

Heritage Assessment



**The Orchard
Ickenham
Ruislip
HA4 7DW**

On behalf of

Lidl GB

**June 2024
(Updated February 2025)**

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Cover: View north showing the south-facing elevation of the Orchard.

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1 Executive Summary

Border Archaeology (BA) has undertaken a Heritage Assessment of a proposed development at The Orchard, Ickenham Road, Ruislip HA4 7DW. The results of the assessment are summarised thus:

The Orchard: The impact of the proposed works on this non-designated heritage asset has been assessed as **Moderate to Large**. This assessment reflects the **Medium** significance of the building considered against the magnitude of impact, assessed as **Major**. The proposals indicate that the Orchard will be demolished, resulting in the loss of an unlisted early 20th century public house with historical connections to the RAF Northolt and 303 Squadron, a Polish wartime fighter squadron who served with distinction during the Battle of Britain in 1940. The Orchard was the favoured public house for the squadron and pilots of other nationalities serving at RAF Northolt during the Second World War. The building, despite extensive late 20th century alterations, represents an important landmark within the Ruislip Village Conservation Area and still retains some of its historic character and may be regarded as a non-designated heritage asset. Its connection with the 303 Squadron and RAF Northolt further enhances its historical significance. Its demolition and replacement with the proposed retail unit would result in the loss of an historic public house and a change to the character of the wider area.

The White Bear Public House: The overall impact of the proposed works the White Bear public house can be assessed as **Moderate to Large**, reflecting its **High** significance as Grade II listed building of 18th century date, considered against the magnitude of impact, assessed as **Moderate**. The Orchard forms an element of the setting of this public house, featuring prominently in the view looking north from the White Bear. The demolition of the Orchard and the construction of the proposed retail unit would consequently result in significant change in the setting of the designated heritage asset.

Orchard Cottage: The overall impact of the proposed works on the Retreat Cottage has been assessed as **Neutral**, reflecting the **High** significance of this Grade II listed building, cross-referenced against the magnitude of impact, assessed as **No Change**. There is no intervisibility between this heritage asset and the proposed development site.

Laurel, Primrose and Tudor Cottage: The overall impact of the proposed works on this heritage asset has been assessed as **Neutral**, reflecting the **High** significance of these Grade II listed buildings, cross-referenced against the magnitude of impact, assessed as **No Change**. There is no intervisibility between these heritage assets and the proposed development site, meaning there will be no effect on the setting them.

Ruislip Village Conservation Area: The overall impact of the proposed works on the Conservation Area has been assessed as **Moderate to Large**, reflecting its **High** significance, cross-referenced against the magnitude of impact, which has been assessed as **Moderate**. The Orchard is located within Area 3 of the Ruislip Village CA and represents a prominent landmark within the surrounding streetscape. The building, though altered, has retained some of its original features (particularly in its south-facing elevation) and thus contributes positively to the historic character of the area. Its removal would mean the loss of an important local landmark and a change to the character of the CA. This proposed replacement of the Orchard with a commercial retail unit would also represent a dissonant feature within the Ruislip Village CA which has a residential 'Garden Suburb' character. However, it has also been considered that modern alterations to the Orchard have detracted somewhat from its historic character and that

the building is partially masked by the hedges that presently surround the building. However, the proposals would nevertheless result a noticeable and permanent change to the setting of the CA, resulting in the removal of a locally important landmark.

Fiveways: The overall impact of the proposed works on this Conservation Area has been assessed as **Moderate to Large**, reflecting the **Medium** significance of the asset as a locally listed early 20th century detached house, prominently situated within the Ruislip Village CA, cross-referenced against the magnitude of impact, which has been assessed as **Major**. This locally listed buildings represent an important example of the visual character of buildings in the Ruislip Village Conservation Area that's setting is defined by similar buildings and the Orchard. The demolition of the Orchard would mean a change to the setting of this heritage asset, which would then be further altered by the development of the proposed retail unit.

Spitfire and 303 Squadron Memorial: The overall impact of the proposed works on this asset can be assessed as **Moderate to Large**, reflecting its **Medium to High** significance as a locally listed war memorial, considered against the magnitude of impact, assessed as **Major**. Much of the significance of this memorial is gained through its historical associations with the 303 Squadron and other wartime pilots serving at RAF Northolt who frequented The Orchard. A significant squadron, 303 were one of only two Polish fighter squadrons to take part in the Battle of Britain and continued to serve the Allied effort throughout the war. The memorial commemorates the airmen and officer of the squadron in a location that was so well-known to many of them. The demolition of the Orchard Hotel would thus inevitably detract from the

Overall Conclusion: The overall impact of the proposed alterations in heritage terms, has been assessed as **Moderate to Large**. This assessment primarily reflects the fact that the proposals will entail the demolition of the Orchard Hotel, an early 20th century public house occupying a prominent position within the Ruislip Conservation Area with historic connections to the important Polish wartime 303 Squadron. The demolition of the Orchard and the development of modern retail premises on the site would dramatically alter the settings of several heritage assets including the Ruislip Village Conservation Area, designated due to its leafy residential 'Garden Suburb' character, and the White Bear public house, a Grade II listed building overlooking the site.

This assessment acknowledges the extensive modern alterations to the Orchard and its lesser prominence due to the height of hedges surrounding it. However, the modern alterations have mainly occurred to the rear and sides of the Orchard, leaving the principal elevation intact, which still retains its historic character and appearance. Whilst hedges do obscure views of the Orchard from Ickenham Road, it remains a highly legible feature within the CA, occupying a prominent corner plot at the junction of Sharps Lane, Church Avenue, Ickenham Road and Kingsend. As such, its demolition and the construction of the proposed retail unit would mark a significant departure in terms of both architectural style and from the current setting/character of the conservation area, from residential to commercial.

In order to reduce potential heritage impacts, it is suggested that consideration could be given to the following:

It is respectfully suggested that an Archaeological Historic Building Recording (ASBR) should be undertaken on The Orchard to Historic England Level 3 or 4, to produce a suitably comprehensive record of the building and its setting prior to any development.

Finally, the construction of a memorial garden for the relocated Spitfire memorial and provision of appropriate information boards would help to enhance public appreciation of the memorial, its significant wartime associations with the Battle of Britain and its local connection to the Orchard Hotel.

2 Introduction

Border Archaeology (BA) has been instructed by Rapleys on behalf of Lidl GB to undertake a Heritage Assessment of a proposed retail development on the site of The Orchard, Ickenham Road, Ruislip HA4 7DW. In brief, the works involve the demolition of the Orchard public house and the development of a retail unit with associated car park. The Spitfire and 303 Squadron Memorial will also be moved from its current location to a proposed memorial garden in the S portion of the site.

3 Site Location

The site (NGR: TQ 08820 87168; *fig. 1*) is currently occupied by the Orchard, a public house and hotel that is currently closed, and occupies a roughly triangular plot. This plot is formed by Sharps Lane to the W, Church Avenue and Ickenham Road to the E and a series of trees and hedges to the N. The site is approximately 0.646ha in size and is located to approximately 500m SSW of the centre of Ruislip.

The Orchard, assessed for the purpose of this report as an undesignated heritage asset, is at its core an early 20th century former public house with significant later alterations and additions to its rear (the N). To the N and NE of the building is a car park to which the primary access is located near to the junction between Ickenham Road and Church Avenue. The S area of the site acted as a beer garden for the public house.

The site lies within the Ruislip Village Conservation Area (CA; *fig. 2*); the CA has been split into three areas of which it is located in Area Three. Area Three of the CA is defined by a 'Garden Suburb' character, a result of development mainly occurring between the 1910s and 1930s. The wider CA contains examples of early post-medieval buildings, some dating to the 16th century, as well as later 17th, 18th and 19th century buildings.

3.1 Soils & Geology

The British Geological Survey (BGS) records only bedrock geology of the London Clay Formation, a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period with no superficial deposits recorded (BGS 2024).



