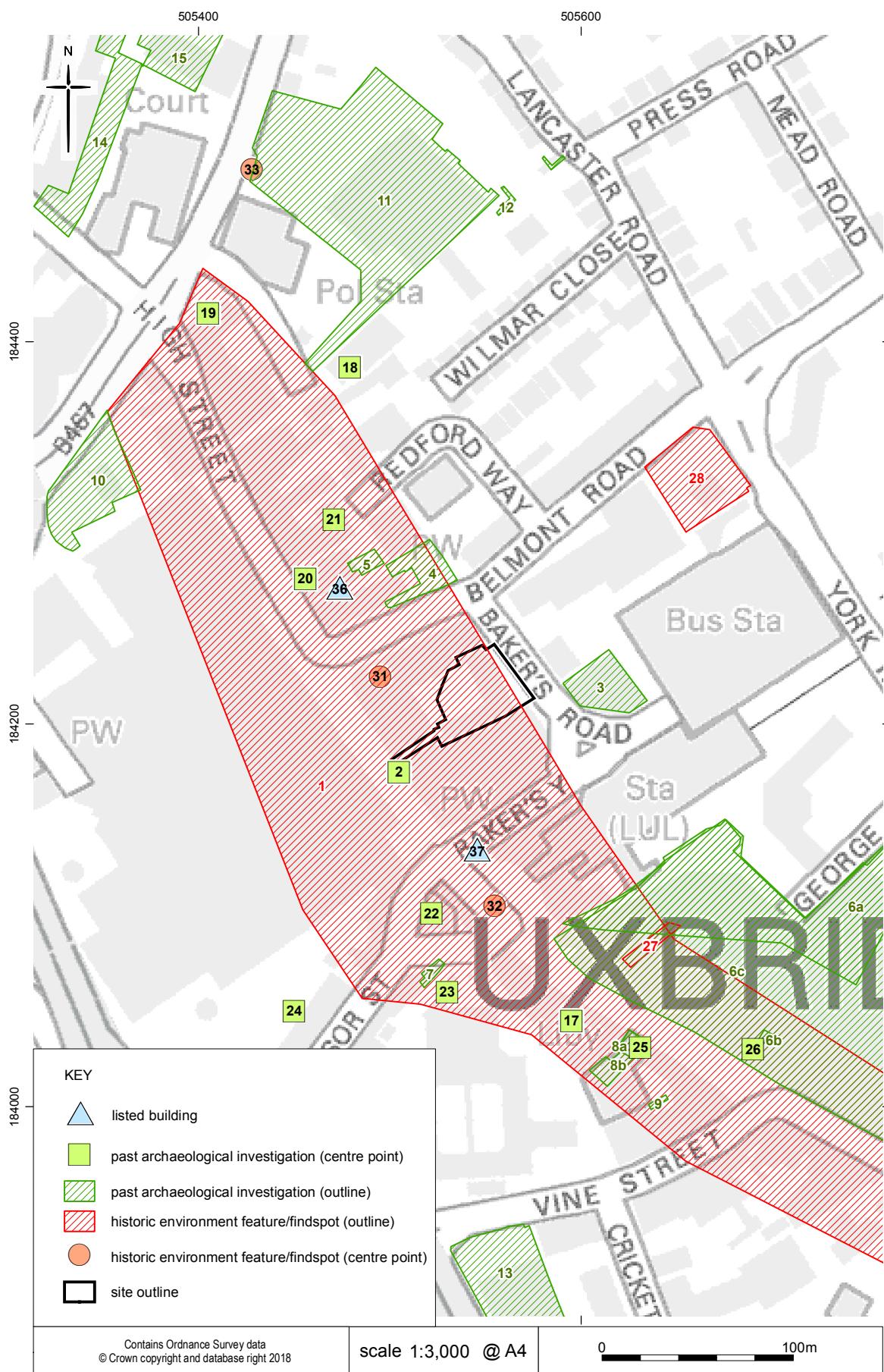


Fig 2 Historic environment features map

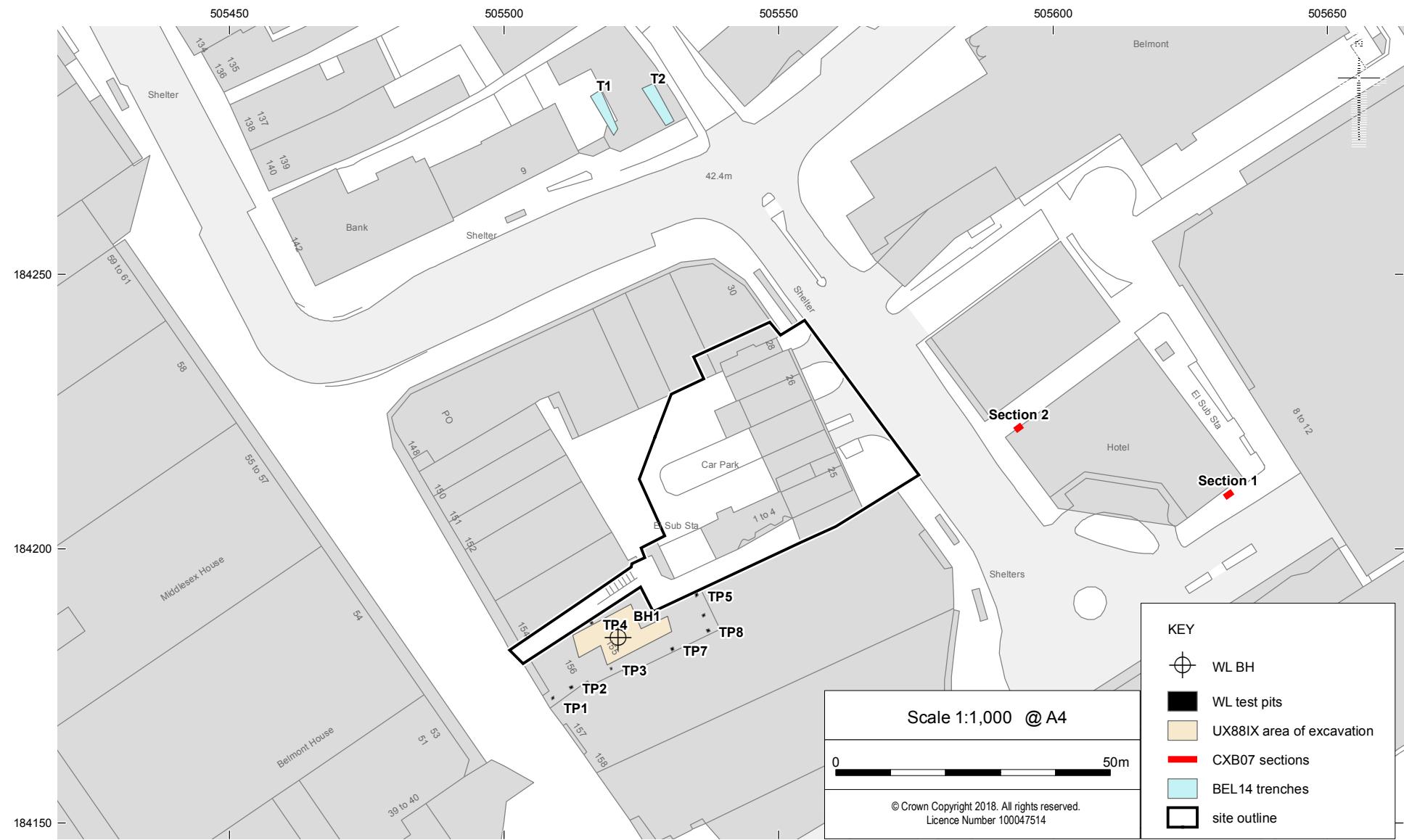


Fig 3 Location of past geotechnical and archaeological investigations (Wembley Laboratories Limited 1998; West London