

High Street Uxbridge  
Archaeological Desk-Based Assessment  
May 2024

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Report

Archaeological Desk-Based Assessment

Site

High Street Uxbridge

Client

DNA Uxbridge Ltd

Date

May 2024

Planning Authority

Hillingdon Council

Grid Reference

TQ 05517 84216

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## Timescales Used in This Report

### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

This archaeological desk-based assessment considers land at High Street, Uxbridge. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site.

No statutory designations (Scheduled Ancient Monuments, Registered Battlefields or World Heritage Sites) are located within or adjacent to the study site boundary. There are no designated archaeological heritage assets within the 500m study area.

A review of the available evidence has confirmed that the study site has negligible potential to contain finds and features from any archaeological period. This is due to the fact that any such remains which may have once existed on the site will have been removed when an extensive basement car park was constructed in the late 20<sup>th</sup> century, as part of a major re-development.

In view of the above, no archaeological fieldwork will be required in respect of the current planning application.

## 1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at High Street, Uxbridge (Figure 1). It has been researched and prepared by Orion Heritage on behalf of DNA Uxbridge Ltd. The site is located at grid reference TQ 05517 84216. This assessment has been prepared to support a planning application for redevelopment of the site. This will include the demolition of the existing buildings followed by a comprehensive re-development of the site to provide a mixed-use development comprising hotel (Class C2), co-Living (Class Sui Generis), replacement commercial floorspace (Class E), alongside open space, landscaping and public realm improvements, basement parking and refuse.
- 1.2 A separate heritage statement has been produced which deals with the built heritage aspects of the proposed development (Mathieson 2024).
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.4 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.5 The study area used in this assessment is a 500m radius from the centre of the site.
- 1.6 A site visit was undertaken on 16th January 2024 when conditions were fine, and visibility clear.

### Location, Topography and Geology

- 1.7 The site is located (Figure 1) with the High Street to its west, Belmont Road to its north and Bakers Road to the east. It occupies a prominent position with the transport hub of the tube and bus stations to the south and east, a large shopping centre to the west and smaller buildings, primarily retail shops, to the north. Several hotels in proximity are indicative of its central location. Currently located on the site is a building which is positioned between the two sections of the Old Uxbridge/Windsor Street Conservation Area.
- 1.8 The nearest watercourse to the site is Fray's River c. 320m to the west, the Grand Union Canal and River Colne lie further to the west.
- 1.9 The recorded bedrock geology of the site is 'London Clay Formation – Clay, Silt and Sand', the superficial geology is Lynch Hill Gravel Member – Sand and Gravel' (BGS, 2024).



Plate 1: General view of the site looking South-east from the High Street.



Plate 2: General view of the site looking West from Bakers Road.



Plate 3: Entrances to the ground floor (left) and basement (right) car parks.



## 2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the site;
- Identify any archaeological constraints to the development of the site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2023*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006); and,
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2022);
- Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

*“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”*

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

*“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”*

### Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held online;

- Examination of material currently held in the Greater London Historic Environment Record, including Historic Landscape Characterisation, for the site and for a 500m search area;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of online aerial imagery for the site. The Environment Agency Lidar data has not been consulted; the urban nature of the site indicates that Lidar would not be a useful source of information for archaeological prospection in this instance.

## 3.0 Planning Background and Development Plan Framework

### Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4 Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5 Paragraph 204 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.6 Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development.
- 3.7 Paragraph 209 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.8 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.9 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of

evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.10 *Designated Heritage Assets* comprise: a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.11 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.12 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*
- 3.14 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.17 Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to access or experience that setting. The contribution may vary over time. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*

- 3.18 The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

*“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.*

*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 205-209) apply.*

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.*

- 3.19 Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

- 3.20 Paragraph 209 states:

*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 3.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Regional Planning Policy

- 3.22 The London Plan (adopted March 2021) includes Policy HC1 which relates to heritage assets and archaeology:
- a) *Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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, and interpretation of, 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:*
    - 2) *setting out a clear vision that recognises and embeds the role of heritage in place-making*
    - 3) *utilising the heritage significance of a site or area in the planning and design process*
    - 4) *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*
    - 5) *delivering positive benefits that conserve 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 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 reuse.*

## Local Planning Policy

- 3.23 The site is located in the planning area for Hillingdon Council. The Local Plan Part 1 – Strategic Policies was adopted in November 2012 and contains the following policy relevant to this assessment:

### **Policy HE1: Heritage**

*The Council will:*

1. *Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:*
  - *Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;*
  - *Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;*
  - *Registered Parks and Gardens and historic landscapes, both natural and designed;*
  - *Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; 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.*

3.24 The Local Plan Part 2 – Development Management Policies was adopted on the 16<sup>th</sup> January 2020 and contains the following policy relevant to this assessment:

**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.*

**Guidance**

*Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 3.25 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
  - Understand the impact of the proposal on that significance;
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)*

- 3.26 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.27 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

## 4.0 Archaeological and Historic Baseline

### Archaeological Heritage Assets

- 4.1 The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater London Historic Environment Record (GLHER) Data;
  - The National Heritage List for England (NHLE) held by Historic England;
  - Historic England Archive (online);
  - Pastscape;
  - Google Earth and Bing aerial imagery;
  - Local studies and record office research; and
  - Review of historic mapping.
- 4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3 The study site is located within the Uxbridge Archaeological Priority Area (APA) (GLHER 78197). The HER explains that this APA has been designated largely due to the settlement at Uxbridge, which is thought to have late Saxon origins. Unsurprisingly, numerous features and archaeological finds dating from the medieval, post-medieval and modern periods have been found in Uxbridge. Evidence for activity in the Palaeolithic, Mesolithic, Bronze Age, Iron Age and Roman periods has also been recorded within the APA.
- 4.4 The study site is also located c. 170m east of the APA associated with the Colne River Valley (GLHER 78417). The significance of this APA is largely based on the remains dating from the prehistoric period which have been found along the valley.
- 4.5 There are no designated archaeological heritage assets within the study site or the wider 500m study area.
- 4.6 The following non-designated archaeological heritage assets are recorded within boundary of the study site:
- GLHER 121706 – High Street (High medieval settlement)
  - GLHER 128824 – 163 High Street (Post-medieval bakery and yard)

### *Previous archaeological investigations*

- 4.7 There have been numerous archaeological fieldwork projects carried out within the 500m study area over the years. These include excavations, evaluations, watching brief and test pitting exercises (Appendix A).
- 4.8 Whilst there is a HER entry relating to a desk-based assessment which covered about half of the study site (GLHER 160371), there are no records of any archaeological fieldwork being carried out on the site in the past.
- 4.9 An archaeological excavation was carried out at 155-156 High Street, immediately to the south of the study site in the late 1980s (GLHER 171639). This revealed a gravelled yard and pits dating from the medieval period (GLHER 150277), along some early post-medieval pits and a well.
- 4.10 Post-medieval finds and features were recorded during an evaluation at 9 Belmont Road, c. 20m north of the study site (GLHER 164675)

- 4.11 Further north, an evaluation took place at 126 High Street in the early 1980s (GLHER 171431), where a late 17<sup>th</sup> century courtyard had been noted (GLHER 105583). No features pre-dating the 18<sup>th</sup> century were recorded, but a small number of finds dating from the Late Mesolithic (GLHER 113037) and medieval (GLHER 122505) periods were recovered.
- 4.12 Archaeological fieldwork at the former Jewson Yard site on Harefield Road revealed evidence for activity from the Mesolithic period through to the present day (GLHER 162582). Flintwork dating from the Mesolithic and Neolithic periods was found, along with features dating from the Bronze Age (GLHER 117310), Iron Age, Roman periods.
- 4.13 An evaluation was carried out at 118 High Street at the rear of a post-medieval house (GLHER 159742 and GLHER 142397). Unstratified prehistoric flintwork (GLHER 126337) was found along with pottery dating from the medieval period (GLHER 136357). No medieval features were recorded.
- 4.14 Excavations at 137 High Street in 1991, c. 150m north of the study site, revealed a number of features associated with a late medieval timber-framed house (GLHER 163457).
- 4.15 An archaeological evaluation was carried out at 1-2 Windsor Street in the early 1980s, c. 105m south of the study site (GLHER 160207). A late Bronze Age ditch was recorded (GLHER 135787) along with a buried medieval soil horizon (GLHER 151098). An inn, possibly dating from the early 17<sup>th</sup> century, had previously stood on the site, but had been demolished in 1976 (GLHER 149675).
- 4.16 Features dating from the medieval and post-medieval period were found during an archaeological excavation at 20 High Street, c. 155m south of the study site (GLHER 152325, GLHER 105275 and GLHER 144619). A prehistoric pit was also recorded (GLHER 113128). Further prehistoric and medieval features were revealed during archaeological excavations nearby, at 15-17 High Street (GLHER 167558, GLHER 104641 and GLHER 114909), and 5-6 High Street (GLHER 165531, GLHER 120498 and GLHER 150230).
- 4.17 A number of post-medieval features were recorded during an excavation at 194-196 High Street in 1990 (GLHER 168860 and GLHER 101486). Another excavation carried out nearby between 1996 and 1998 (GLHER 154856) revealed features dating from the Bronze Age (GLHER 103913), medieval (GLHER 103355) and post-medieval periods (GLHER 101486). Test pitting at 175-222 High Street revealed medieval and later soil horizons, and yielded some post-medieval finds (GLHER 172195 and GLHER 101486).
- 4.18 Further to the south of the study site, an evaluation (GLHER 171858) and subsequent excavation (GLHER 168684) were carried out at Vine Street Station. A number of archaeological features and deposits were recorded, dating from the Bronze Age (GLHER 103747), Iron Age (GLHER 148731), Roman and post-medieval periods (GLHER 101816 and GLHER 120356).
- 4.19 Post-medieval features were recorded during an archaeological evaluation at Chapel Street, c. 230m south-west of the study site (GLHER 166025 and GLHER 141530).
- 4.20 There are several HER entries in respect of archaeological fieldwork projects carried out within the study area where no significant archaeological finds or features have been recorded (GLHER 153959, GLHER 155558, GLHER 157095, GLHER 163914, GLHER 170194, GLHER 170990 and GLHER 171349).