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Site Boundary

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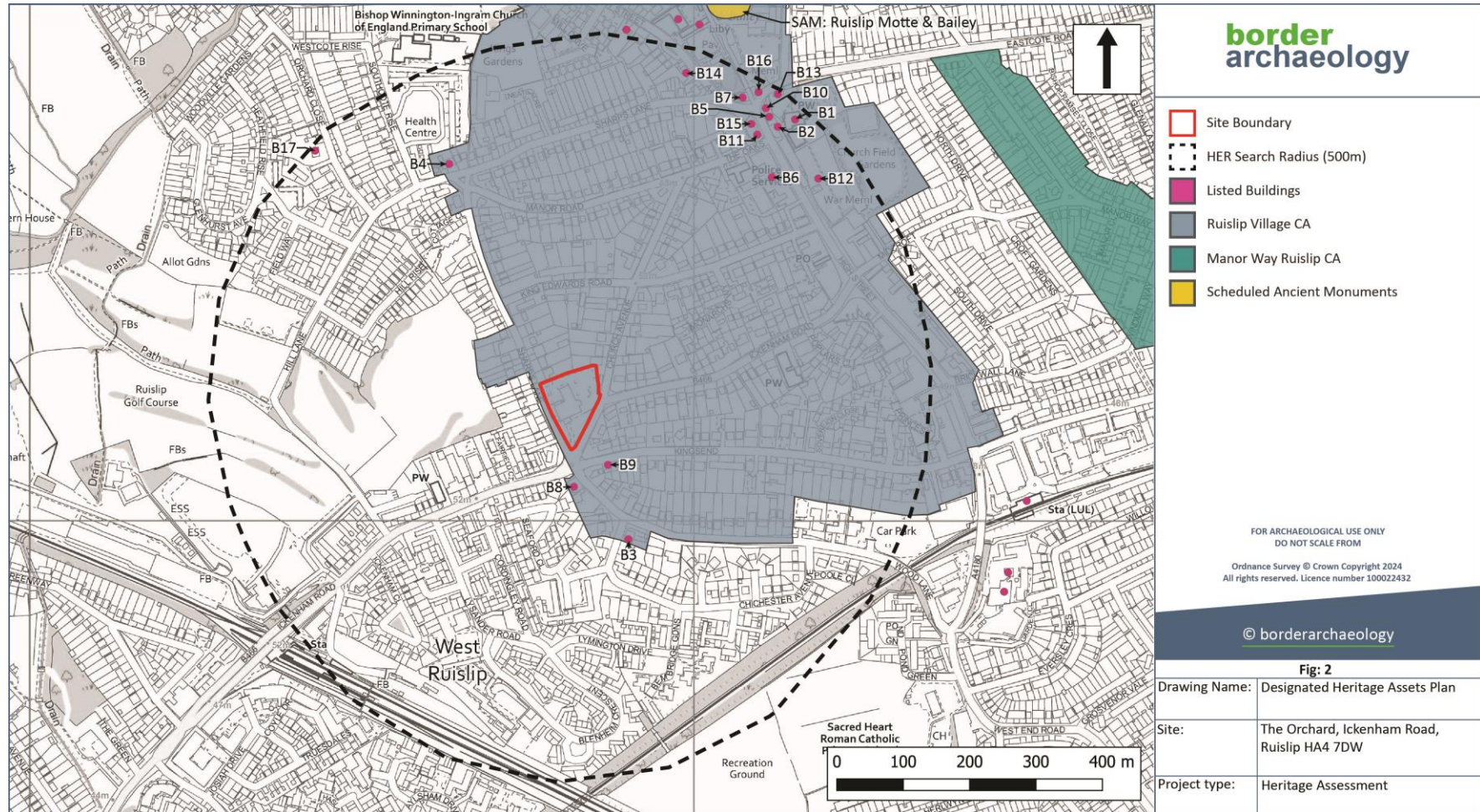
Fig. 1

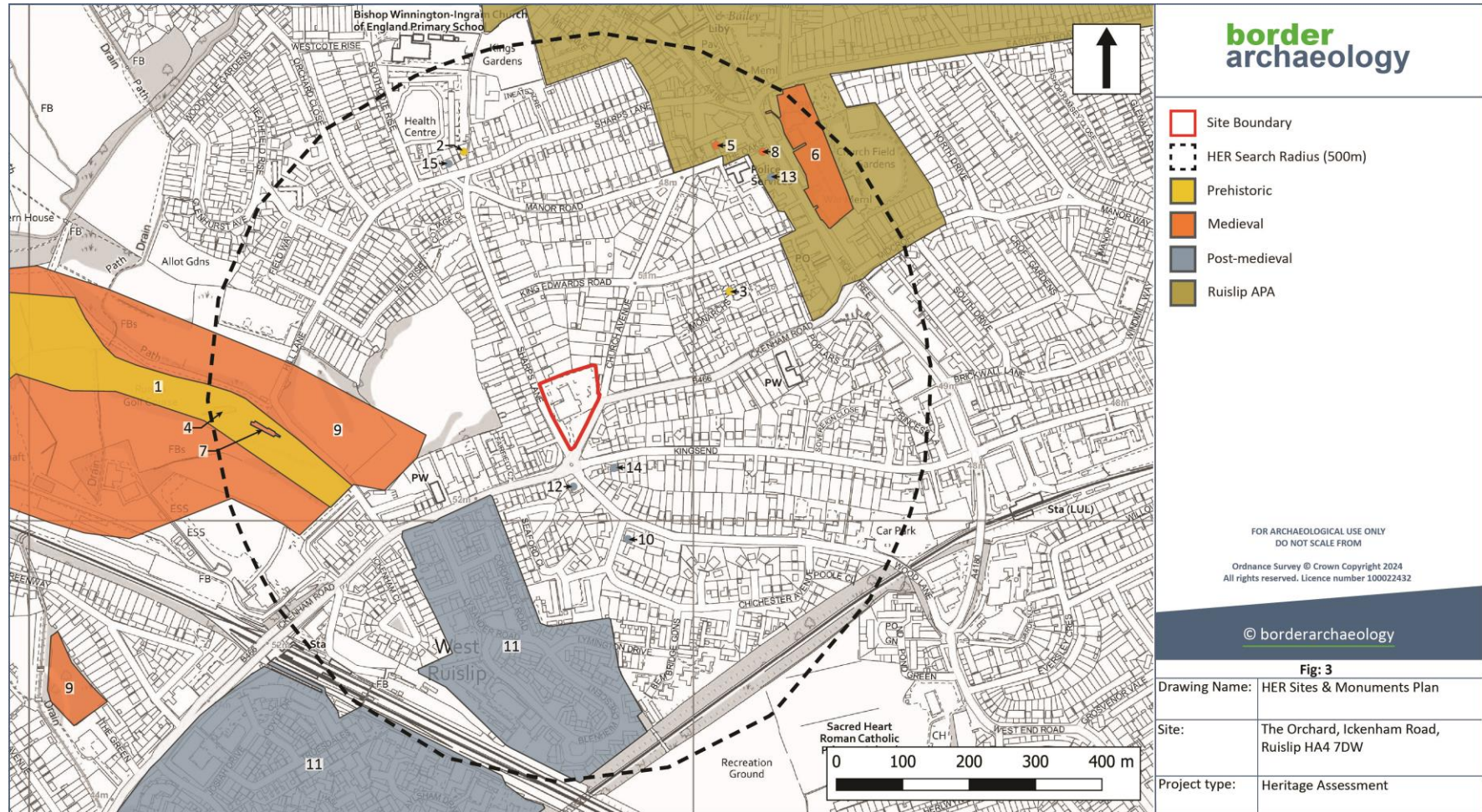
Drawing Name: Site Location Plan

Site: The Orchard, Ickenham Road,
Ruislip HA4 7DW

Project type: Heritage Assessment

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4 Methodology

4.1 Aims & Objectives

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

4.2 Legislative Framework

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

Chapter 16 para. 200 states that: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

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

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

With regard to non-designated heritage assets, the following sections in the NPPF are of relevance. Chapter 16 para. 209 states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

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

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

Policy HE1: Heritage

The Council will:

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

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

Policy DMHB 1: Heritage Assets

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

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

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

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2: Listed Buildings

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

Policy DMHB 3: Locally Listed Buildings

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy DMHB 4: Conservation Areas

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

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

Policy DMHB 5: Areas of Special Local Character

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

Policy DMHB 7: Archaeological Priority Areas and Archaeological Priority Zones

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

Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes

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

Policy DMHB 9:

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

4.1 Criteria

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

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

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

1/ Identification of the Heritage Assets and their Associated Settings

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

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

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

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

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

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

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

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

Consideration was given to key attributes of the proposed development in terms of:

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

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

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

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

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

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

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

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

4.4 Consultation of Records relating to Archaeological & Built Heritage Assets

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

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

- Consultation of the Greater London Historic Environment Record (HER). The Greater London Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys.
- Historic England (National Heritage List for England) – information on statutory designations including scheduled monuments, registered parks and gardens, listed buildings and identified Heritage at Risk.
- Readily available collections of cartographic and documentary records, including census returns, post office directories and historic maps and photographs were consulted using records held by the National Archives, Hillingdon Museum and Archives and the British Library.
- A site visit was carried out and photos obtained of the exterior of the building and its setting from key vantage points (Plates 4-19).

5 Heritage Assessment

5.1 Site Specific Historical Background

Prehistoric activity is recorded within the vicinity of the site on the Greater London HER, the closest recorded findspot being a lithic flake (MLO2672) found c.230m NE of the site. Further flint implements (MLO2665) were found around 330m to the N of the site. More significant evidence of prehistoric activity was encountered around 590m W (centred) of the site at the West Ruislip Golf Course. A series of gullies, ditches, pits and a boundary ditch (MLO113597) were found in this area along with a Bronze Age cremation cemetery (MLO118680). These points to the area W of the site being may represent a settlement centre during the Bronze Age, and perhaps a wider time-frame during the prehistoric period.

Little Romano-British activity is documented within the designated study area, based on consultation of the Greater London HER.

Ruislip appears as *Rislepe* in Domesday and is held by Arnulf de Hesdin in demesne, it was previously held by Wulfhard the White from King Edward in 1066 and had a value to its lord of £20 in 1086. The name itself derives Old English and meant 'rush leaping place' from *risc* (a rush or place of rushes) and *hlēp* (a leap, jump, part of a fence for animals to jump over or a sudden drop). A motte and bailey castle was built in Ruislip, some 730m N, shortly after the Norman Conquest. Arnulf de Hesdin gave the manor to Bec Abbey shortly after Domesday, and by the 12th century a cell had been established there. Documentary evidence from 1294, 1324 and 1336 show that the Ruislip Priory, as it had become, was the centre of a large demesne devoted to arable land which may have included the site. The priory was dissolved in 1404 and was subsequently passed between several different owners, and was eventually converted into a farm in the same century (Bolton 1971).

During the early post-medieval period, it appears that the site remained as undeveloped agricultural land to the S of the main settlement of Ruislip. It is likely that during this period that was an increase in rural settlement in this area. John Rocque's 1754 map of Middlesex (*fig. 12*) gives a relatively generic but still useful depiction of the area. Rocque's map indicates that there was a minor focus of settlement at the convergence of the Ickenham Road and Sharps Lane and buildings are depicted to the E and W of the site which was under pasture or orchard during this period. The buildings to the W of the site may represent Kingsend Farm, a farmstead which gave its name to the surrounding hamlet of Kingsend. Whilst the detail of the map is somewhat schematic, it is apparent that the proposal site lay within a small, dispersed agricultural settlement to the S of the main settlement of Ruislip.