Archaeological Field Group 1988–9; Pre-Construct Archaeology 2007; AOC Archaeology 2014)

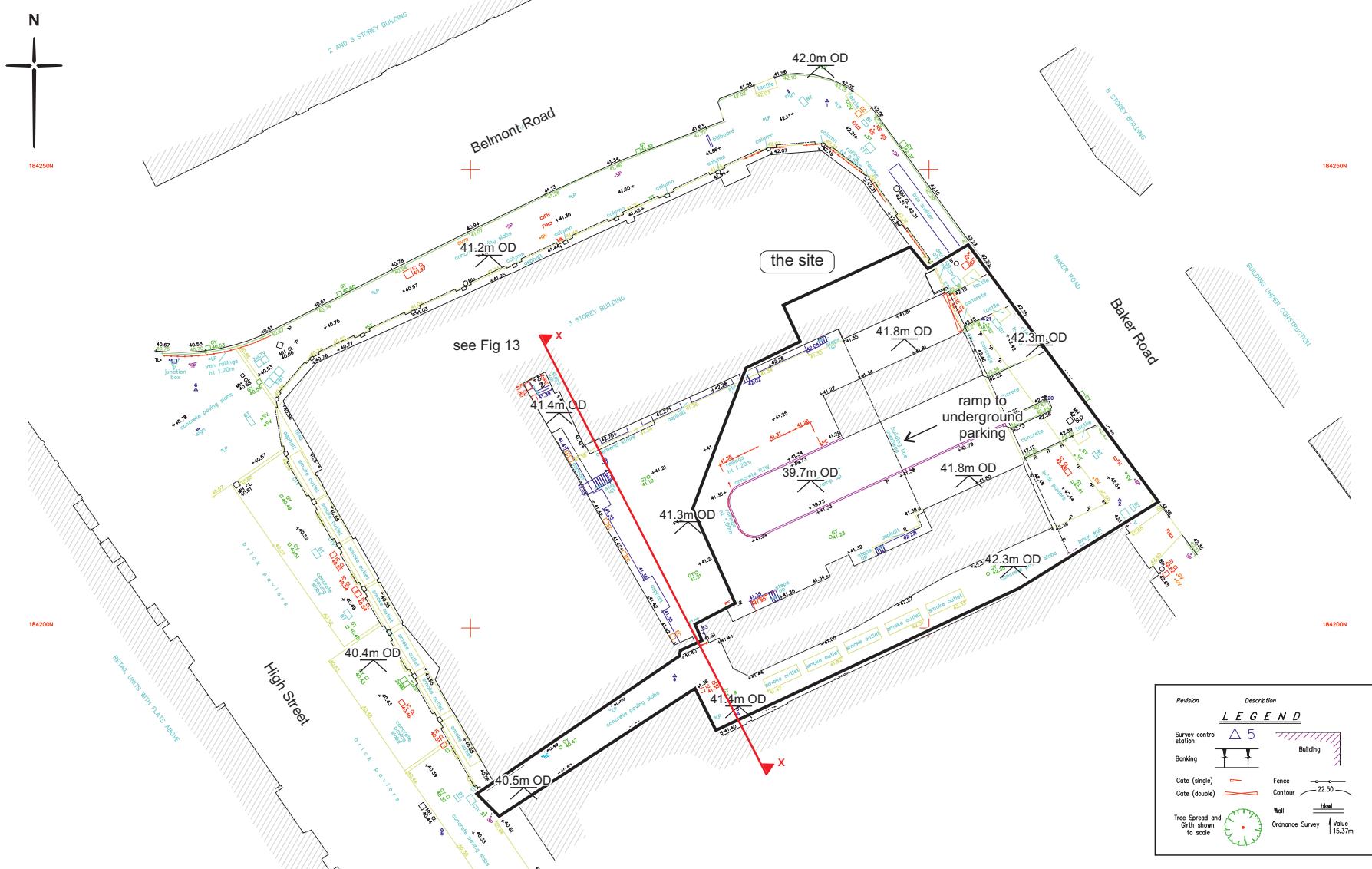


Fig 4 Topographical plan of the existing site (Terrain Surveyors Limited, Drawing No. TS16-340T1, September 2016)