*Prehistoric*

- 4.21 The Lower Palaeolithic (c. 800,000-250,000 BC) and Middle Palaeolithic (c. 250,000-40,000 BC) were characterised by phases of hot and cold weather and variable occupation. The last glacial maximum was followed by the Upper Palaeolithic (c. 40,000-12,000 BC) and climate warming continued through this period and the general environment transitioned to woodland. The Upper Palaeolithic period is considered to have provided ideal conditions for continuous occupation however, it is noted that generally, land erosion has removed significant elements of the Palaeolithic land surface and therefore residual finds are the typical evidence for this period. A Lower Palaeolithic handaxe was found to the south of the study site at Windsor Street (GLHER 115826), and further flint implements were recorded nearby which could date from the same period (GLHER 143095).
- 4.22 The Mesolithic period (c. 12,000-4000 BC) was characterised by hunter gatherer communities occupying a similar wooded environment to the Upper Palaeolithic. The sea levels in this period went through phases of rising and stability. This period is generally represented in the archaeological record through flint findspots. The GLHER contains several entries in respect of unstratified struck flints, possibly dating from the Mesolithic period, which have been found to the north of the study site (GLHER 136552, GLHER 171431, GLHER 113037, GLHER 159742, GLHER 126337 and GLHER 162582).
- 4.23 The Neolithic period (c. 4000-2200 BC) saw a gradual change from the hunter gatherer lifestyle to settled farming communities. This change to farming based occupation led to forest clearances in order to open land for cultivation and grazing. The archaeological evidence for Neolithic activity is generally in the form of small finds rather than structural remains and evidence is often found close to watercourses in well drained areas.
- 4.24 No archaeological features dating from the Neolithic period have been recorded within the study area, although unstratified finds have been found during some of the fieldwork carried out to the north of the study site (GLHER 171431, GLHER 113037 and GLHER 162582).
- 4.25 The Bronze Age was a period of advancement both in terms of technology and social complexity (c. 2200-700 BC). This period saw stone and flint tools gradually replaced by copper and bronze implements and an increased social and political focus on watercourses.
- 4.26 Evidence for activity during the Bronze Age has been recorded at several sites within the 500m study area. Features relating to a Middle Bronze Age settlement were recorded to the north of the study site at Harefield Road, along with later features dating from the Late Bronze Age or Early Iron Age (GLHER 162582, GLHER 129140, GLHER 117310 and GLHER 116920).
- 4.27 Traces of a Bronze Age field system were recorded during archaeological work at the Chimes Shopping Centre, to the south-east of the study site (GLHER 154856 and GLHER 103913).
- 4.28 Features dating from the Late Bronze Age or Early Iron Age were recorded during a number of archaeological fieldwork projects to the south of the study site (GLHER 165531, GLHER 120498, GLHER 160207, GLHER 135787, GLHER 167558, GLHER 104641, GLHER 171858, GLHER 168684 and GLHER 103747). It is also possible that the pit found at 20 High Street could date from either the Bronze Age or Iron Age (GLHER 152325 and GLHER 113128).
- 4.29 The Iron Age was characterised by a colder, wetter climate which saw a general increase in population that in turn led to a growth in agricultural activity. The Iron

Age is well known for its Hill Forts in lowland Britain which have been linked with tribal communities.

- 4.30 As mentioned above, features dating from either the Late Bronze Age or Early Iron Age have been recorded at several sites within the 500m study area (GLHER 165531, GLHER 120498, GLHER 160207, GLHER 135787, GLHER 167558, GLHER 104641, GLHER 171858, GLHER 168684 and GLHER 103747). It is also possible that the pit found at 20 High Street could date from either the Bronze Age or Iron Age (GLHER 152325 and GLHER 113128). A buried soil horizon dating from the Iron Age was recorded during the archaeological fieldwork at Vine Street Station, to the south of the study site (GLHER 171858, GLHER 168684 and GLHER 148731).
- 4.31 Although traces of prehistoric activity have been found within the 500m study area, very little has been recorded close to the site. It is possible that archaeological features dating from this period may have been present on the site, but these will almost certainly have been removed when the basement car park was built. As a result, the potential for the study site to contain archaeological finds and features dating from the prehistoric period is deemed to be negligible.

#### *Roman*

- 4.32 Major changes took place following the Roman Invasion of Britain in AD43. The Roman period saw the emergence of larger town settlements, transport networks and countryside domestic buildings. These developments prompted an increase in trade and industrial activity.
- 4.33 There is surprisingly little evidence of Roman activity within the 500m study area, despite the suggestion that there may have been a causeway crossing the rivers to the west of the study site (GLHER 78197). Traces of this causeway were recorded in the mid 19<sup>th</sup> century, during the construction of sewers along the High Street, to the south of the study site (GLHER 130309).
- 4.34 A number of small pits found to the north of the study site, which may have contained cremations, have been dated to the Roman period (GLHER 162582).
- 4.35 Very few traces of Roman activity have been found within the 500m study area. Whilst it is possible that archaeological features dating from this period may have been present on the site, these will almost certainly have been removed when the basement car park was built. As a result, the potential for the study site to contain archaeological finds and features dating from the Roman period is deemed to be negligible.

#### *Saxon and early Medieval*

- 4.36 The Romans withdrew from England in the 5<sup>th</sup> century AD which signalled a gradual change in occupation and political norms. The Saxon minster system was replaced by settlements around a parish church in the 9<sup>th</sup> – 10<sup>th</sup> centuries. The Saxon and early medieval periods are often difficult to identify within the archaeological record as evidence is often removed through subsequent phases of occupation.
- 4.37 There is very little evidence of Saxon activity within the 500m study area. While Uxbridge is not named in Domesday Book (1086), the settlement was almost certainly in existence by the late Saxon period as it was quite important by the time it is first mentioned in the 12<sup>th</sup> century (GLHER 78197). It is likely that any Saxon

remains would have been removed by later development in the medieval, post-medieval and modern periods.

- 4.38 No evidence of Saxon activity has been recorded within the 500m study area. Whilst it is possible that archaeological features dating from this period may have been present on the site, these will almost certainly have been removed when the basement car park was built. As a result, the potential for the study site to contain archaeological finds and features dating from the Saxon period is deemed to be negligible.

#### *Medieval*

- 4.39 The settlement at Uxbridge is first mentioned in a document dating from c. 1145 as *Wixebrug*. This place-name is thought to be derived from the Old English words meaning 'bridge of the tribe called Wixan' (Mills 1993). St Margaret's Chapel (now St Margaret's Church) was in existence by the 13<sup>th</sup> century, and by the end of the 14<sup>th</sup> century Uxbridge was the major settlement in the area with a regionally important corn market (GLHER 78197).
- 4.40 It is highly likely that the medieval town of Uxbridge largely developed along the present High Street. Whilst nearly all of the medieval buildings will have been replaced during the post-medieval and modern periods, traces of medieval activity, including the partial remains of buildings, have been recorded during numerous archaeological projects on or close to the High Street (GLHER 103020, GLHER 109001, GLHER 106150, GLHER 159742, GLHER 136357, GLHER 152325, GLHER 105275, GLHER 109990, GLHER 121706, GLHER 165531, GLHER 150230, GLHER 171639, GLHER 150277, GLHER 167558, GLHER 114909, GLHER 171431, GLHER 122505, GLHER 154856, GLHER 103355).
- 4.41 St Margaret's Church is known to have existed by 1245, and is a Grade II\* Listed Building (NHLE 1180516). The church stands close to the junction of the High Street and Windsor Street. Traces of medieval buildings have been found along Windsor Street, along with remnants of a buried soil horizon (GLHER 160207 and GLHER 151098).
- 4.42 Numerous traces of medieval activity, including the remains of several buildings, have been found within the 500m study area, particularly along the High Street. It is highly likely that similar features would have been present on the study site, especially in the western part closest to the main road. However, any such remains will almost certainly have been removed when the basement car park was built. As a result, the potential for the study site to contain archaeological finds and features dating from the medieval period is deemed to be negligible.