An OS Surveyor's drawing of 1807 (*fig. 13*) shows the site lying within a smaller enclosed field to the N of a road, later to become Ickenham Road. The wider area is labelled as Kingsend, reflecting the farm to the W of the site. A series of buildings are shown to the immediate S of the site, one of these is likely to be the White Bear public house, however the detail is not such that exact conclusions can be drawn. There is some development in the wider area, including of Ruislip to the NE, however, the area is still largely agricultural in character and consists mainly of farms surrounded by fields.

The Ordnance Survey (OS) 1868 1st Edition 6-inch map (*fig. 14*) shows the pattern of roads as roughly resembling its present layout except for Kingsend Road. The buildings to W of the site shown on Rocque's map and the surveyor's map are now shown in more detail and consist of a series of four properties. To the S, the White Bear public house (List Entry: 1180855) is depicted and occupies the same plot as today. Other plots are also shown to the S, though these have since been replaced. The site itself is shown as occupied by an orchard, from which the name of the later public house/hotel was derived. It is likely that the orchard was linked to the farm to the immediate W. The wider context is still defined by agricultural land.

The OS 1896 2nd Edition 25-inch map (*fig. 15*) only depicts a few changes. These include a series of pools/ponds in the area surrounding the site and the White Bear is for the first time labelled as a public house. The farm to the W is for the first time labelled as Kingsend and whilst agriculture still largely defines the surrounding context, some piecemeal development is evident.

The OS 3rd Edition 25-inch map of 1914 (*fig. 16*) is the first to show building activity within the site, though it is still largely occupied by an orchard. Photographic evidence from the earlier 20th century (*Plate 1*) shows that the development was a small single storey building with a veranda to the S and wrapping around part of the W and E sides. This building served as a café/eatery and had what appears to have been a stable to the NW. This is the first development on the site though it is unclear exactly when it was constructed, though given the dates of the maps it is clear it was some point between 1896 and 1914. This Orchard was opened in 1905 by Alice Elizabeth Raymont who owned it until the 1920s, when it was sold. The wider area shows signs of more development, especially to the N where a series of detached and semi-detached houses have been built. Kingsend Road had also been laid out by this point, with a noticeable growth in residential development in the surrounding locality with houses laid out in a 'Garden Suburb' style to designs by Messrs J. and A. Soutar on behalf of the landowners, Kings College Cambridge.



*Plate 1: The Orchard Bungalow, photographed in the late 19th/early 20th century.
(Reproduced by courtesy of Ruislip Online)*

The OS 1936 4th edition 25-inch map (*fig. 17*) depicts further changes, with the Orchard bungalow being incorporated into the larger public house. The Orchard now consists of a main, roughly rectangular building with a

conservatory to the E. Two smaller buildings existed to the NW and a further rectangular building to the NE. The exact function of these buildings is not clear. A photo taken during celebrations for King George V's Silver Jubilee (1935; *Plate 2*) show the S-facing elevation of the building. The elevation is broadly recognisable with many features and the general character being the same today despite later additions made in the second half of the 20th century. The main gable end and two of the smaller flanking gable ends are shown and it is clear from the photo and map that the left and right bays of the ground floor are recessed, creating covered areas that sit below the first floor. In the surrounding area, Kingsend Farm is still extant and more development has occurred.



*Plate 2: A photograph looking N towards the Orchard during the 1935 Silver Jubilee celebrations.
(Reproduced by courtesy of Ruislip Online)*

During the Second World War, the Orchard became the haunt of the 303 Squadron, a Polish fighter squadron based at nearby RAF Northolt. The squadron had been based at RAF Northolt from August 1940 and became one of only two Polish fighter squadrons to serve in the Battle of Britain, and continued to serve from Northolt, with one brief interruption, until relocation in late 1943.

During these years, the Orchard proved to be extremely popular with both the men and officers of the squadron, becoming their main social space outside of their base and was frequented by British and other Allied pilots serving at Northolt. The Orchard is frequently mentioned in the memoirs of various members of 303 Squadron including Squadron Leader Franciszek Kornicki who described it as 'the jewel of Ruislip' and recollected frequently dancing and drinking there (Hillingdon Council 2023). The squadron and its members would subsequently be commemorated at their favourite establishment with a 1/3 scale spitfire, though this was stolen in 1997.

No further development is shown on the site in the OS provisional edition 6-inch map of 1960 (*fig. 18*) although further building activity is evident in the wider area. A photograph of the S-facing elevation of the Orchard from this period shows that it had not changed much externally since the 1930s (*Plate 3*). The further development of the Orchard public house did not occur until the later 20th century. One noteworthy change that is evidenced is

the creation of ground floor rooms where the building had previously been left open, as indicated by the insertion of broad fenestration at ground level sub-divided by brick pilasters (*Plate 2*).

The Orchard remained popular throughout the later 20th century and there were significant internal alterations made in the 1970s (Crow 2023). The 303 Squadron memorial was refurbished in 1996 before being stolen in 1997. However, the currently extant memorial was completed in 2007 and occupies a space to in the S of the site. In the late 20th or during the 21st century the public house was acquired by Beefeater, under whose name it traded until closing down in December 2023. The hotel to the rear of the public house is still operating, and was opened at some point during the 2010s.



*Plate 3: View N showing the S-facing elevation of the Orchard in the 1960s.
(Reproduced by courtesy of Ruislip Online)*

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

#	LegacyID	Mon_Name	Period	NGR
1	MLO118682	Prehistoric Gully, Ditch, Boundary Ditch & Pit, West Ruislip Golf Course	Prehistoric	TQ 08176 87183
2	MLO2665	Flint Implements, Sharps Lane	Prehistoric	TQ 08654 87554
3	MLO2673	Lithic Flake, 305 King Edward Road Building Site	Prehistoric	TQ 09055 87345
4	MLO118680	BA Cremation Cemetery, West Ruislip Golf Course	Bronze Age	TQ 08286 87165
5	MLO10639	Med. Pottery, The Oaks	Medieval	TQ 09034 87564
6	MLO108826	St Martin's Churchyard	Medieval	TQ 09175 87548
7	MLO118681	Med. Tile Kiln, Hard Standing, Ditch, Gully & Pit, West Ruislip Golf Course	Medieval	TQ 08356 87137
8	MLO68690	Windmill Hill	Medieval	TQ 09104 87554
9	MLO118637	Ridge & Furrow, Clack Lane	Medieval	TQ 07962 87105
10	MLO84939	Elizabethan Timber Framed House, Tudor Cottage Wood Lane	Post-med.	TQ 08901 86971
11	MLO98527	RAF West Ruislip	Post-med.	TQ 08481 86493
12	MLO85155	Georgian PH, Ickenham Road	Post-med.	TQ 08820 87050
13	MLO85028	Park House	Post-med.	TQ 09118 87517
14	MLO85157	Orchard Cottage	Post-med.	TQ 08880 87079
15	MLO84942	74 Sharps Lane	Post-med.	TQ 08631 87537

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

#	Legacy ID	Name	Date	NGR
E1	ELO7780	DBA: Bury Street	2007	TQ 08839 87710
E2	ELO12036	Eval.: Bury Street	2010-2011	TQ 08828 87723
E3	ELO15515	Survey: HS2 South Ruislip to Ickenham Community Forum Area 6	2013	TQ 07277 87259
E4	ELO20627	Eval.: Gatemead Embankment & River Pinn Flood Prevent Scheme	2019	TQ 07888 87115
E5	ELO20827	DBA: Land at Colne Valley East	2020	TQ 07049 87706
E6	ELO20998	Eval.: West Ruislip Golf Course	2020	TQ 08173 87181
E7	N/A	Eval.: West Ruislip Golf Course	2022	TQ 08360 87156

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

#	Ref.	Name	Grade	NGR
B1	1285697	Church of St Martin of Tours	I	TQ 09153 87604
B2	1080204	9-15 High Street	II*	TQ 09127 87593
B3	1080106	Laurel Cottage, Primrose Cottage & Tudor Cottage	II	TQ 08902 86972
B4	1080109	The Old Orchard	II	TQ 08632 87537
B5	1080203	The Old Priory Restaurant	II	TQ 09114 87608
B6	1080205	The British Legion Hall	II	TQ 09118 87517
B7	1080266	Hailey's Shop & The Village Sweet Shop	II	TQ 09074 87637
B8	1180855	The White Bear PH	II	TQ 08820 87051
B9	1180904	Orchard Cottage	II	TQ 08871 87084
B10	1194387	1, 1A & 1B, High Street	II	TQ 09109 87621
B11	1285707	The Swan Inn	II	TQ 09096 87581
B12	1323737	Monument to Annie Hall NE of War Memorial & Behind Number 39 in St Martins Churchyard	II	TQ 09188 87515
B13	1358347	Ruislip Almshouses	II	TQ 09127 87642
B14	1358361	The Old House	II	TQ 08989 87674
B15	1358369	6 High Street	II	TQ 09087 87598
B16	1358407	K6 Telephone Kiosk Opposite N End of High Street	II	TQ 09098 87645
B17	1358424	Hill Farmhouse	II	TQ 08430 87557

Table 4: Gazetteer of Designated Heritage Assets within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.

5.2 Identification of Built Heritage Assets, Settings & Significance

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

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

- 1/ The Orchard, undesignated heritage asset.
- 2/ The White Bear public house, Grade II listed building (1180855).
- 3/ Orchard Cottage, Grade II listed building (1180904).
- 4/ Laurel, Primrose and Tudor Cottage, Grade II listed buildings (1080106).
- 5/ Ruislip Village Conservation Area.
- 6/ Fiveways, locally listed building.
- 7/ Spitfire and 303 Squadron Memorial, undesignated heritage asset.