Fig 5 Rocque's map of Middlesex, 1754

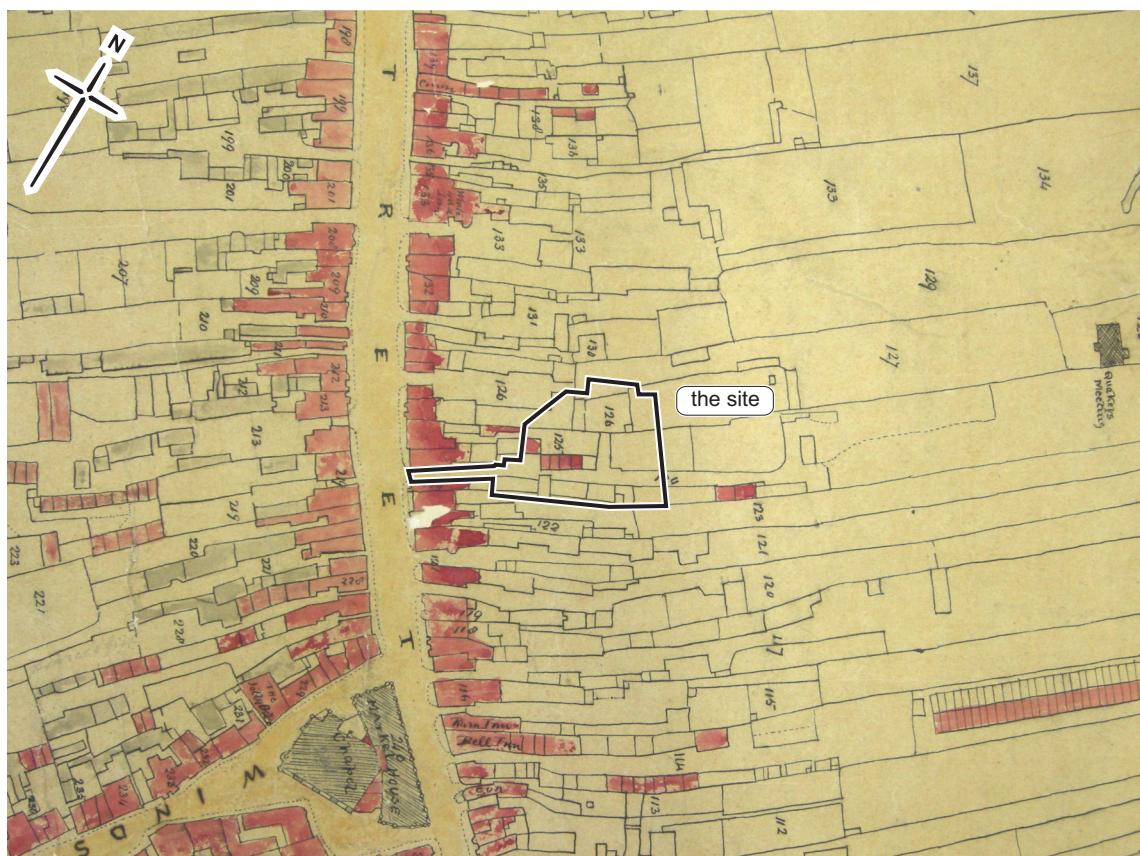


Fig 6 Plan of the Town and Borough of Uxbridge, 1825 (Hillingdon Local Studies, LSC/ENC/3)



Fig 7 Ordnance Survey 1st edition 25":mile map of 1866 (not to scale)



Fig 8 Ordnance Survey 1:1,250 scale map of 1934 (not to scale)