#### *Post Medieval - Modern*

- 4.43 The first available map to show Uxbridge is Christopher Saxton's survey of Middlesex from 1575, which shows the town to the east of the River Colne, which forms the border between Middlesex and Buckinghamshire (not illustrated). Joan Blaeu's map of Middlesex from 1664 shows slightly more detail, particularly in relation to the various rivers in the area (Figure 3). Uxbridge is depicted immediately to the east of the Frays River, and the River Colne is shown further west, once again forming the boundary between Middlesex and Buckinghamshire. Frays River is believed to be a largely man made branch of the Colne, created to feed watermills in the parish of Hillingdon. The settlement at Uxbridge is shown stylistically on Blaeu's map, and it is not possible to accurately determine the position of the study site.

- 4.44 Much more detail is shown on Blatt's map of Middlesex from 1754, including buildings and the emerging road network (Figure 4). The approximate location of the study site can be ascertained on the eastern side of the High Street, just to the north-east of the junction with Windsor Street. Vine Street is shown to the south of Windsor Street, whilst Park Road can be seen running north-eastwards from the southern end of the High Street. Harefield Road is shown to the north of the study site. Buildings are shown along both sides of the High Street, with garden plots behind them. Although the map is rather stylistic, and the exact position of the study site cannot be pinpointed, it is likely that several buildings stood along its western edge at the time, and that the eastern part was occupied by gardens.
- 4.45 The 1811 drawing for the Ordnance Survey (Figure 5) is far more accurate than any of the earlier maps. Once again it is possible to make out the location of the study site, in relation to the junction of Windsor Street and the High Street. A continuous line of buildings is shown along the western edge of the site, along with a few structures behind them. This map shows the Grand Junction Canal (now known as the Grand Union Canal), which was constructed between the River Colne and Frays River in the 1790s.
- 4.46 The town of Uxbridge grew significantly in the 19<sup>th</sup> century, particularly after the Great Western Railway opened a station at Vine Street in 1856, to the south of the study site. This growth is clearly evident on the 1881 Ordnance Survey, which shows that the area to the rear of the High Street was significantly developed between 1811 and 1881 (Figure 6). It is likely that there was a mixture of commercial and residential properties fronting onto the High Street at the time, with more industrial activity to the east. Three lanes, two of which had covered entranceways, can be seen within the study site, running from the High Street into the area behind. The middle lane led to George Yard, whilst the southern one led to Cocks' Yard. The northern lane is un-named.
- 4.47 A few changes to the buildings within the study site are visible on the 1913 Ordnance Survey, but the three lanes from the High Street are still shown (Figure 7). The 1936 Ordnance Survey suggests that there were a number of changes to the buildings within the study site between 1913 and 1936, but overall the area had changed relatively little (Figure 8).
- 4.48 Subsequent Ordnance Survey maps from 1939 (Figure 9) and 1956 (Figure 10) show relatively little change, but the level of detail is less due to their scale. Some of the changes evident immediately outside of the study site are the widening of Belmont Road and the creation of Baker's Road, to the north and east respectively, between 1939 and 1956. The present London Underground station was opened to the south of the study site in 1938, replacing an earlier station which terminated close to Belmont Road.
- 4.49 The study site was significantly re-developed in the later part of the 20<sup>th</sup> century, with all of the existing buildings bounded by Belmont Road, Baker's Road, Cocks' Yard and the High Street being demolished. A series of new commercial buildings were constructed around the perimeter of the site, with the area enclosed by them being occupied by a large car park and electricity sub-station (Figure 11). As part of this re-development, a large basement car park was created, with a ramped entrance from Baker's Road. This new car park occupied the vast majority of the footprint of the study site (Figure 12). Of the three lanes which previously ran through the site from the High Street, only Cocks' Yard was retained. There are no records within the GLHER suggesting that any archaeological work was carried out when the site was re-developed. This is probably due to the fact that the development took place before archaeology became part of the planning process with the introduction of PPG16 in 1991.

- 4.50 Despite the major developments which have taken place in Uxbridge since the Second World War, the town still retains a substantial number of historic buildings, many of which are Listed. There are 43 Listed Buildings within the Old Uxbridge and Windsor Street Conservation Area. This CA is split into two sections, with the gap between the two being occupied by the study site and the area immediately to the south of it. The Conservation Area and Listed Buildings are discussed in detail in a separate heritage statement which has been produced in respect of the study site (Mathieson 2024).
- 4.51 Given the fact that Uxbridge continued to grow during the post-medieval period, particularly after the coming of the railway in the 1850s, it is no surprise that archaeological remains dating from this period have been found at numerous sites within the 500m study area.
- 4.52 As with the medieval period, most of the post-medieval remains have been recorded along the High Street and Windsor Street, as this is where the town initially developed.
- 4.53 Post-medieval features, including traces of former buildings, have been recorded at several sites along the length of the High Street (GLHER 113419, GLHER 137218, GLHER 171431, GLHER 105583, GLHER 144619, GLHER 159742, GLHER 142397 and GLHER 128824).
- 4.54 Further post-medieval remains have been recorded at Windsor Street (GLHER 150385, GLHER 160207 and GLHER 149675), Vine Street Station (GLHER 168684, GLHER 171858, GLHER 120356 and GLHER 101816), Chapel Street (GLHER 166025 and GLHER 141530), Harefield Road (GLHER 127110), Cross Street (GLHER 169653 and GLHER 123681) Redford Way (GLHER 131693), St Margaret's Church (GLHER 145368) and the Chimes shopping centre (GLHER 154856, GLHER 168860, GLHER 172195 and GLHER 101486).
- 4.55 One of the HER entries relates to an 'Old Burial Ground' to the south of the study site (GHLER 144262). This was opened during the Tudor period on the edge of the settlement, and closed to burials in 1855. Most of the gravestones were removed or moved to the perimeter and it is now a public garden.
- 4.56 There is another HER entry in respect of Frassnidge Park, to the west of the study site, which was opened in 1926 (GLHER 144915).
- 4.57 It is clear from historic maps that the study site was heavily developed during the post-medieval period. Initially there may have just been buildings fronting onto the High Street, based on the medieval burgage plots. As Uxbridge continued to grow, buildings subsequently occupied much of the study site. However, all of these buildings were demolished when the area was re-developed in the late 20<sup>th</sup> century. The basement car park would have removed any buried archaeological deposits. As a result, the potential for the study site to contain archaeological finds and features dating from the post-medieval period is deemed to be negligible.

#### *Historic Landscape Characterisation*

- 4.58 The Historic Landscape Characterisation Project (HLC) places the study site within an area running along much of the High Street and Windsor Street, which is labelled as "Settlement Core – Uxbridge Core".

#### *Lidar and online aerial imagery*

- 4.59 Google Earth holds aerial imagery that covers the site between 1945 and 2022. The 1945 and 1985 images are too blurred to interpret, while the subsequent

photographs show the site much as it is at present. Obviously no archaeological features are visible on any of the aerial images.

- 4.60 The Historic England Aerial Photograph Explorer holds a series of photographs which cover the site. The photographs show general city scape views of the area however they do not show evidence of archaeological activity. These photos are not reproduced in this assessment however they can be viewed online at the following link: <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>
- 4.61 The Environment Agency Lidar Programme data has not been consulted as part of this assessment. It is concluded that the developed and urban nature of the site does not support the use of Lidar for the identification of archaeological potential.

#### *Site Walkover*

- 4.62 A site visit was undertaken on 16<sup>th</sup> January 2024 when conditions were fine, and visibility was clear. There were no features of archaeological interest identified during the site visit.

#### *Past Impacts, Summary of Archaeological Potential and Assessment of Significance*

- 4.63 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits which may survive within the bounds of the proposed development site.
- 4.64 Based on the historic map evidence, it is clear that the site was heavily developed by the late 19<sup>th</sup> century, with buildings occupying the frontage onto the High Street and much of the area to the rear. Some of these buildings may have potentially dated from the late medieval period, or replaced earlier medieval structures. A major re-development of the site took place in the late 20<sup>th</sup> century, when all of the buildings were demolished. An extensive basement car park was then constructed before the current buildings were built. This development was carried out before archaeology became part of the planning process and, as a result, it appears that no archaeological fieldwork was undertaken in respect of the site.
- 4.65 The construction of the basement car park will have removed any archaeological deposits which may have been present on the site.
- 4.66 In summary, based upon the available evidence, the site is considered to have negligible potential to contain finds and features from any archaeological period.

## 5.0 Proposed Development and Potential Impact on Heritage Assets

### Site Conditions

- 5.1 The site is currently in commercial use, with a variety of shops occupying the ground floor of the existing building with offices in use on the upper floors. The centre and south of the site is occupied by a yard space in use for storage and deliveries. The yard space allows access to a basement car park.

### The Proposed Development

- 5.2 The planning application seeks full planning permission for:

*“Demolition of the existing buildings and comprehensive redevelopment of the site to provide a mixed-use development comprising hotel (Class C1), co-living (Class Sui Generis) and replacement commercial floorspace (Class E) alongside public realm improvements, including a new pocket park, basement parking and associated infrastructure.”*

### Potential Archaeological Impacts and Mitigation Measures

- 5.3 Based upon the available evidence the site is considered to have negligible potential to contain finds and features from any archaeological period. This is due to the fact that any archaeological deposits which may have been present on the site would have been removed when the present basement car park was constructed.
- 5.4 As a result, no archaeological fieldwork will be required in respect of the current planning application.