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

5.3 Description of Heritage Assets

5.3.1 The Orchard Public House

A roughly rectangular building with an extending section in the NE, the Orchard Hotel was originally a small rectangular bungalow with a veranda built in the early 20thC. This adapted and added to creating the main portion of the current building in the 1920s that has since been significantly added to over the later parts of the 20th and 21st centuries. The main body of the building is built in a mock-Tudor style with faux timber framing, a double hipped roof in the S and an extended area with an M-shaped roof in the NE with a plain tile roof.

The principal elevation is the S-facing frontage which is three bays in width (*Plates 4-6*). Unfortunately, full access was not possible in this section, so the descriptions are based on available online sources supplemented by what was visible during the site visit. The ground floor of the left-hand bay is obscured by a later 20th century brick and glazed conservatory extension. This extension is topped by a single pitched tiled roof and appears to have been added to the Orchard at some point during the 1980s (Planning Ref: 33164/F/86/2198) and was tiled in 1995 (Planning Ref: 23164/S/95/0161). The first-floor is comprised of two four-light double casement windows with three small four-light windows above that are located on the left and right of the bay respectively. These windows are surrounded by brick and underneath by a shallow brick arch. Both windows are topped by gablets with a rendered pediment with a small opening. In between the windows there is faux-timber framing imposed on the brick which is rendered at this storey. The right-hand bay is identical to the left bay.

The central bay of the S-facing elevation is comprised of a large, projecting gable end which extends further at ground floor level with a small full-width porch. Underneath the porch is a glass double door. The first-floor contains two windows at the left and right of six lights (the lower lights are extended in length, with the ones above are smaller) which flank a central two-light window. Each of these windows is surrounded by the faux-timber framing. A large sign reading 'The Orchard' sits above the first-floor level, with a small two light window above this. There is a barge-board beneath the gable end.

The E-facing elevation can be split into two sections, with the southernmost consisting of a projecting ground floor (*Plate 10*). The southernmost portion consists of a single three-light window with a door in its lower right corner. To the right is a projecting section with three sides forming half of a hexagonal shape. This section consists of a wall with diamond patterned no longer used door, a central section with two three light windows and a right section that consists of a blank wall. The entirety of this section is painted a cream colour except for the lower courses of brick which are painted in black. The two end sections sit below pitched roofs and the central section had a single pitched roof leading to a flat-roof above.

The first-floor of this section of the E-facing elevation (*Plate 10*) consists of four pairs of windows; each window is made up of a lower six-light window topped by a square four light window. The entire roof is pitched though there a hipped section to the S. A barge board runs beneath the roof of this area.

The northern section of the E-facing elevation (*Plate 11*) appears to correspond with the section added at some point after 2010 (Planning Ref: 62963/APP/2007/3884; 62963/APP/2009/973; 62963/APP/2010/894). It consists

of a two-storey extension currently occupied by a Premier Inn. At ground floor level, a small projecting section contains the reception and is lit by a four-light window to the left, a twelve-light window in the centre and a door to the right. The left-hand portion of this projecting section is topped by a single-roof and a gable end forms a porch over the doorway. The right-hand section consists of exposed brickwork laid in stretcher bond containing three four-light windows.

The left-hand bay of the N-facing elevation (*Plate 12*) consists of further exposed brick at ground floor level with a single door at the centre and a slightly projecting section to its right. A small wooden fence stands in front of the projecting section. A fire escape extends from the ground-floor to the first-floor reaching a door about the one on the ground floor. The entirety of the first-floor is rendered. The roof forms two distinct hips with a smaller one to the right over the projecting section.

The older, right-hand bay of the N-facing elevation (*Plate 13*) has a complex of different roofs and areas reflecting the piecemeal development of the Orchard over the later 20th century. A small single-storey flat roofed section projects furthest out from the main body of the building to the right of this elevation and consists of a simple rendered blank wall. Behind this is a further flat-roofed area with large plate glass windows to the left and a series of fire escapes/external access stairs reaching up to the first floor. The main body of the first floor consist of three four-light windows and a further two light window to the right. The roof of this section can be split into three distinct sections. The out sections are pitched and rise higher than the central section; the right-side roof has a chimney stack. The central area of roof is part of a hipped roof of two different gradients, the lower of which is shallower. In the steeper upper section there are two small single-light windows.

The E-facing elevation was not entirely accessible during the site visit, therefore only the northernmost section was able to be recorded and therefore described. This section forms part of the hotel extension and again consist of bare brick at ground floor level with a rendered section above (*Plate 14*). This section can be split into three bays, the left most of which contains a single four-light window at ground floor level and a sixteen -light window above. The central section projects outwards and has a gable end, the windows are of the same configuration as the left bay. The rightmost bay consists of a single four-light window and a timber-ventilated door at ground floor level with two sixteen-light windows above. Each of the windows has a brick sill. The entirety of this hotel section sits beneath a hipped roof, except where stated, which rises to a flat roof above.

Of the older W-facing section that was observable (*Plate 15*) it consisted of two single storey areas with a double door in the S where it connects with another single storey extension of the N-facing elevation. Above this, a gable end containing a 1/1 sash single hung sash window at gable end level. Above the window there is some decorative timber framing (non-structural) within the gable end. A barge board sits immediately below the roof line here.

The main body of the single storey extension appears to have been added at some point after 1992 as per historic planning applications (Planning Ref: 23164/M/92/0336).

5.3.2 The White Bear Public House

Located c.50m to the S of the former Orchard Hotel, over the Ickenham Road, and was first listed on the 5th September 1974 (*Plate 16*). It is a Grade II listed (List Entry: 1180855) that was built in the later 18th century and began to operate as a public house in 1874. The Historic England listing for this heritage asset is as follows:

Late C18 building of 2 storeys, 3 windows. Fairly high-pitched tiled roof with end chimneys. Brick, now painted, with brick dentil cornice. Rendered lintels, with vermiculate key blocks to 1st floor recessed sash windows, lost glazing bars. On ground floor modern windows and 2 gabled brick porches. 1-storey modern left wing. Graded partly for importance of position on corner site.

5.3.3 Orchard Cottage

This Grade II listed cottage (List Entry: 1180904; *Plate 19*) is located around 60m to the SE of the Orchard and was first listed on the 5th September 1974. The cottage was built in the later 17th/earlier 18th century. The Historic England listing for this heritage asset is as follows:

Late C17 or early C18 2-storey, 2-window cottage. Weatherboarded with old tiled roof. Modern small-paned casements and modern central gabled porch. Lean-to rear extension.

It is of particular note that this cottage has been little altered and therefore retains much of its original character. This includes the fact it is position at an angle to the Kingsend Road, reflecting the fact that its built before the construction of the Kingsend Road in the earlier 20th century.

5.3.4 Laurel, Primrose and Tudor Cottage

These cottages, and adjoining buildings, are Grade II listed (List Entry: 1080106) as a group and were first designated on the 18th July 1973. The cottages were built in the later 17th century with the adjoining buildings being constructed in the 18th century. The Historic England listing for these heritage assets is as follows:

'C17 and C18 adjoining buildings. Southern building is C17 timber-framed with plaster filling and old brick chimney on end. Queen post roof structure visible in gable. C18 L-shaped addition of painted brick with dentil cornice. Old tiled roofs. Sash windows with glazing bars. Modern south-east extensions in keeping'.

5.3.5 Ruislip Village Conservation Area

The Ruislip Village CA was originally designated in 1969 and included only the medieval centre of the settlement, but was extended on the 14th January 2009 to its current extent (*Plates 16-18*). The CA contains a mix of the older early post-medieval core centred around the medieval St Martin of Tours Church in the centre of Ruislip to the suburbs to the S that were rapidly developed from pre-existing hamlets and farmsteads from the earlier 20th century on. A general description of the CA is provided in the *Ruislip Village Conservation Area Appraisal* (Hillingdon Council 2010), upon which the following summary description is largely based.

The medieval village forms the core of the Conservation Area. This includes (Ruislip) Manor Farm, St. Martin's Church and the buildings immediately surrounding them. This area contains a number of early timber framed listed buildings and Locally Listed buildings. Many unlisted buildings within the area also make a positive contribution to its appearance.

The High Street lies to the immediate west and southwest of the Church and forms the commercial hub of the area. In appearance it is very much a busy and traditional high street. It mainly comprises parades of early 20th century shops of a variety of styles characteristic of the period, with interesting architectural detailing and decoration.

Beyond the High Street and the early village core, are residential areas. These mainly date from the 1920s and 30s and have a spacious and leafy character. They include good quality houses of varied size and design, many set on tree lined roads.

The CA is split into three distinct areas of which the Orchard falls within Area 3. This area is characterised by the 'Garden Suburb' style of development that began to be constructed from the earlier 20th century and onwards, though incorporating earlier 17th, 18th and 19th century elements. The CA appraisal gives the following description of the character of Area of the Ruislip Village CA (Hillingdon Council 2010):

'The architecture of this area very much reflects the main period of its development. There is a very strong Arts and Crafts influence to the design of the houses and also a good number of styles more typical of the later 1930s. Perhaps one of the most important characteristics of the area is the decorative detailing of the buildings. This is of a good standard, in many cases highly imaginative and incorporating the use of traditional materials and finishes.

In general, the houses are brick built, mainly of red brick or render, with red plain tiled roofs and traditional chimney stacks.

Pavements and street furniture tend to be low key and in some places rather ad hoc in appearance and of varied condition. Some early concrete lampposts remain, and traditional red post boxes are located on Church Avenue and Sharps Lane.

Whilst there are no public green spaces within this Character Area, street and garden trees, mature hedges and grass verges are important elements, which together with the planting in front gardens, give the area a green and sylvan appearance'.