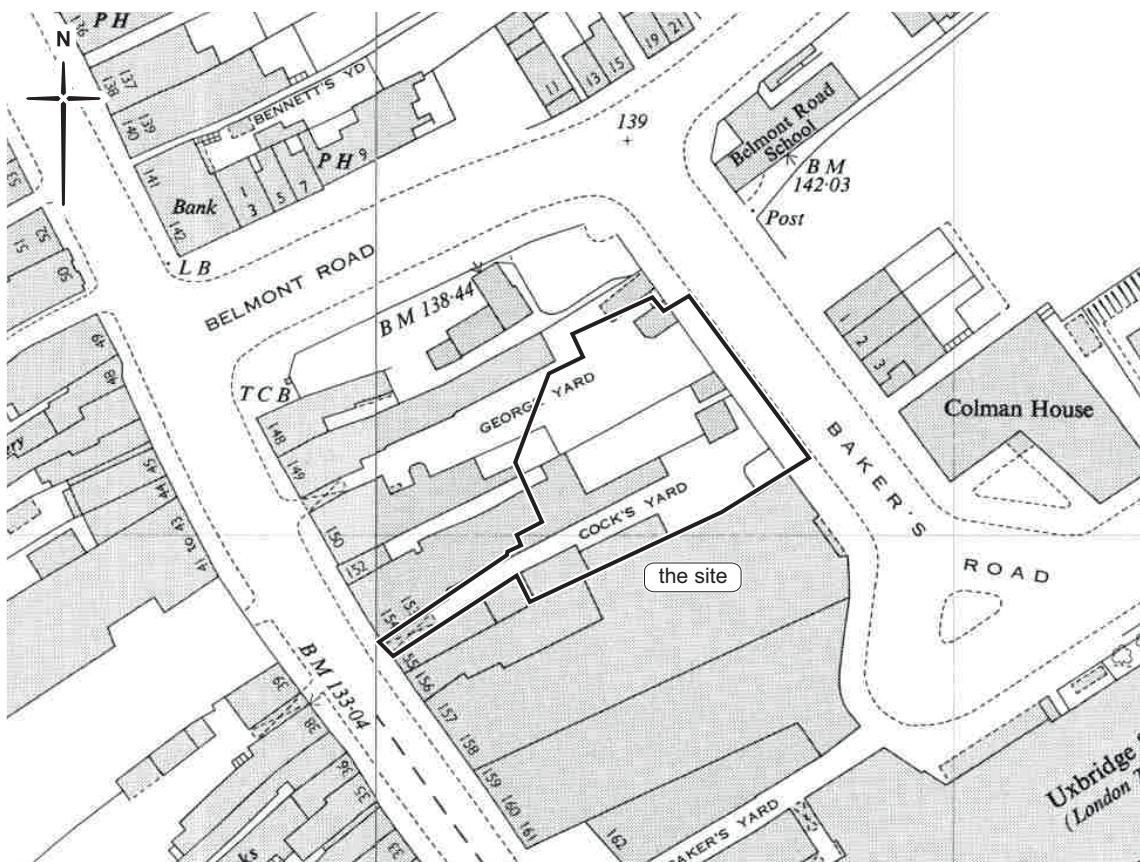


Fig 9 Ordnance Survey 1:1,250 scale map of 1962–3 (not to scale)

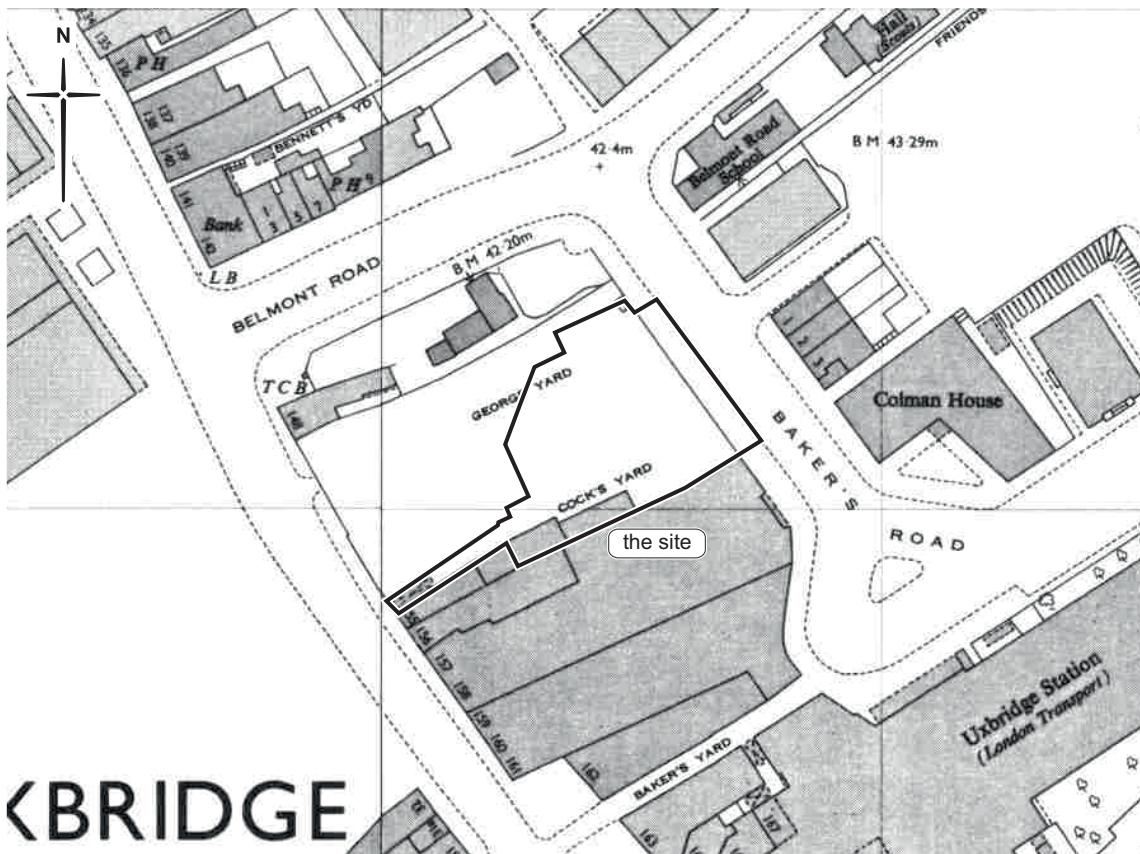


Fig 10 Ordnance Survey 1:1,250 scale map of 1972 (not to scale)