## 6.0 Summary and Conclusions

- 6.1 This archaeology desk-based assessment considers land at High Street, Uxbridge, which is proposed for re-development (Figure 1). This will include the demolition of the existing buildings followed by a comprehensive re-development of the site to provide a mixed-use development comprising hotel (Class C2), co-Living (Class Sui Generis), replacement commercial floorspace (Class E), alongside open space, landscaping and public realm improvements, basement parking and refuse.
- 6.2 A review of the available evidence has confirmed that the study site has negligible potential to contain finds and features dating from any archaeological period. This is due to the fact that any archaeological deposits which might have been present on the site will have been removed when a basement car park was constructed as part of a major re-development in the late 20<sup>th</sup> century.
- 6.3 As a result, it is unlikely that any archaeological fieldwork will be required in respect of the current planning application.

## Sources

### General

British Library

The National Archives

Greater London Historic Environment Record

### Cartographic

Joan Blaeu's Map of Middlesex 1664

Blatt's Map of Middlesex 1754

Ordnance Survey Drawing 1811

Ordnance Survey Map 1881

Ordnance Survey Map 1913

Ordnance Survey Map 1936

Ordnance Survey Map 1939

Ordnance Survey 1956

### Websites

Archaeological Data Service – [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)

British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -  
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

CUCAP - <https://www.cambridgeairphotos.com/map/>

Historic England National Heritage List for England -  
<https://www.historicengland.org.uk/listing/the-list/>

Historic England Aerial Photo Explorer - <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Historic England Aerial Archaeology Mapping Explorer -  
<https://www.arcgis.com/apps/webappviewer/index.html?id=d45dabecef5541f18255e12e5cd5f85a>

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

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Pastscape - [www.pastscape.org.uk](http://www.pastscape.org.uk)

- DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS
- Department of Communities and Local Government. 2019. Planning Practice Guidance
- Department for Communities and Local Government. 2021. National Planning Policy Framework DCLG
- Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment
- Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets
- Mathieson, J, 2024, 'High Street, Uxbridge – Heritage Statement', unpublished Orion Heritage report PN4147 HS1
- Mills, A D, 1993, *English Place-names*, Oxford

## GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius of the site was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record.

**Abbreviations:****GLHER:**

Greater London Historic Environment Record.

**Pref Ref:**

Greater London Historic Environment Record monument identification reference number

Pref Ref	Name	Period
115826	Windsor Street (Lower Palaeolithic Findspot)	[17318] Lower Palaeolithic
143095	Uxbridge (Palaeolithic Findspot)	[17288] Palaeolithic
136552	Harefield Road (Mesolithic Occupation Site)	[17262] Mesolithic
113037	126 High Street (Late Mesolithic Findspot)	[17356] Late Mesolithic, [17254] Middle Neolithic
126337	Site 5 (Prehistoric Findspot)	[17277] Prehistoric
113128	20 High Street Of (Prehistoric Pit)	[17277] Prehistoric
116920	Former Jewsons (Prehistoric Structure)	[17277] Prehistoric
103913	The Chimes (Bronze Age Field System)	[17269] Bronze Age, [17269] Bronze Age
103747	Vine Street Station (Bronze Age Ditch, Gully, Post Hole & Pit)	[17345] Early Bronze Age, [17328] Middle Bronze Age, [17269] Bronze Age, [17325] Early Iron Age, [17269] Bronze Age, [17325] Early Iron Age
129140	Harefield Road (Middle Bronze Age Ditch)	[17328] Middle Bronze Age, [17366] Late Bronze Age
120498	5-6 High Street (Late Bronze Age Pit & Gully)	[17366] Late Bronze Age, [17325] Early Iron Age
135787	1-2 Windsor Street (Late Bronze Age Ditch)	[17366] Late Bronze Age, [17325] Early Iron Age
104641	15-17 High Street (Late Bronze Age Gully & Hollow)	[17366] Late Bronze Age, [17325] Early Iron Age
117310	Harefield Road (Late Bronze Age Structure)	[17366] Late Bronze Age, [17325] Early Iron Age
148731	Vine Street Station (Early Iron Age Buried Soil Horizon)	[17325] Early Iron Age, [17285] Stuart
130309	High Street (Roman Road & Causeway)	[17260] Roman, [17390] Early Medieval, [17296] Medieval

Pref Ref	Name	Period
103020	High Street (Medieval Well & Pit)	[17296] Medieval
109001	137 High Street (Medieval Building)	[17296] Medieval
106150	137 High Street (Medieval Floor)	[17296] Medieval
136357	Site 5 (Medieval Findspot)	[17296] Medieval
105275	20 High Street (Medieval Building)	[17296] Medieval, [17301] High Medieval, [17340] Tudor, [17380] 13th Century, [17324] 15th Century, [17358] Late Medieval, [17340] Tudor, [17358] Late Medieval, [17340] Tudor
109990	137 High Street (Medieval Building)	[17296] Medieval
121706	High Street (High Medieval Settlement)	[17301] High Medieval, [17340] Tudor
150230	5-6 High Street (High Medieval Pit)	[17301] High Medieval, [17340] Tudor, [17380] 13th Century, [17324] 15th Century
150277	Site 9 (High Medieval Tenement & Occupation Site)	[17301] High Medieval, [17256] Elizabethan, [17380] 13th Century, [17386] 16th Century
151098	1-2 Windsor Street (High Medieval Buried Soil Horizon)	[17301] High Medieval, [17358] Late Medieval, [17347] 12th Century, [17380] 13th Century, [17301] High Medieval, [17358] Late Medieval, [17358] Late Medieval, [17358] Late Medieval, [17340] Tudor, [17358] Late Medieval, [17285] Stuart, [17358] Late Medieval
114909	15-17 High Street (High Medieval Gully)	[17301] High Medieval, [17358] Late Medieval, [17301] High Medieval, [17358] Late Medieval, [17380] 13th Century, [17301] High Medieval, [17358] Late Medieval, [17380] 13th Century, [17301] High Medieval, [17340] Tudor, [17358] Late Medieval, [17358] Late
122505	126 High Street (High Medieval Findspot)	[17301] High Medieval, [17340] Tudor, [17380] 13th Century, [17324] 15th Century
103355	The Chimes (High Medieval Buried Land Surface)	[17301] High Medieval, [17296] Medieval, [17301] High Medieval, [17358] Late Medieval, [17380] 13th Century, [17358] Late Medieval, [17340] Tudor, [17358] Late Medieval, [17340] Tudor

Pref Ref	Name	Period
105583	126 High Street (Restoration Courtyard)	[17289] Restoration, [17367] Georgian, [17364] 18th Century, [17289] Restoration, [17367] Georgian, [17364] 18th Century
101816	Vine Street Station (Post Medieval Post Hole & Pit)	[17257] Post Medieval
137218	15-17 High Street (Tudor Alley)	[17340] Tudor, [17344] Interwar, [17340] Tudor, [17395] Late 20th Century, [17340] Tudor, [17395] Late 20th Century, [17257] Post Medieval, [17375] 20th Century
149675	1-2 Windsor Street (Elizabethan Inn)	[17256] Elizabethan, [17395] Late 20th Century, [17395] Late 20th Century
141530	30-34 Chapel Street (Post Medieval Rubbish Pit & Gully)	[17340] Tudor, [17367] Georgian, [17257] Post Medieval, [17289] Restoration, [17367] Georgian, [17364] 18th Century
101486	The Chimes (Post Medieval Alley)	[17257] Post Medieval, [17308] 17th Century, [17364] 18th Century, [17326] 19th Century, [17257] Post Medieval, [17308] 17th Century, [17364] 18th Century, [17326] 19th Century, [17257] Post Medieval, [17308] 17th Century, [17364] 18th Century, [17326] 19
120356	Vine Street Station (Georgian Layer)	[17367] Georgian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17395] Late 20th Century, [17395] Late 20th Century
144262	The Old Burial Ground (Tudor Cemetery)	[17340] Tudor, [17314] Victorian, [17314] Victorian, [17314] Victorian, [17266] Early 20th Century
113419	Harman's Brewery (Georgian Brewery)	[17367] Georgian, [17332] Mid 20th Century
127110	8-10 Harefield Road (Georgian Villa)	[17367] Georgian, [17395] Late 20th Century
123681	Cross St (Post Medieval Drain)	[17257] Post Medieval
145368	St Margarets Church (Post Medieval Vault)	[17257] Post Medieval
144619	Site 6 (Post Medieval Inn)	[17257] Post Medieval
142397	Site 5 (Post Medieval House)	[17257] Post Medieval

Pref Ref	Name	Period
150385	Windsor St (Post Medieval Workhouse & Cellar)	[17257] Post Medieval
128824	163 High Street (Post Medieval Bakery & Yard)	[17257] Post Medieval
131693	Redford Way (Post Medieval Vault)	[17257] Post Medieval
144915	Fassnidge Park (Early 20th Century Commemorative Garden)	[17266] Early 20th Century, [17266] Early 20th Century, [17266] Early 20th Century, [17266] Early 20th Century

## GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the GLHER within the 500m study area.

**Abbreviations:****GLHER:**

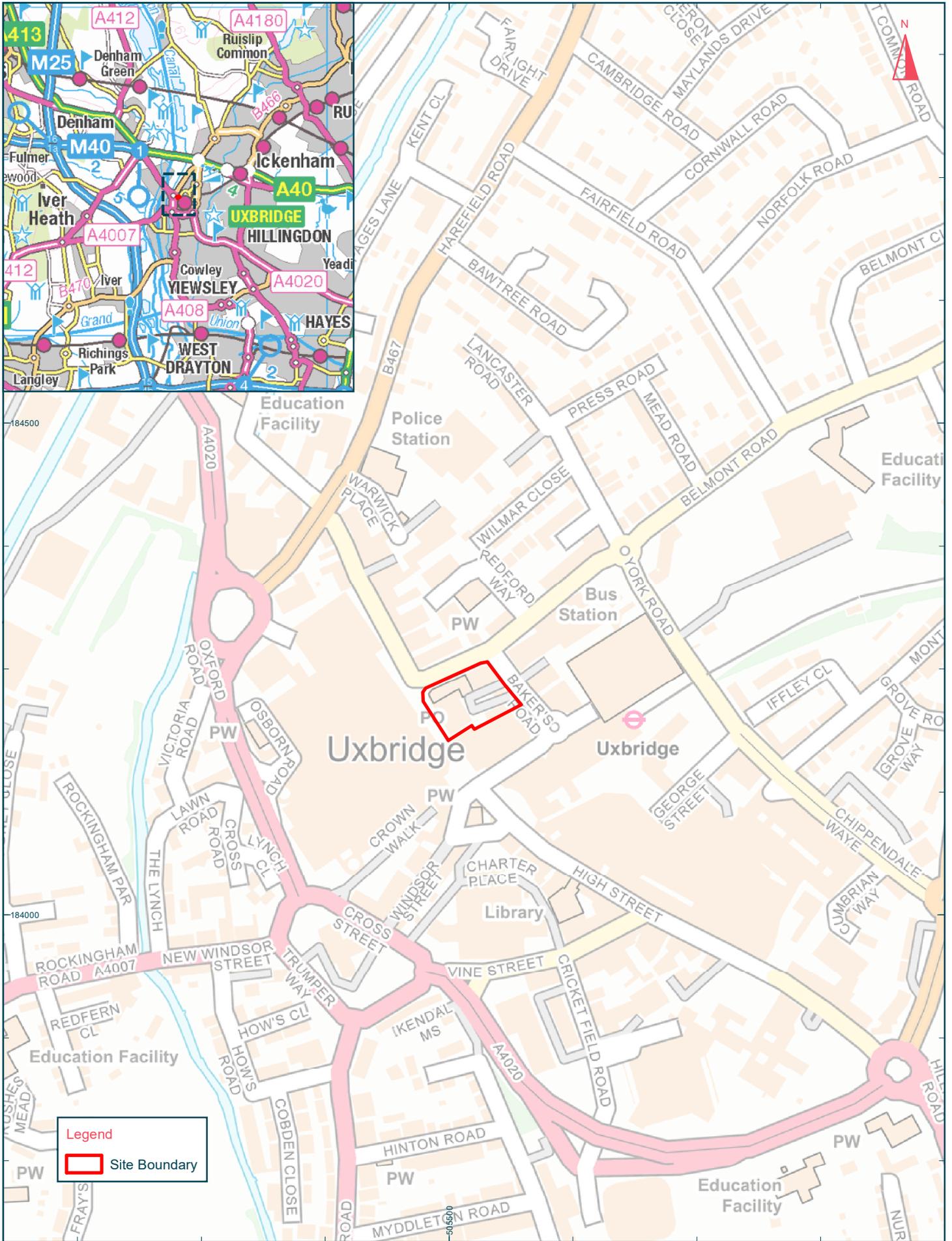
Greater London Historic Environment Record

**Event Number:**

Greater London Historic Environment Record event identification reference number

Event Reference	Name
163914	Trial Trench at 33-37 Belmont Road
167375	Desk Based Assessment at Woodbridge House
164675	Evaluation at 9 Belmont Road
167558	Open Area Excavation at 15-17 High Street
168860	Open Area Excavation at 194-195 High Street
165531	Trial Trench at 5-6 High Street
166623	Desk Based Assessment at 33-37 Belmont Road
153959	Watching Brief at 149-150 High Street
154856	Excavation at High Street
156018	Desk Based Assessment at Fassnidge Memorial Hall
170990	Watching Brief at Coleham House
171676	Desk Based Assessment at The Cedars
171810	Desk Based Assessment at Woodbridge House almshouses
171858	Trial Trench at Vine Street Station
171914	Desk Based Assessment at 7-12 Vine Street
170194	Trial Trench at 66 High Street
172063	Desk Based Assessment at Randall's Department Store
172195	Test Pit at 175-222 High Street

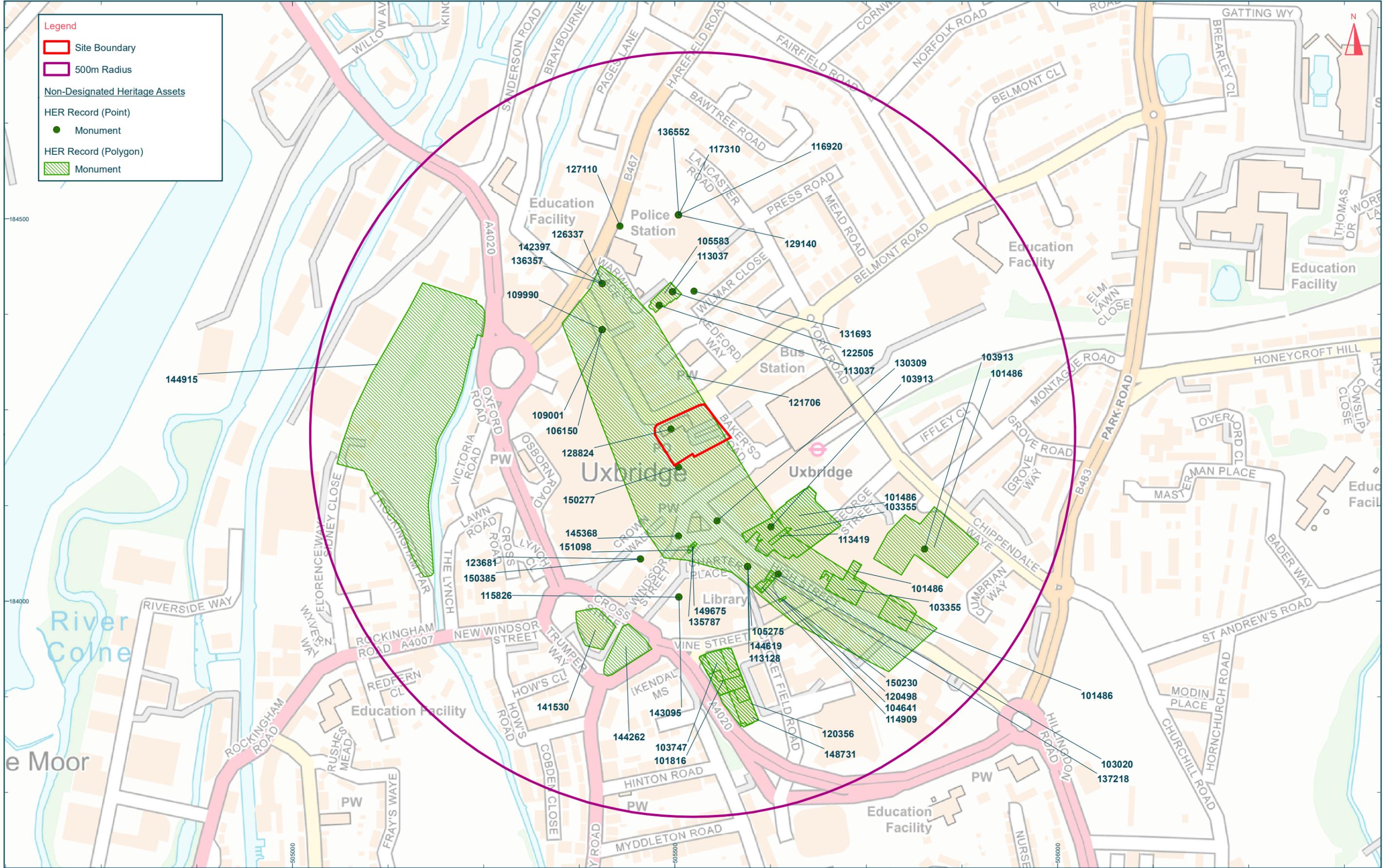
Event Reference	Name
166025	Trial Trench at 30-34 Chapel Street
168684	Excavation at Vine Street Station
160371	Desk Based Assessment at 25-30 Bakers Road
160207	Trial Trench at 1-2 Windsor Street
162582	Trial Trench at Former Jewson Yard
163924	Desk Based Assessment at Harefield Road Uxbridge
156869	Desk Based Assessment at 23 Wilmar Close
157095	Trial Trench at 17 Lancaster Road
2E+05	Test Pit at Woodbridge House
155607	Desk Based Assessment at 122-123 High Street
156578	Desk Based Assessment at Randalls Department Store
158938	Building Survey at 15-17 High Street
162447	Building Survey at Woodbridge House
171349	Evaluation at 122-123 High Street, Uxbridge
159742	Trial Trench at 118 High Street
169653	Evaluation at Cross Street
171431	Trial Trench at 126 High Street
171639	Open Area Excavation at 155-156 High Street
163457	Excavation at 137 High Street
152325	Open Area Excavation at 20 High Street