5.3.6 Model Spitfire War Memorial

Located in the S of the Orchard, this war memorial (HMW027; Plates 8-9) was erected in 2007 replacing an earlier model that was stolen in 1997. The memorial is undesignated, but does lie within the Ruislip Village CA and the Hillingdon Council website provides the following description (Hillingdon Council 2024):

From 1946, there was a 1/3 scale model Spitfire supported on 2 steel rods on a stone plinth outside the Orchard Public House (a popular haunt of the Polish Air Force Squadrons during WW2). The model was dismantled,

refurbished and restore at site in 1996, only to be stolen in 1997. It was replaced in 2007 with a new scale model MkVb Spitfire (made at Pinewood) and decorated in the colour of 303 Polish Squadron. The stone bears Polish Air Force insignia and inscription.

5.3.7 Fiveways

This locally listed heritage asset is a detached early 20th century brick property prominently situated at the convergence of several roads within the Ruislip Village CA, approximately 40m to the SE of the Orchard (*Plate 7*). The house was built in 1912 and represents an example of the extensive 20th century development that occurred to the SE of Ruislip. The local list contains the following description of this heritage asset:

House built in 1912, with extensive modern additions. Older part visible from Kingsend. Red brick, two storeys, five windows, irregular. High pitched roof renewed in modern tile, with two modern dormers and rebuilt stacks. Sprocketed eaves. Sash windows with glazing bars in exposed moulded frames under gauged brick arches. Cantled two-storey bay, second from left. Entrance doors with decorative hood details. Visual impact on this corner.

The local listing also comments that Fiveways contributes to the street scene and the local character of the area, also mentioning that is a key landmark of the area.

5.4 Assessment of Significance

5.4.1 The Orchard Public House

The Orchard may be regarded as being of **Medium** significance in heritage terms, it can be considered as an undesignated heritage asset. The building largely derives its significance due to its historic associations with the No. 303 Squadron, a Polish squadron of the RAF who took part in the Second World War and were based in the nearby RAF Northolt from August 1940. 303 Squadron often used the Orchard as their local public house during the time they were stationed at RAF Northolt (until 1946). During this time the Polish airmen proved popular with the locals and publican alike, particularly due to their efforts in the Battle of Britain and the wider conflict. To this extent they a memorial was erected within the grounds of the pub (see Sections 5.3.6 & 5.4.6). This connection to 303 Squadron provides the Orchard with a significant degree of historic importance, particularly in local terms and in military history terms.

The Orchard has close historical associations with the nearby Spitfire & 303 Squadron Memorial. The memorial commemorates the members of the Polish 303 Squadron who frequented the Orchard during WWII. The pair derive significance from each other; with the memorial providing context to the significance of the Orchard itself.

Further significance is derived from the fact that the Orchard represents an earlier public house/restaurant within the area to the SE of Ruislip. Whilst the original bungalow was replaced at some point in the 1920s/30s, the current building represents an attempt to provide a large drinking and dining establishment that reflects the wider 'Garden Suburb' character of Ruislip Village CA. Despite significant additions and alterations over the later 20th century, the building still retains much of its earlier 20th century character, particularly on its N-facing elevation.

5.4.2 The White Bear Public House

The White Bear public house has been considered as being a heritage asset of **High** significance. This assessment reflects the fact that the public house is a Grade II listed building built in the late 18th century. The position of the White Bear has helped to maintain a historically important corner plot at the junction between the Ickenham Road and Wood Lane (Kingsend Road was not built until the earlier 20th century). The building also represents an earlier, 18th century, phase of building to the SW of the centre of Ruislip and was likely originally a private dwelling.

The building has not always been a public house, with the first reference to it being such occurring in 1874. It therefore represents an early public house in this specific area to the SW of Ruislip that remained agricultural in character until the earlier 18th century. Further significance is derived from the architectural style of the building, exemplifying a late 18th century rural residence representing a very early phase of development in the area.

5.4.3 Orchard Cottage

Orchard Cottage may be regarded as being of **High** significance, drawing most of its significance from its status as Grade II listed late 17th/18th century dwelling. The cottage has been largely unaltered since its construction and its distinctive weatherboarding gives it a unique aesthetic within this area of Ruislip. It is also of note that the plot within which the Orchard Cottage sits retains a distinct character amongst the buildings in the area. It is located at an angle to Kingsend Road, reflecting the fact it was built long before the construction of the road.

Older than the White Bear Public House, Orchard Cottage represents a very earlier phases of development in this area to the S of Ruislip. At its time of construction, it would have been some distance from the core of Ruislip to the N. It therefore represents a very early example of development in the area, linked with the former hamlet of Kingsend.

5.4.4 Laurel, Primrose and Tudor Cottages

These cottages and associated buildings may be considered as being of **High** significance, reflecting their status as 17th and 18th century buildings. The queen post timber framing of the cottages add architectural significance to these buildings along with the presence of the 18th century adjoining building. As with Orchard Cottage, these buildings represent an earlier phase of construction in the area to the S of Ruislip during a period when it had an agricultural character. Significance is derived from this fact and their age. The buildings have also retained much of their historic character.

5.4.5 Ruislip Village Conservation Area

This CA can be considered as being of **High** significance as an area containing both important 16th-19th century buildings along with 20th century buildings developed as Ruislip became an important part of London's 'Metroland'. The site itself is located within Area 3 of the CA as identified by the Hillingdon Council. This area is defined by fine examples of early 20th century buildings and is characterised by the 'Garden Suburb' style of development popular in the period. Examples of Arts and Crafts dwellings can be found in the area along with good examples of buildings showcasing architectural styles popular in the alter 1930s. The buildings of the area are particularly defined by

their decorative detailing, excellent quality and the incorporation of traditional materials and finished (Hillingdon Council 2010).

It is also of note that the character of the area is also defined by its green and leafy quality, created by the wider streets and avenues that are lined by trees and restrained street furniture. The well-established gardens of the aforementioned dwellings also help to establish this part of the CA's character.

5.4.6 Fiveways, Ickenham Road

This heritage asset can be considered as being of **Medium** significance. Fiveways exemplifies a dwelling built during the development of the area to in the early 1910s. It stands as an exemplar of the architectural style of the time and development incorporating distinct architectural details such as its sprocketed eaves and distinctive roofscape. It also occupies a prominent plot along the Ickenham Road, meaning it is a prominent part of the streetscape and contributes to the wider character of the Ruislip Village CA.

5.4.7 Spitfire & 303 Squadron Memorial

This undesignated heritage asset may be considered as being of **Medium** significance. Located within the grounds of the Orchard public house, the monument commemorates the efforts of 303 squadron, a squadron of Polish pilots serving the exiled Polish government and allied war effort. Stationed in the nearby RAF Northolt, the squadron used the Orchard as a place to meet and socialise when not on duty with the building itself having deriving significance from this connection. Whilst this memorial is not the original, it still commemorates an important piece of local, and national, history and helps to connect together the memory of the 303 squadron with a place that was frequented by its men. It must be considered to form part of a pair of heritage assets with the Orchard itself, both being associated with 303 squadron.



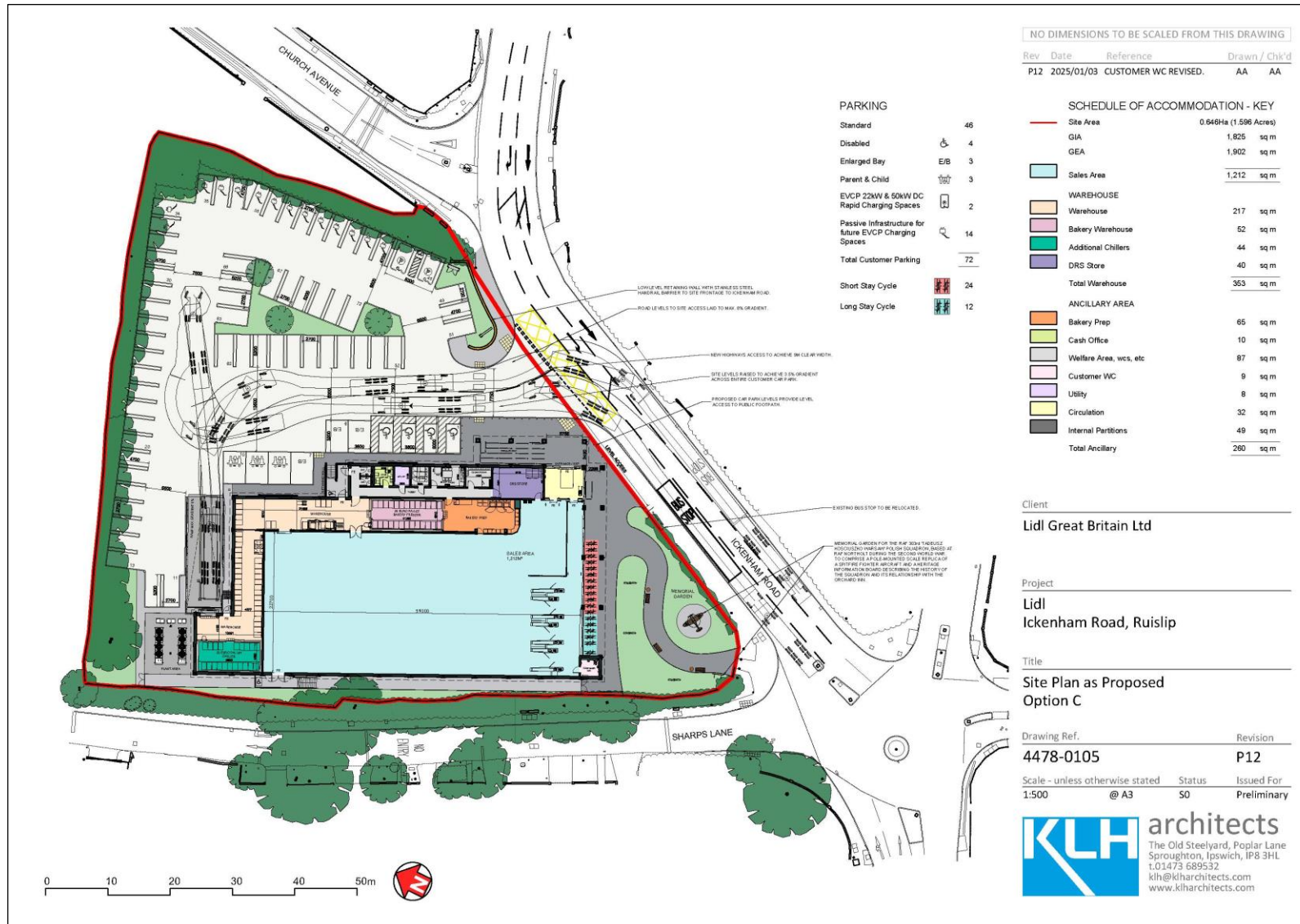


Fig. 6: Proposed layout of the site.
(Reproduced by courtesy of the client)