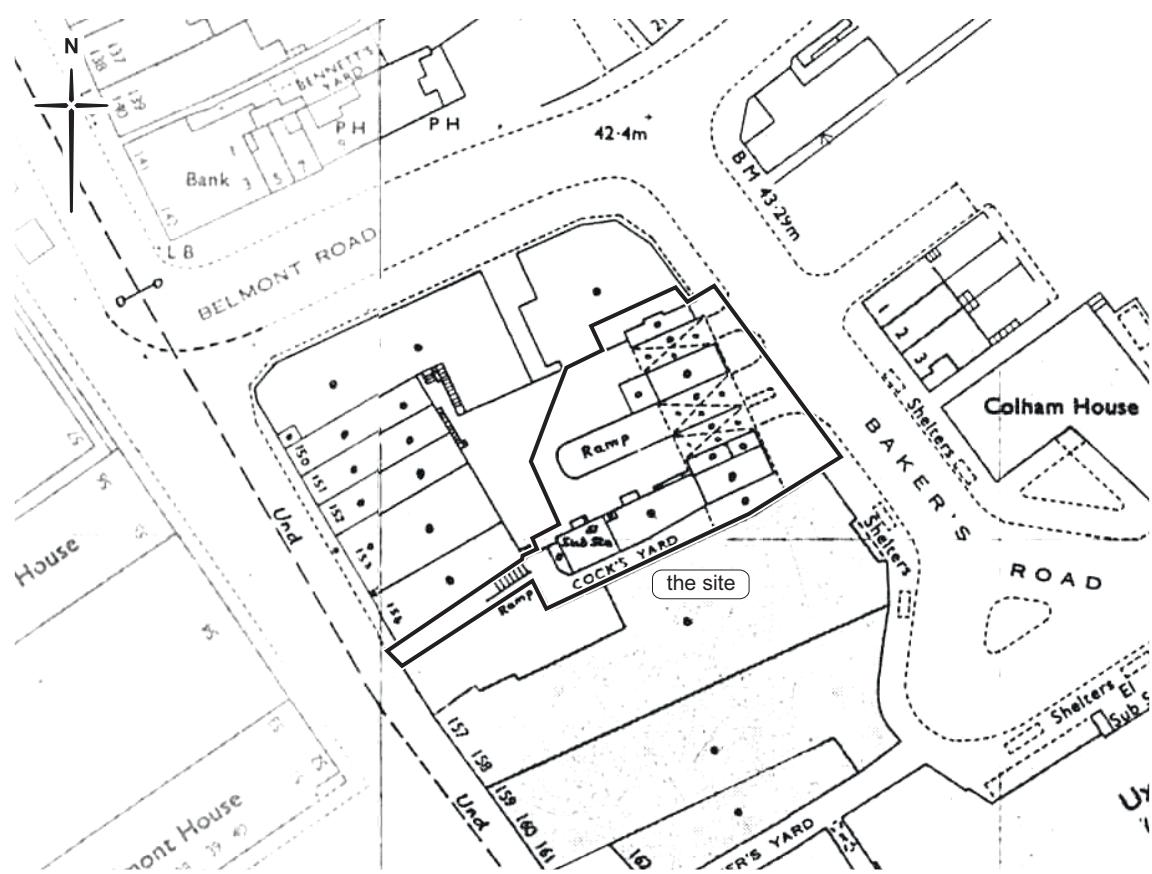


Fig 11 Ordnance Survey 1:1,250 scale map of 1978–80 (not to scale)



Fig 12 East-facing photograph of ramp access to underground car park (MOLA, 15/08/2018)



Fig 13 South-facing photograph of underground car park (MOLA, 15/08/2018)



Fig 14 Topographical plan of the existing basement (Terrain Surveyors Limited, Drawing No. TS16-340T2, September 2016)

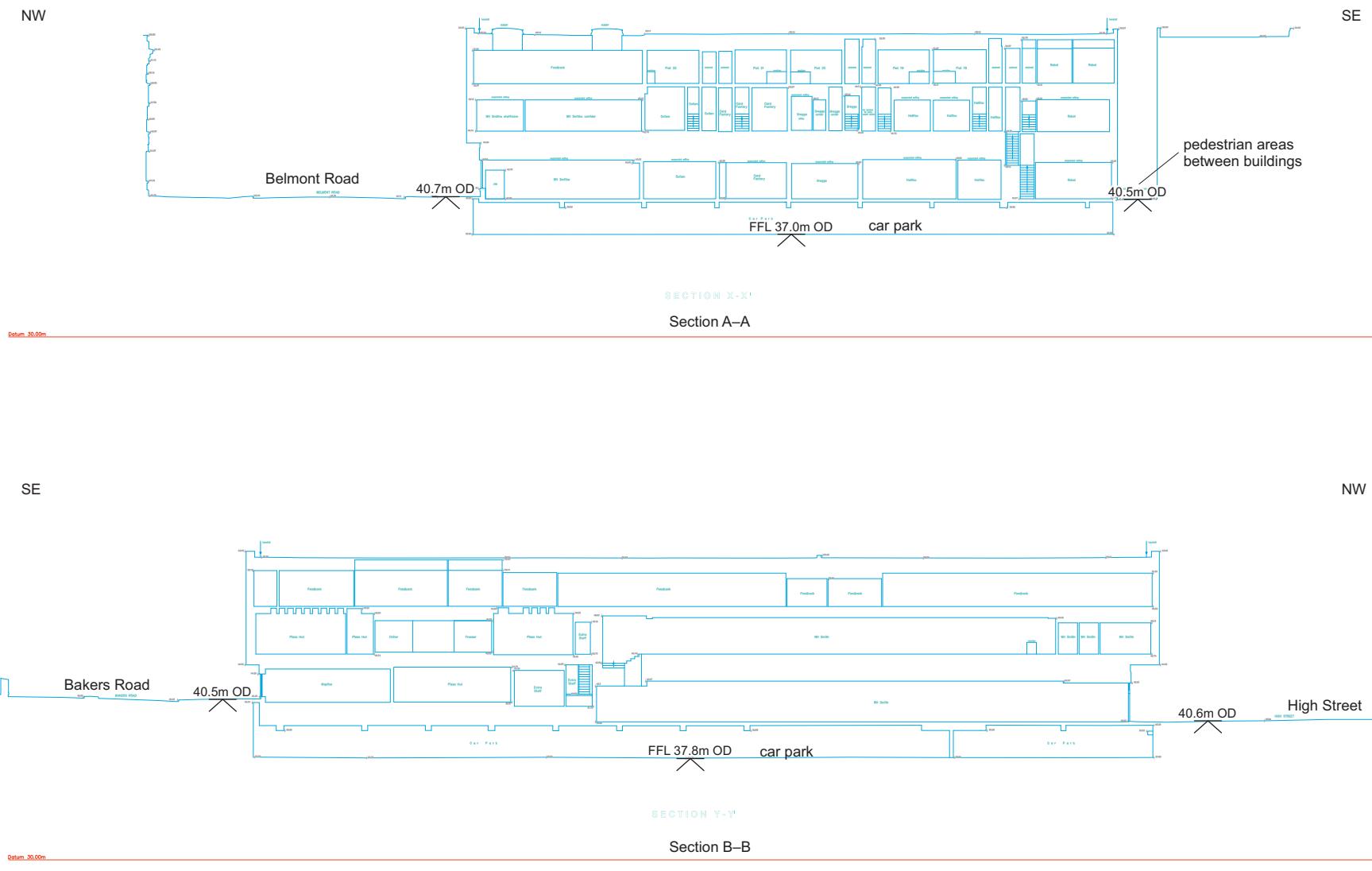


Fig 15 North-east and south-east facing sections of the existing site (Terrain Surveyors Limited, Drawing No. TS16-340T\3, September 2016)