**Title:**  
Figure 1: Site Location  
**Address:**  
High Street, Uxbridge

Scale at A4: 1:5,000



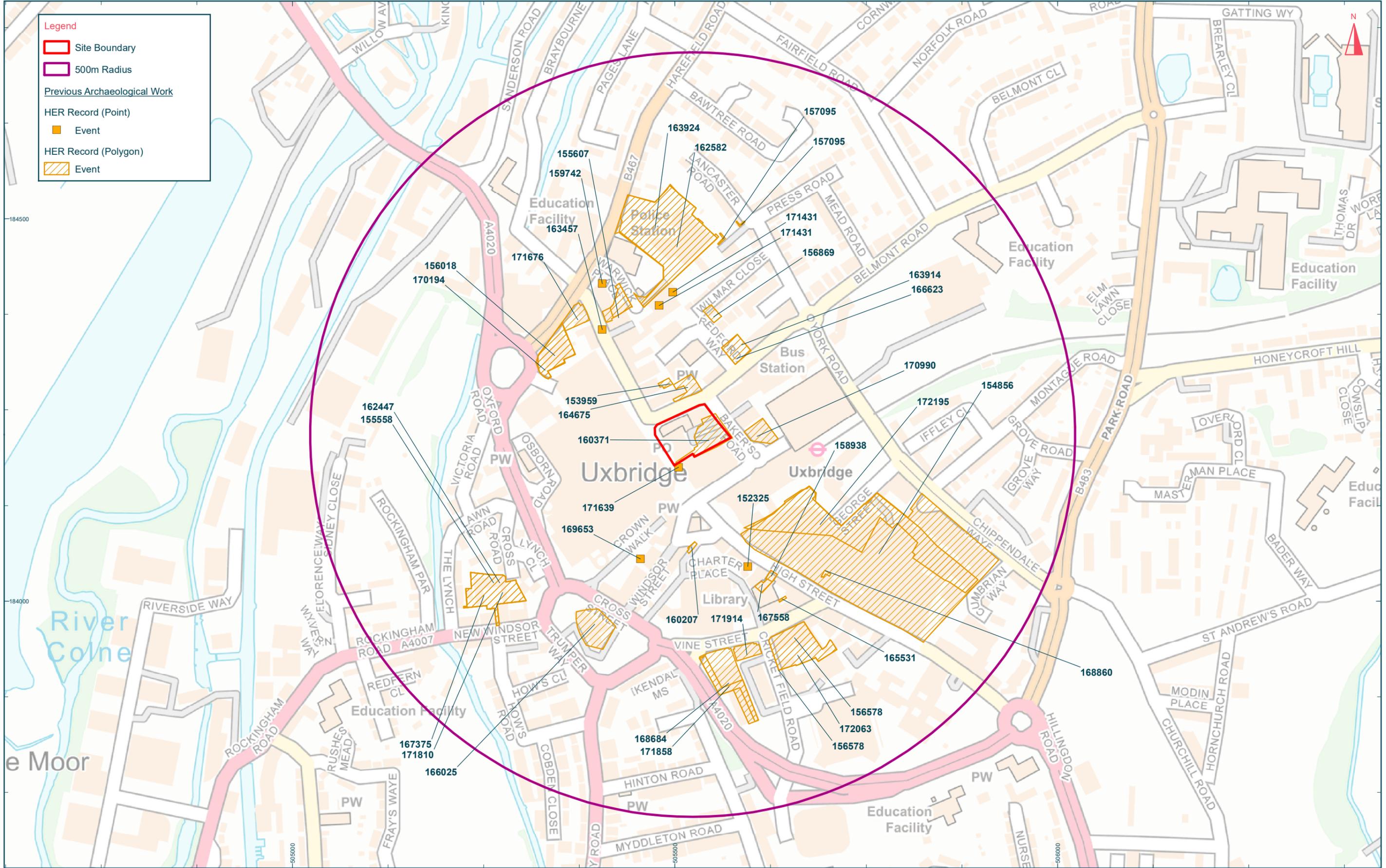


**Title:**  
Figure 2a: HER Monuments Data  
**Address:**  
High Street, Uxbridge

Scale at A3: 1:4,500  
0 150m



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**Title:**  
Figure 2b: HER Events Data  
**Address:**  
High Street, Uxbridge