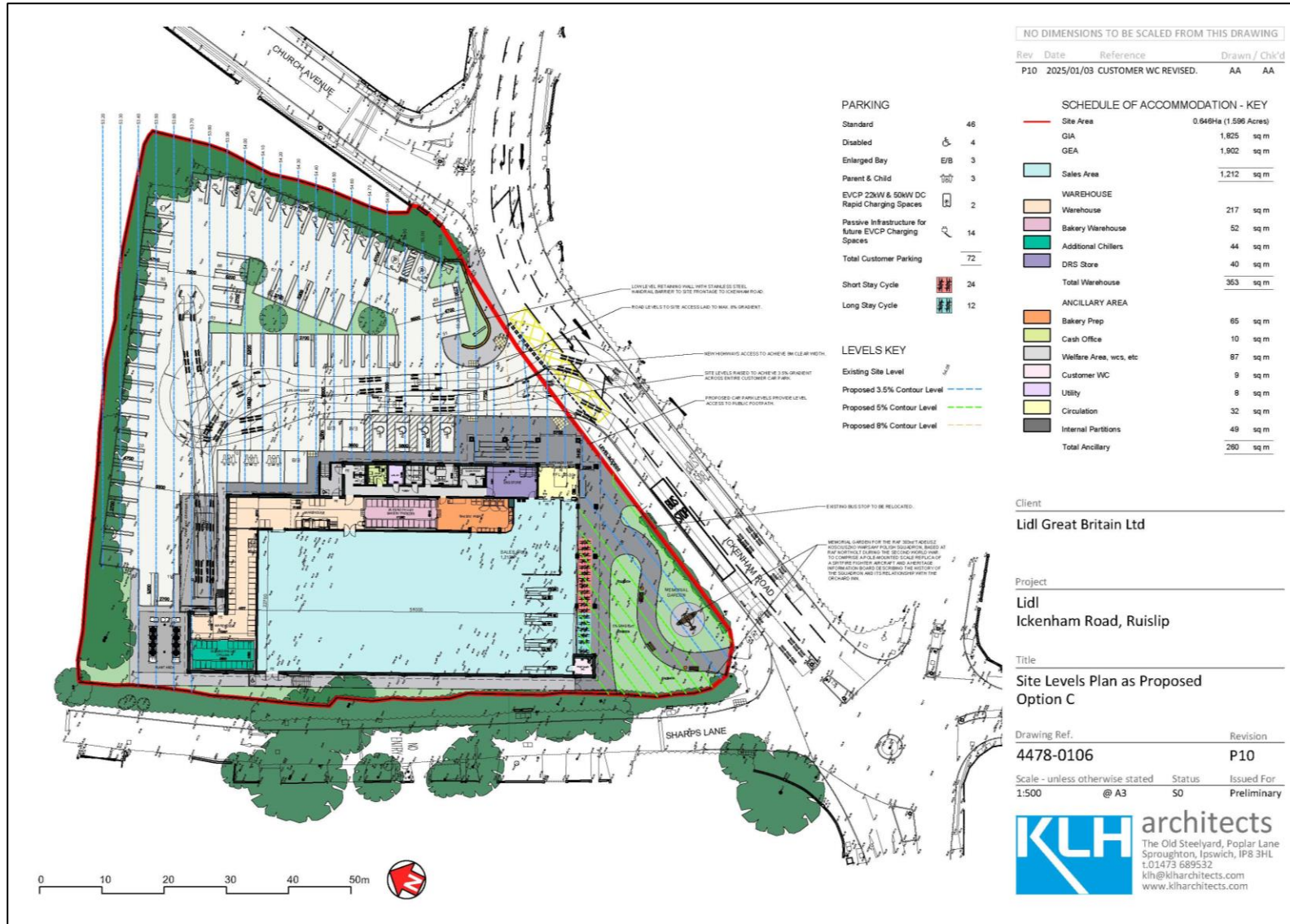


Fig. 7: Plan of the proposed development with levels (Reproduced by courtesy of the client)



Fig. 9: Proposed E elevation.
(Reproduced by courtesy of the client)

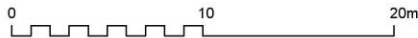
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

Rev	Date	Reference	Drawn / Chk'd
P06	2025/01/06	CUSTOMER WC REVISED.	AA AA



DASHED LINE INDICATES EXISTING SITE LEVELS.

Materials - Key to Codes	
1	External Walls Red facing brickwork.
2	External Walls Painted masonry finish. Colour: Ivory.
3	Roof Covering Red clay plain roof tiles.
4	External Doors Steel doors and frames, powder coated internally and externally. Colour: Graphite Grey, RAL 7024 (to 30% gloss finish).
5	Sectional Door Delivery area insulated sectional door, 3000mm (W) x 2000mm (H). External colour: Graphite Grey, RAL 7024.
6	Dock Shelter Model 026, 2500mm x 1250mm x 500mm projection and 900mm/lead curtain, with galvanneal steel collapsible internal frame. Front curtain powder mono-flashed steel 70% coated to both sides. Colour: Black with safety marker stripes.
7	Shopfront Glazing and Entrance Lobby Structural aluminium glazing sections by Schuco. All glazing panels to be double glazed, 6+16+6 low-emission unit. Laminated frame glass. (Note signs fixed). Toughened safety glass with Burgard 5070/2507 on surface 2. Entrance and external doors, structural glazing and window panes powder coated Graphite Grey, RAL 7024 on both faces, glass finish.
8	Fencing Close boarded timber gate and fence, 2m height.



Client

Lidl Great Britain Ltd

Project

Lidl
Ickenham Road, Ruislip

Title

South Elevation as Proposed

Drawing Ref. Revision

4478-0402 P06

Scale - unless otherwise stated Status Issued For

1:200 @ A3 S0 Preliminary



Fig. 10: Proposed S elevation.
(Reproduced by courtesy of the client)

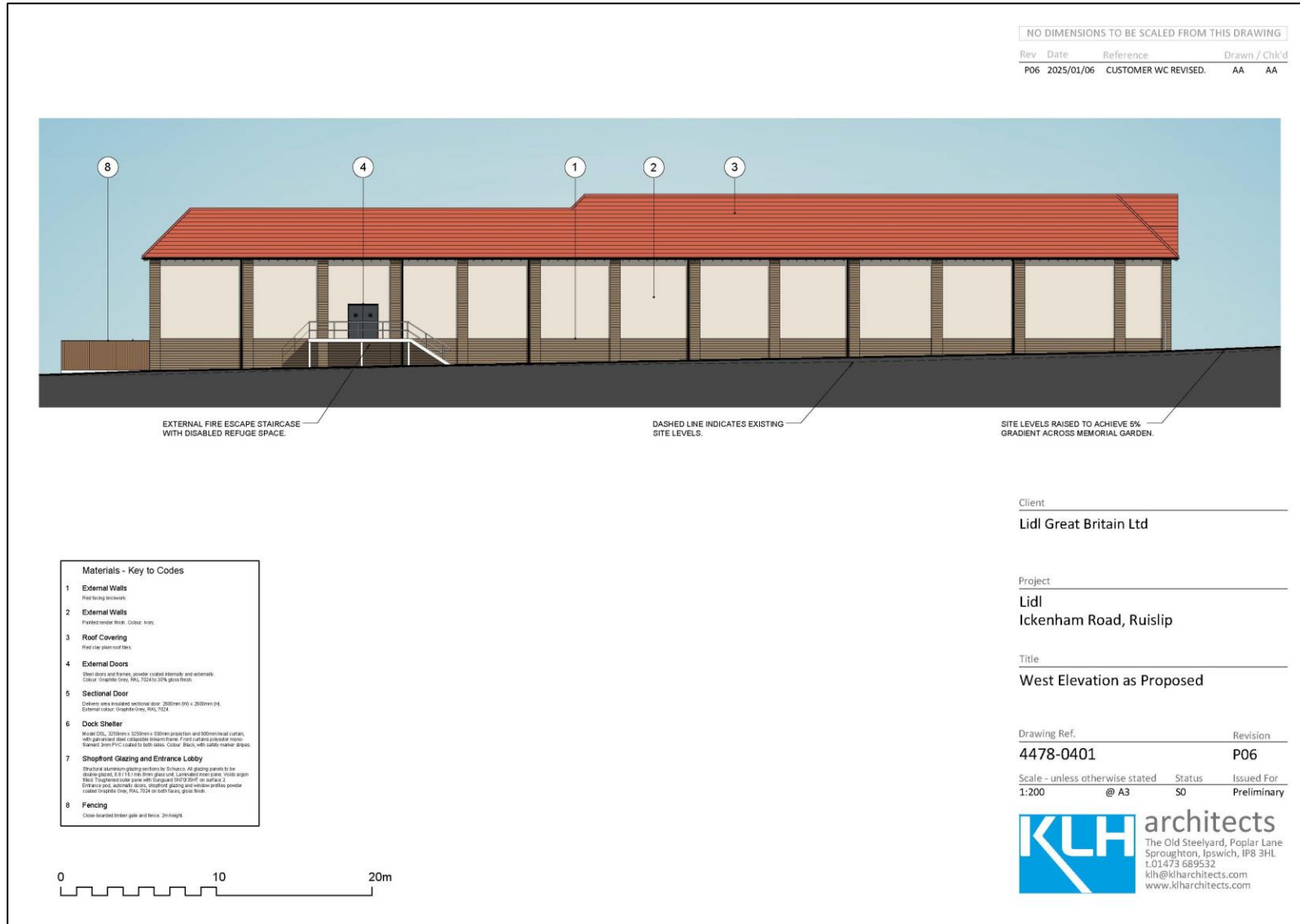


Fig. 11: Proposed W elevation.
(Reproduced by courtesy of the client)