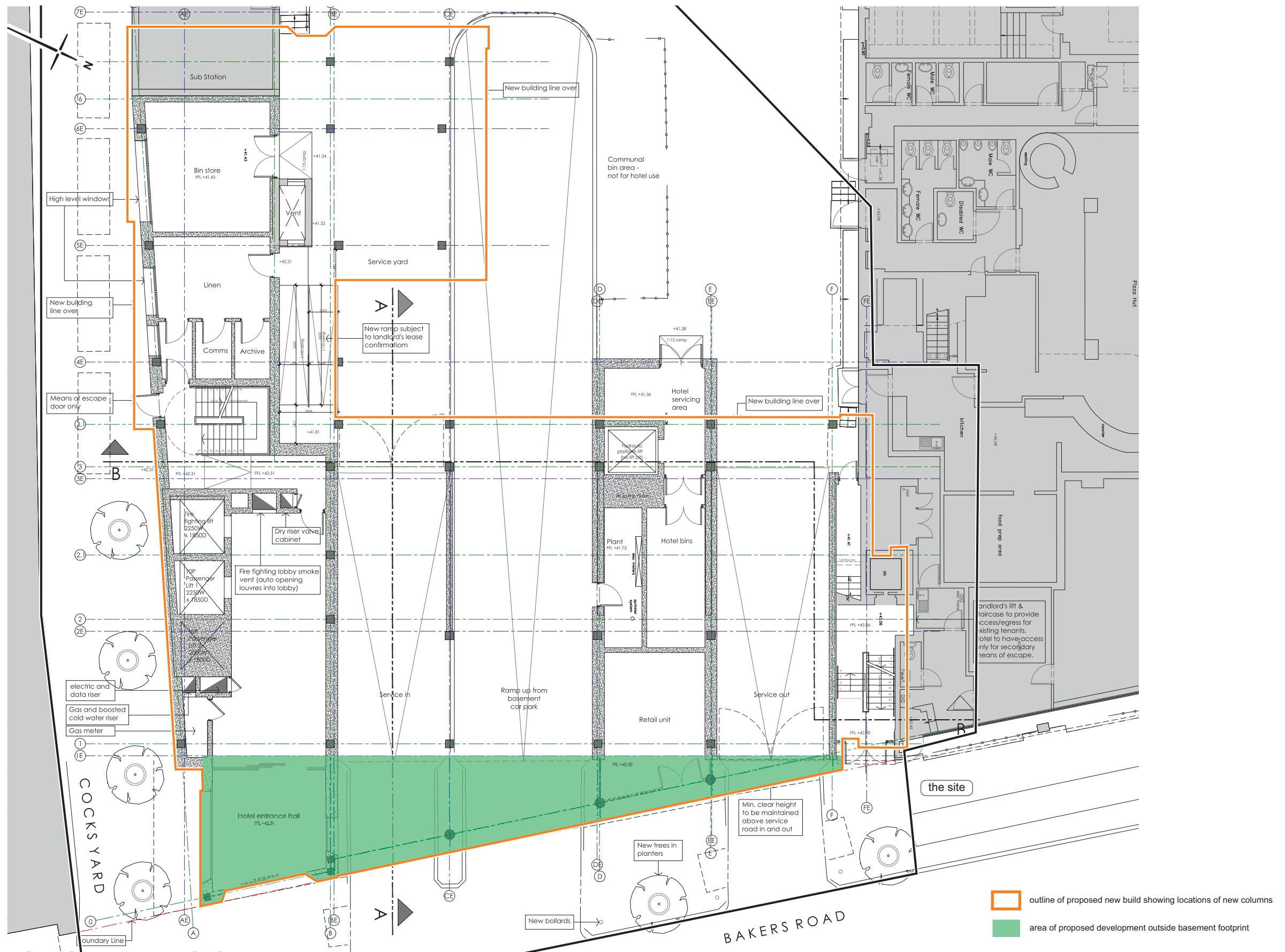


Fig 16 Ground floor plan showing area of proposed new build (Gaunt Francis architects, drawing no 12024/PL-P 100, Rev B, 12/12/2018)



Fig 17 Ground floor foundation plan showing location of new column foundations pads (jpp, Drawing No. SK002, Rev. P1, 21/08/2018)