Scale at A3: 1:4,500  
0 150m

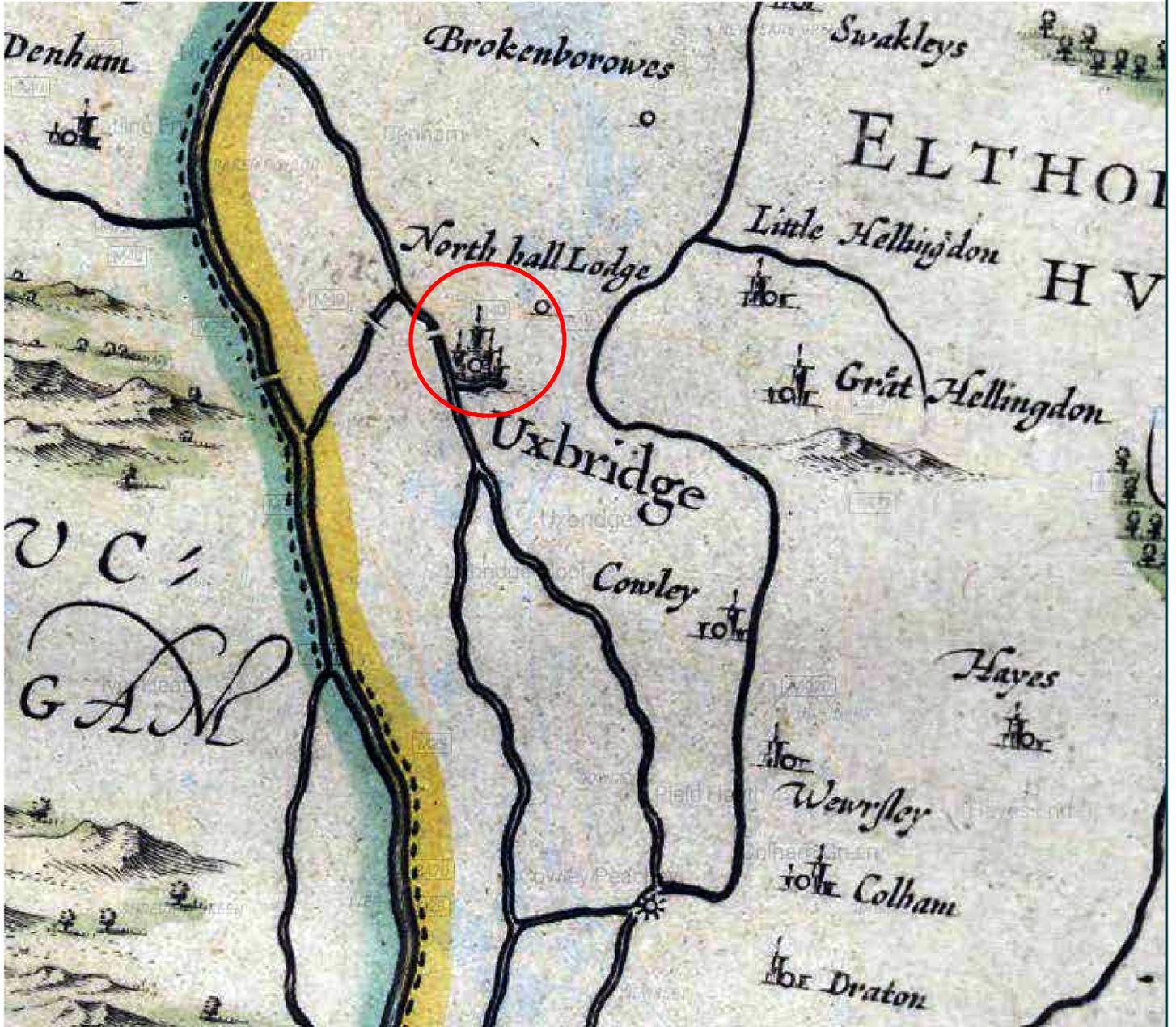


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Legend

 Approximate Site Location

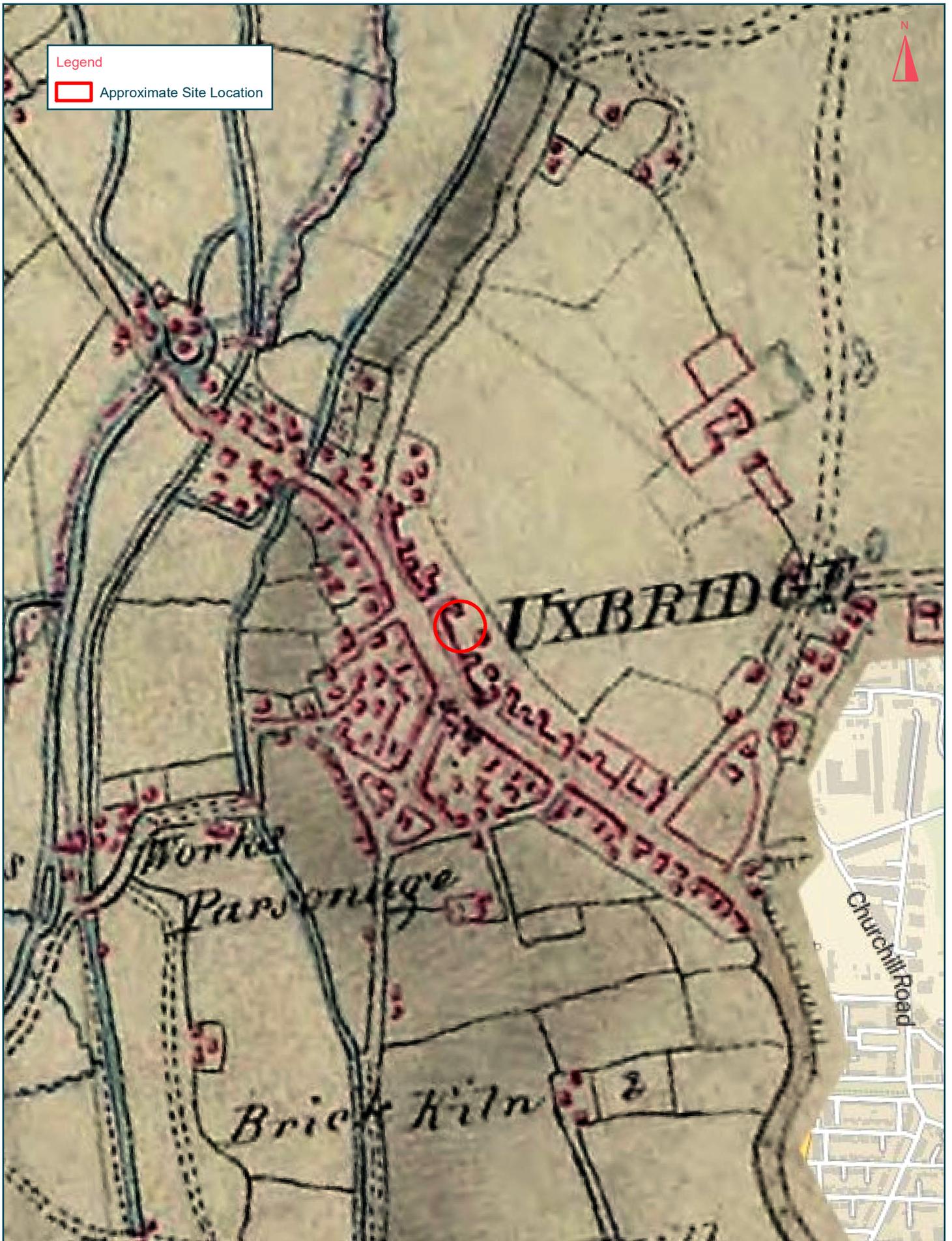


**Title:**  
Figure 3: Joan Blaeu's Map of Middlesex 1664  
**Address:**  
High Street, Uxbridge

Not to scale.



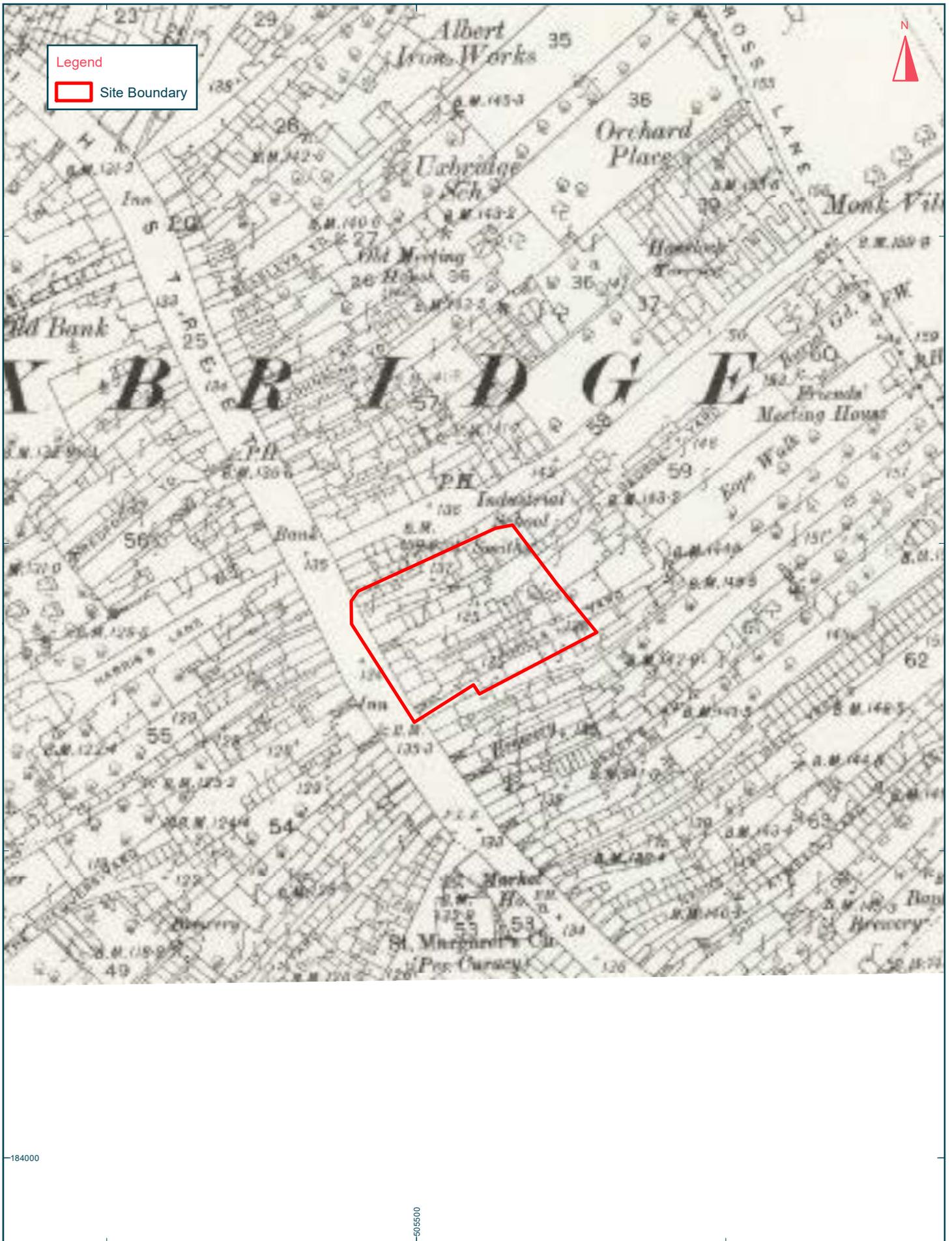




**Title:**  
Figure 5: Ordnance Survey Drawing 1811  
**Address:**  
High Street, Uxbridge

Not to scale.