6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

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

The proposed plans can be summarised thus:

- The demolition of the Orchard public house
- The movement of the Spitfire and 303 Squadron Memorial from its current position in front of the Orchard to the S part of the site
 - A memorial garden will also be created around the memorial
- The creation of a retail unit of 1,809m² which will comprise of the following:
 - A sales area of 1,217m²
 - A warehouse area which will also contain a bakery warehouse, additional chillers, and DRS store, totalling an area of 349m²
 - An ancillary area of 243m² comprising of a bakery prep area, cash office, welfare areas, customer WC, utility, circulation units and internal partitions
- A parking area will be located to the E and N of the site and will contain a total of 71 spaces comprising of:
 - 47 standard spaces
 - Four disabled spaces
 - Four parent and child spaces
 - Two EVCP 22kW and 50kW DC rapid charging spaces
 - Fourteen Passive Infrastructure for future EVCP charging spaces
- There will also be 24 short stay cycle spaces and a further twelve long stay cycle spaces

6.2 Assessment of Magnitude of Impact

6.2.1 The Orchard

The magnitude of impact upon The Orchard can be assessed as **Major** based on the current proposals. The proposals indicate that this building will be demolished to make way for the proposed retail unit and car parking. Whilst it has been considered that the building has been extensively altered and added to in the late 20th century, it still retains evidence of original early 20th century fabric and retains some of its historic appearance, particularly in the S-facing elevation (*Plates 2 & 4-6*). The demolition of this building would result in the loss of this historic public house and the removal of a building that features prominently within Area 3 of the Ruislip Village CA.

This assessment has also considered the historic connections of the Orchard with 303 squadron, who for much of the Second World War used it as a place to socialise when not on duty. 303 Squadron is of high historical

importance, being one of only two Polish fighter squadrons to take part in the Battle of Britain in 1940. The Orchard frequently appears in accounts from the pilots of 303 Squadron who fondly recollect spending their time in the public house. Squadron Leader Franciszek Kornicki described it as ‘the jewel of Ruislip’ and mentioned how he and his comrades would come to eat, drink and dance there whilst they were stationed at RAF Northolt (Hillingdon Council 2023).

The demolition of the Orchard would therefore mean the loss of a building with significant historic connections to an important group of Polish pilots who used it for recreation when not serving the allied effort. It would also take away some context from the Spitfire & 303 Squadron Memorial, which is proposed to be moved. Both assets work together to inform each other and provide a key insight into the local history of the public house itself and the area.

6.2.2 The White Bear Public House

The impact on these Grade II listed heritage assets has been assessed as **Moderate**. Currently, the S-facing elevation of the Orchard, that which faces the White Bear, retains much of its historic character and is a key landmark along the Ickenham Road and therefore the White Bear’s setting. The proposals to demolish the Orchard and develop a retail unit in its place will significantly impact upon the setting of the White Bear. There is a high degree of intervisibility between these heritage assets, and the proposed retail store will be prominent in views N from this public house.

6.2.3 Orchard Cottage

The impact that the proposed development would have on this Grade II listed heritage asset can be assessed as **No Change**. The position of this cottage along Kingsend Road ensures that there is no intervisibility between it and the proposed development site. A large tree, mature hedgerows and the large houses opposite the cottage screen the cottage from the site. This ensures that the proposed development will not be visible from Orchard Cottage.

6.2.4 Laurel, Primrose and Tudor Cottage

The impact of the proposed alterations on this Grade II listed dwelling can be assessed as **No Change**. The distance between these Grade II listed cottages and associated buildings coupled with inventing trees and other buildings ensures that there is no intervisibility between them and the proposed development site. As such, the setting of these heritage assets will not be affected by the proposed development.

6.2.5 Ruislip Village Conservation Area

The impact of the proposed development on this CA can be assessed as **Moderate**. This assessment reflects the fact that the Orchard forms a prominent landmark within the Area 3 of the Ruislip Village CA. Despite extensive alterations to the Orchard over the second half of the 20th century, its front, S-facing, elevation still retains much of its historic character. This elevation is broadly in keeping with the ‘Garden Suburb’ character of the area developed during the first half of the 20th century. It is also considered that the area of garden to the S of the site adds to the green and open aspect that is so important to the character of the CA.

Whilst it has been considered that the Orchard is somewhat shielded by the hedges and other vegetation at its borders (*Plate 6*), it still occupied a prominent space within the CA. The removal of the public house and development of a retail unit would dramatically alter the streetscape of the CA, removing a prominent landmark and introducing a building that does not contribute to the overall character of the area.

6.2.6 Fiveways

The impact of the proposed development on this locally listed heritage asset can be assessed as **Major**. This assessment is based on the proximity of the site and Fiveways, which lies on the opposite side of Sharps Lane. The Orchard at present helps to create the setting of Fiveways as it is largely in keeping with the overall character of the CA despite later alterations. It is also considered that the Orchard is a part of the historic setting of Fiveways, the former in its current state since the 1930s. As such, the proposed demolition and development of a retail unit would greatly alter the setting of Fiveways, especially considering the intervisibility between the two. It would also detract from the historic setting of Fiveways.

6.2.7 Spitfire and 303 Squadron Memorial

The impact of the proposed development on this memorial can be assessed as **Major**. The proposals do indicate the desire to retain the monument, moving it to a memorial garden in the S of the site. However, much of the significance of the memorial is derived from its location next to the Orchard, a public house frequented by members of the 303 squadron during the Second World War. As such, the significance of the memorial is enhanced by the presence of the Orchard and its demolition would mean much of the context surrounding the statue and its location would be lost.

7 Overall Significance of Impact & Conclusion

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

The Orchard: The overall impact of the proposed work in on this Grade II Listed Building can be assessed as **Moderate to Large**. This assessment reflects the building's **Medium** significance, considered against the magnitude of impact, assessed as **Major**. The proposals indicate the desire to demolish this public house and develop a retail unit with car parking and associated areas. The Orchard served as the social space for the Polish 303 Squadron during their time stationed at RAF Northolt during the Second World War. This squadron is of particular significance due to being only one of two Polish squadrons to serve during the Battle of Britain. These associations mean that the building has strong historic significance within the area. It has also been considered that the Orchard, whilst heavily altered over the later 20th century, still retains much of its historic character, particularly in its front elevation. Its demolition would therefore mean the disappearance of a prominent landmark within Ruislip which appears to have been constructed in the later 1920s or 1930s (replacing an earlier single storey structure). The proposed

development will therefore result in the demolition of a building with extensive historic connections that is also a prominent local landmark within Ruislip and its conservation area.

The White Bear Public House: The impact of the proposed works on these Grade II buildings has been assessed as **Moderate to Large**. This assessment reflects the **High** significance of the heritage assets cross-referenced against the magnitude of impact, which has been assessed as **Moderate**. The S-facing, front, elevation of the Orchard retains much of its historic character and is visible from the White Bear, forming part of its setting. The demolition of the Orchard and the development of the proposed retail unit will result in a change of the setting of the White Bear. This assessment has also considered the development in the surrounding area, meaning a change to much of the setting of the White Bear. However, the proposed development will result in a tangible change to the current setting of the White Bear.

Orchard Cottage: The overall impact of the proposed works on the Retreat Cottage have been assessed as **Neutral**, reflecting the **High** significance of the cottage, cross-referenced against the magnitude of impact, which has been assessed as **No Change**. This assessment reflects the fact that there is no intervisibility between the site and this listed heritage asset.

Laurel, Primrose and Tudor Cottage: The impact of the proposed works on this heritage asset can be assessed as **Neutral**. This assessment reflects the **High** significance of these Grade II listed cottages and associated buildings, considered against the magnitude of impact, which has been assessed as **No Change**. There is no intervisibility between these heritage assets and the site due to the distance and intervening buildings and trees.

Ruislip Village Conservation Area: The impact of the proposed works on this CA can be assessed as **Large to Moderate**. This assessment reflects the **High** significance of this CA, cross-referenced against the magnitude of impact, which has been assessed as **Moderate**. The Orchard is a key landmark within Area Three of this CA, forming a key part of its setting and character. Whilst the building has been significantly altered since the second half of the 20th century, its front elevation still retains much of its historic character and is prominent within the streetscape of this area. The proposals indicate that the building will be demolished, taking away a prominent building within Area Three of the CA. The proposals for a retail unit will further alter the character of the CA, with the unit not being in keeping with the 'Garden Suburb' style that is predominant across the entirety of the CA.