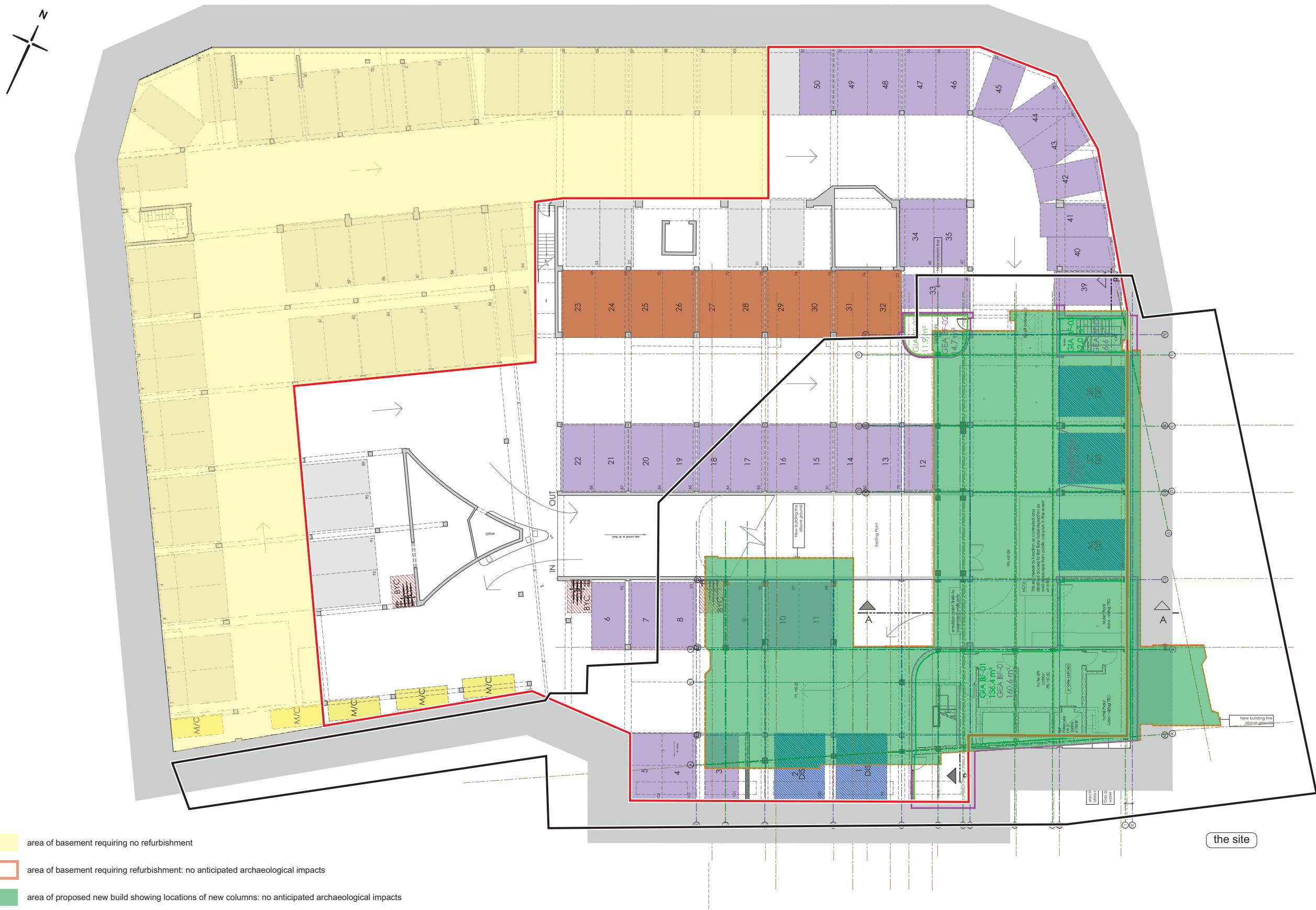


Fig 18 Ground floor foundation plan showing location of new column foundations pads (jpp, Drawing No. SK002, Rev. P1, 21/08/2018)Basment floor plan showing all areas of refurbishment, including locations of new columns (Gaunt Francis architects, drawing no 12024/PL-P 098, Rev D, 24/10/2018)