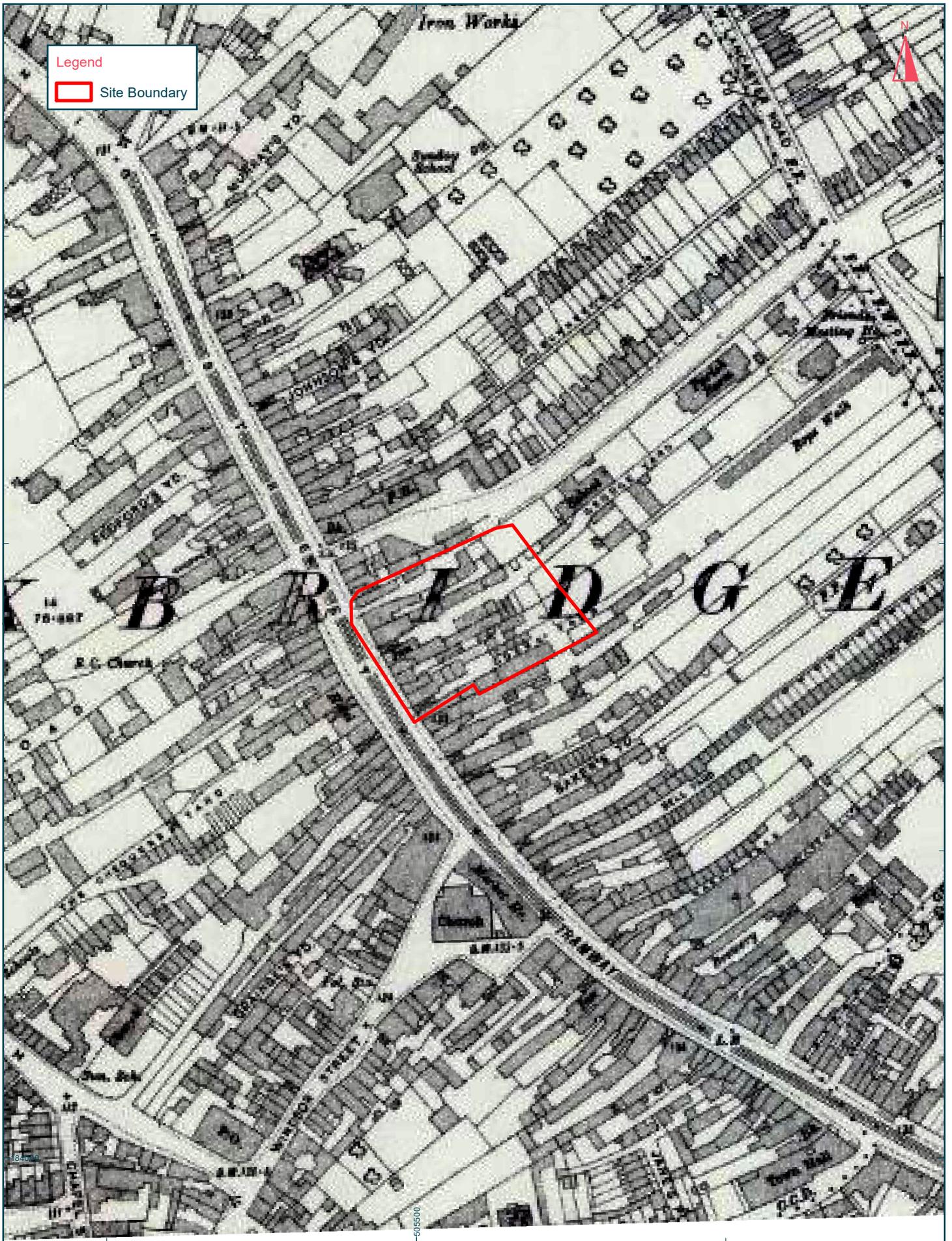




**Title:**  
 Figure 6: Ordnance Survey Map 1881  
**Address:**  
 High Street, Uxbridge

Scale at A4: 1:2,000

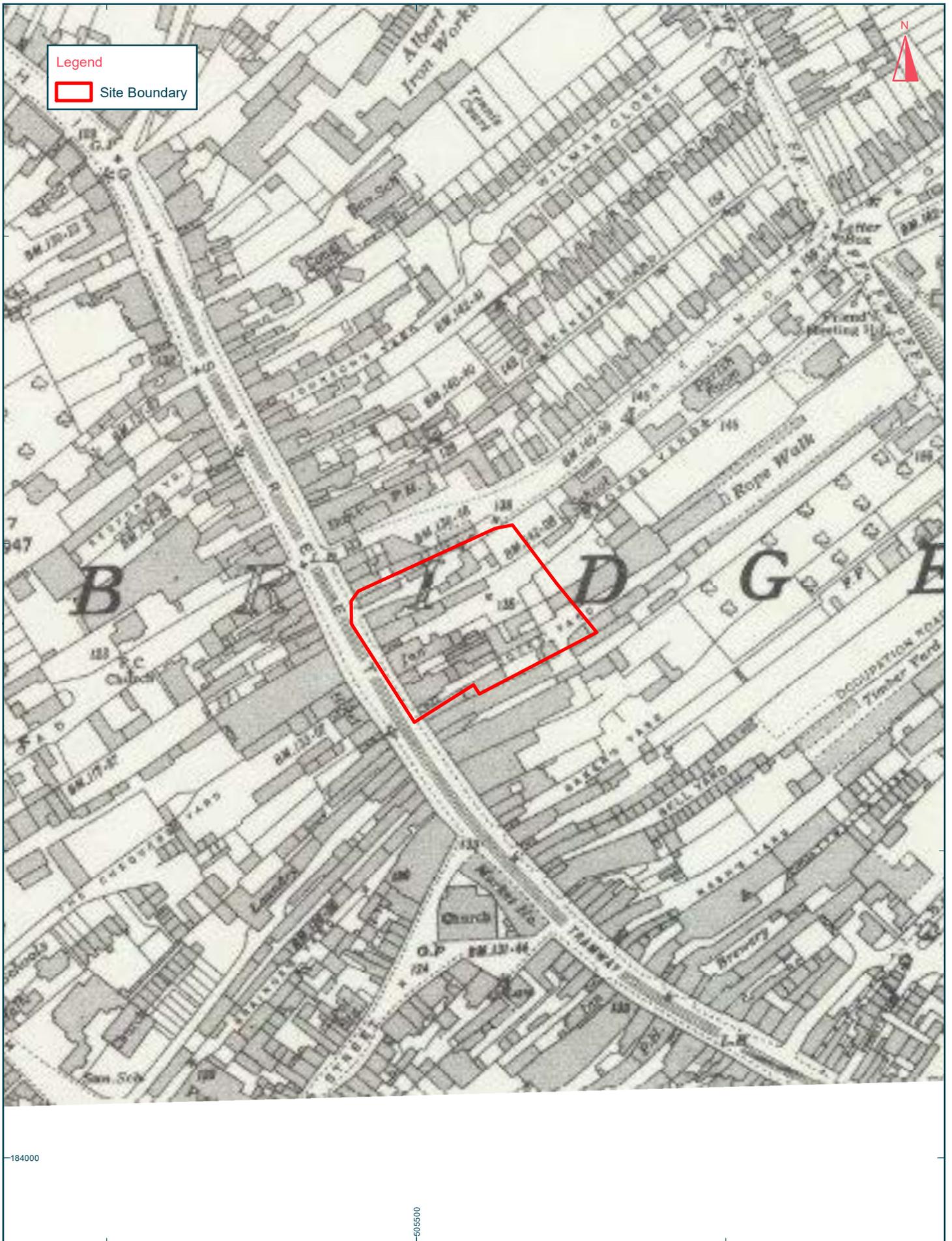




**Title:**  
 Figure 7: Ordnance Survey Map 1913  
**Address:**  
 High Street, Uxbridge

Scale at A4: 1:2,000  
 0 50m





**Title:**  
 Figure 8: Ordnance Survey Map 1936  
**Address:**  
 High Street, Uxbridge

Scale at A4: 1:2,000





**Title:**  
Figure 9: Ordnance Survey Map 1939  
**Address:**  
High Street, Uxbridge

Scale at A4: 1:2,000  
0 50m





**Title:**  
Figure 10: Ordnance Survey 1956  
**Address:**  
High Street, Uxbridge

Scale at A4: 1:2,000  
0 50m





**Legend**

 Site Boundary



**Title:**  
Figure 11: Ordnance Survey Map 2023

**Address:**  
High Street, Uxbridge

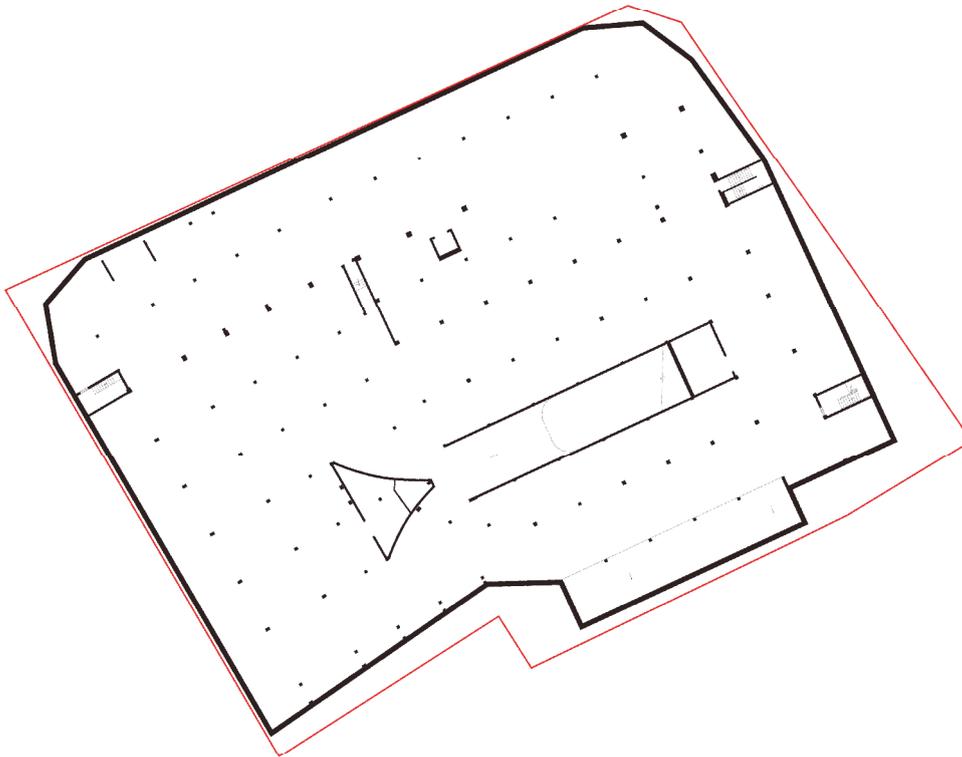
Scale at A4: 1:750





Legend

 Site Boundary



505500

**Title:**  
Figure 12: Plan showing the extent of the existing basement  
**Address:**  
High Street, Uxbridge

Scale at A4: 1:750