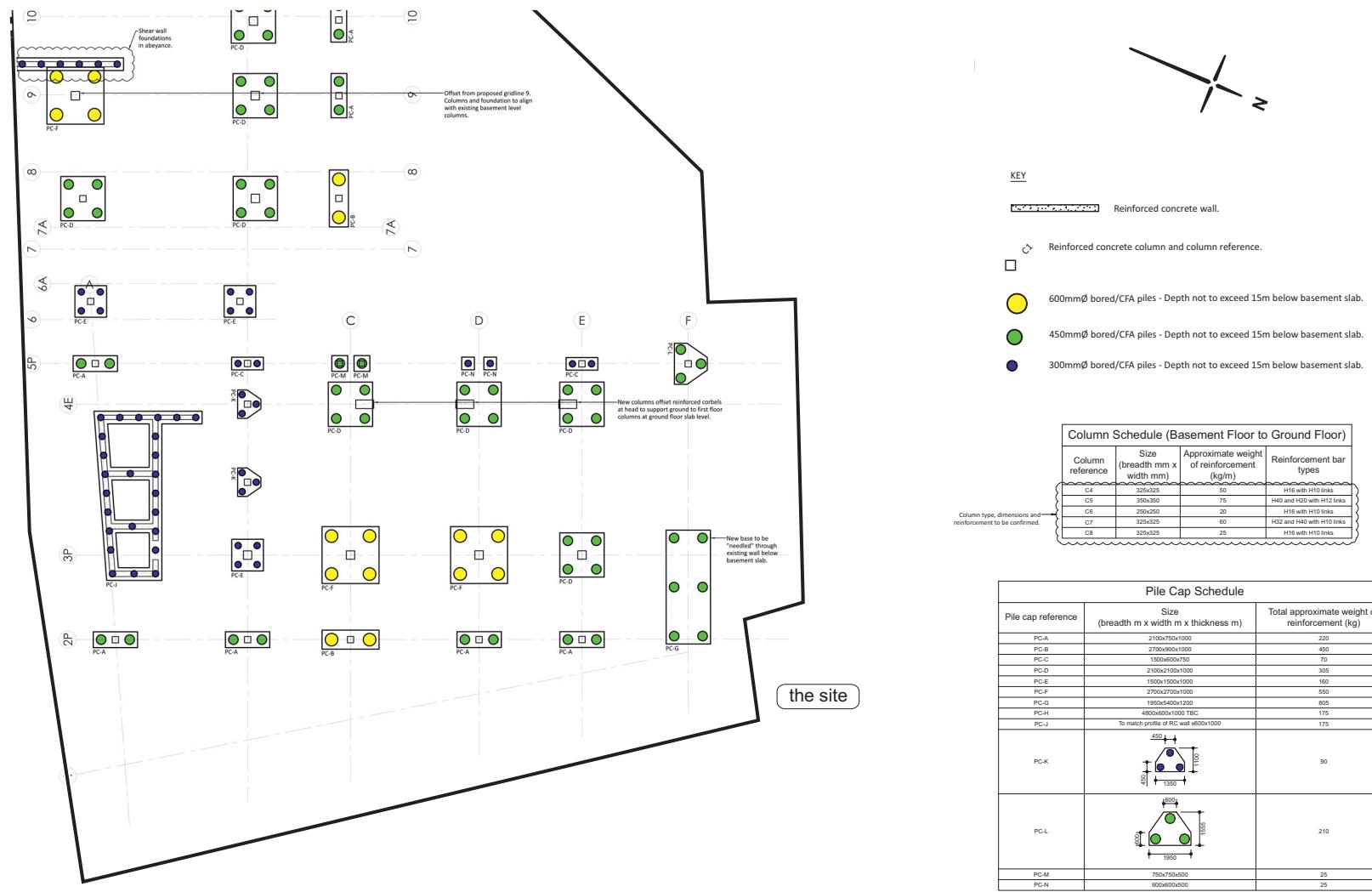


Fig 19 Basement floor foundation plan showing location of new column foundations pads (jpp, Drawing No. SK001, Rev. P1, 21/08/2018)

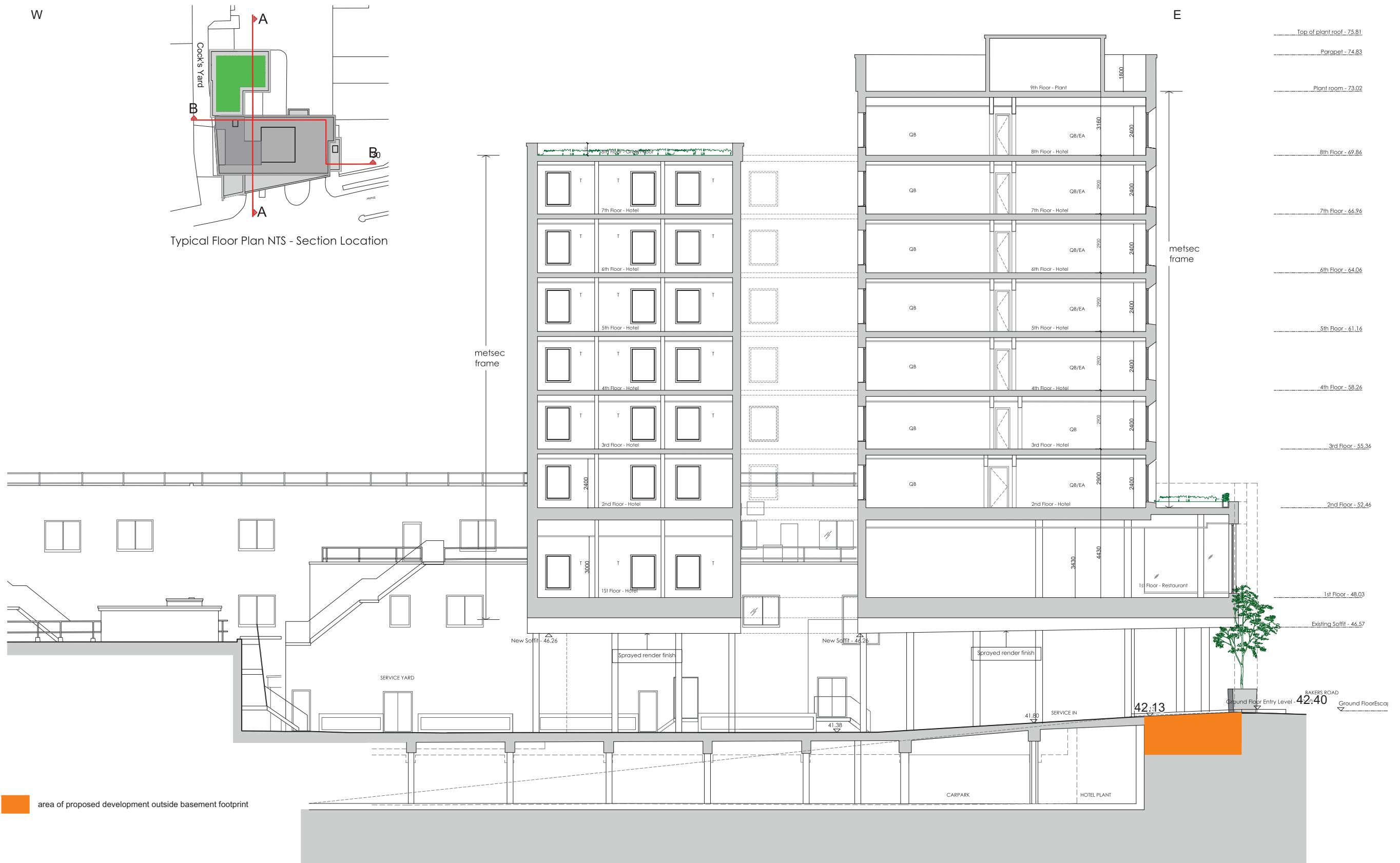


Fig 20 South-east facing section of the proposed development (Gaunt Francis architects, drawing no 12024/PL-S 300, Rev C, 12/12/2018)



Fig 21 North-east facing section of the proposed development (Gaunt Francis architects, drawing no 12024/PL-S 301, Rev C, 12/12/2018)