Fiveways: The impact of the proposed works on this CA can be assessed as **Moderate to Large**. This assessment reflects the **Medium** significance of this locally listed heritage early 20th century detached house, cross-referenced against the magnitude of impact, which has been assessed as **Major**. This locally listed building is located in close proximity to the development site at The Orchard. Consequently, the demolition of the former hotel and the development of the proposed retail unit would greatly alter the setting of this heritage asset which is prominently situated within the Ruislip Village CA.

Spitfire and 303 Squadron Memorial: The impact of the proposed works on this heritage asset can be assessed as **Moderate to Large**. This assessment reflects its **Medium** significance cross-referenced against the magnitude of impact, which has been assessed as **Major**. The public house and memorial derive a mutual significance from each other, the memorial commemorating members of the 303 Squadron who used the Orchard as their recreational

spaces outside of their duties. As such, the demolition of the public house will result in a loss of context for the memorial.

Overall Conclusion: The overall impact of the proposed works can be assessed as Moderate to Large. This assessment reflects the fact that the proposals indicate that the historic Orchard public house will be demolished, and a retail unit developed in its place. The public house, whilst heavily altered, retains some of its historic character and positively contributes to the setting of the Ruislip Village CA along with the settings of the Grade II listed White Bear Public House and the locally listed Fiveways. Its demolition would also entail the relocation of the Spitfire and 303 Squadron Memorial and a loss of its historic context. As the favoured public house of the historic 303 Squadron, who were based at RAF Northolt, the demolition of the Orchard would result in the removal of a building with significant local historical importance.

This assessment has also considered the potential mitigations regarding the proposed works, namely the alterations made to the Orchard and its visibility from street level. The alterations have been made across the Orchard, including the S-facing façade, but largely concern the rear and side elevations. These are less visible and as such have restricted the loss of character to the building. Whilst altered, the front elevation is still recognisable from its historic form as shown from the 1935 photograph (*Plate 3*). As such, it is considered that the Orchard still retains much of historic character.

In terms of the prominence of the Orchard within the surrounding area, it has been considered that the hedges to the front of the Orchard do provide some cover to its and make slightly less visible. However, it is still a prominent landmark within the area that occupies a large plot at the junction of several important roads. It forms a key part of the visual landscape of the Ruislip Village CA and the settings of the Grade II listed White Bear public house and the locally listed early 20th century property at Fiveways, both of which overlook the site.

The other identified heritage assets will be minimally affected by the proposed works, given the lack of intervisibility between them and the Orchard public house.

In order to reduce potential heritage impacts, it is respectfully suggested that consideration could be given to the following measures:

It is respectfully suggested that an Archaeological Historic Building Recording (ASBR) should be undertaken on The Orchard to Historic England Level 3 or 4, to produce a suitably comprehensive record of the building and its setting prior to any development.

Finally, the construction of a memorial garden for the relocated Spitfire memorial and provision of appropriate information boards would help to enhance public appreciation of the memorial, its significant wartime associations with the Battle of Britain and its local connection to the Orchard Hotel.

8 Copyright

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10 Cartography

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

1754: Rocque's Topographical Map of the County of Middlesex

1807: Ordnance Survey Surveyor's Map of Uxbridge and Windsor
(Reproduced by courtesy of the British Library)

1868: Ordnance Survey 1st edition 6-inch Map

1896: Ordnance Survey 1st Edition 25-inch Map of

1914: Ordnance Survey 1914 Edition 25-inch Map of

1936: Ordnance Survey 1936 Revision 25-inch Map

1960: Ordnance Survey 1:10, 560 Map

11 Appendix 1: Photographic Record



Plate 4: View N showing the S-facing elevation of the Orchard.



Plate 5: Looking N towards the Orchard's S-facing elevation, taken from the pedestrian access off the B466/Sharps Lane roundabout.



Plate 6: View N showing the boundary hedge of the site, taken from front of Fiveways.



Plate 7: Looking SSE showing Fiveways.



Plate 8: View WSW showing the 303 Squadron Memorial in the S of the site.



Plate 9: View W showing the memorial in more detail .



Plate 10: Looking W towards the southern part of the E-facing elevation.



Plate 11: View W looking towards the northern part of the E-facing elevation.



Plate 12: Looking S at the S-facing elevation of the hotel section of the Orchard.



Plate 13: Looking S at the S-facing elevation of the 20th century additions to the Orchard.



Plate 14: Looking E at the W-facing elevation of the hotel section of the Orchard.



Plate 15: View SE looking at the 20th century additions to the Orchard.



Plate 16: Looking S from the S extent of the site towards the White Bear public house.



Plate 17: View NNE down Church Avenue, part of Area Three of the Ruislip Village CA.



Plate 18: View S showing the junction between Church Avenue and the B466 within the Ruislip Village CA.



Plate 19: View SE showing the Orchard Cottage.

12 Appendix 2: Historic Maps



Fig. 12: Extract of John Rocque's 1754 Map of Middlesex
(Reproduced by courtesy of the National Archives)



Fig. 13: Extract from the 1807 Ordnance Survey Surveyor's Map of Uxbridge and district
(Reproduced by courtesy of the British Library)

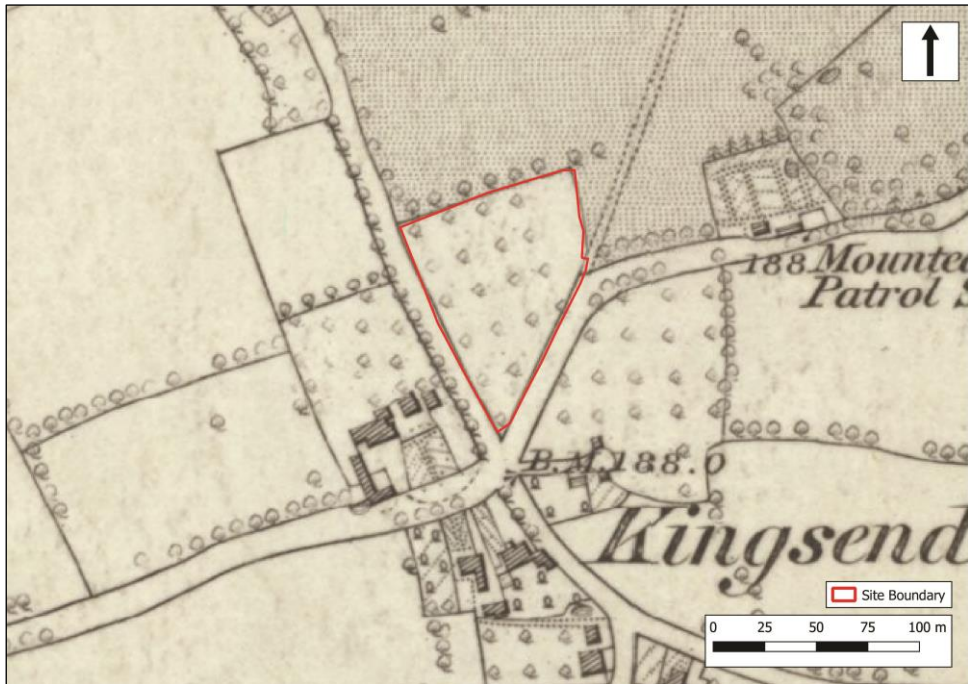


Fig.14: Extract from the Ordnance Survey 1868 1st Edition 6-inch map.
(Reproduced by courtesy of the National Archives)

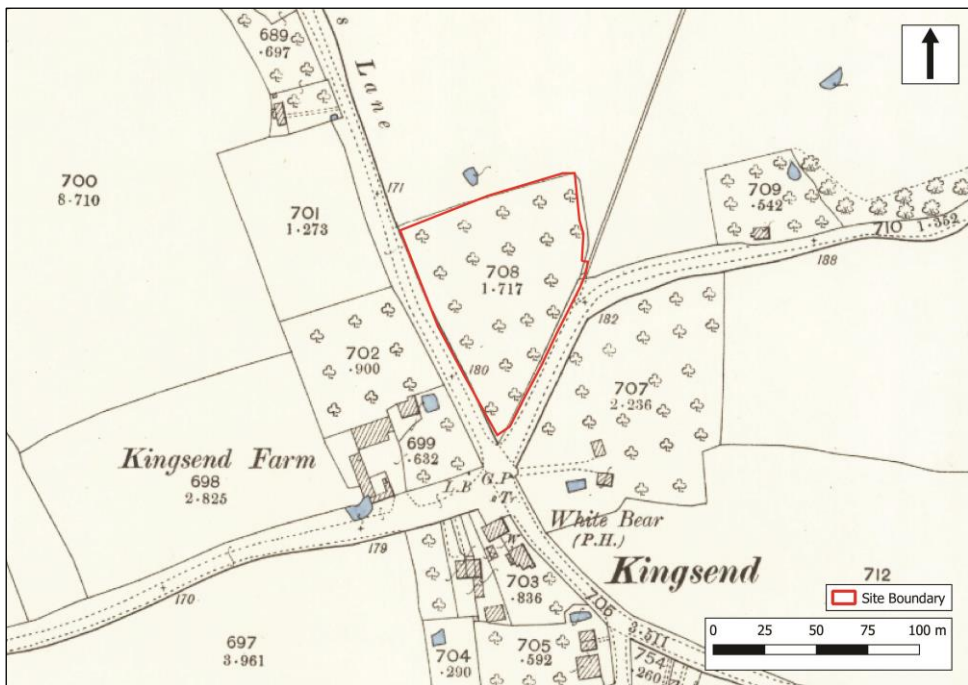


Fig. 15: Extract from Ordnance Survey 2nd edition 25-inch map of 1896.
(Reproduced by courtesy of the National Archives)

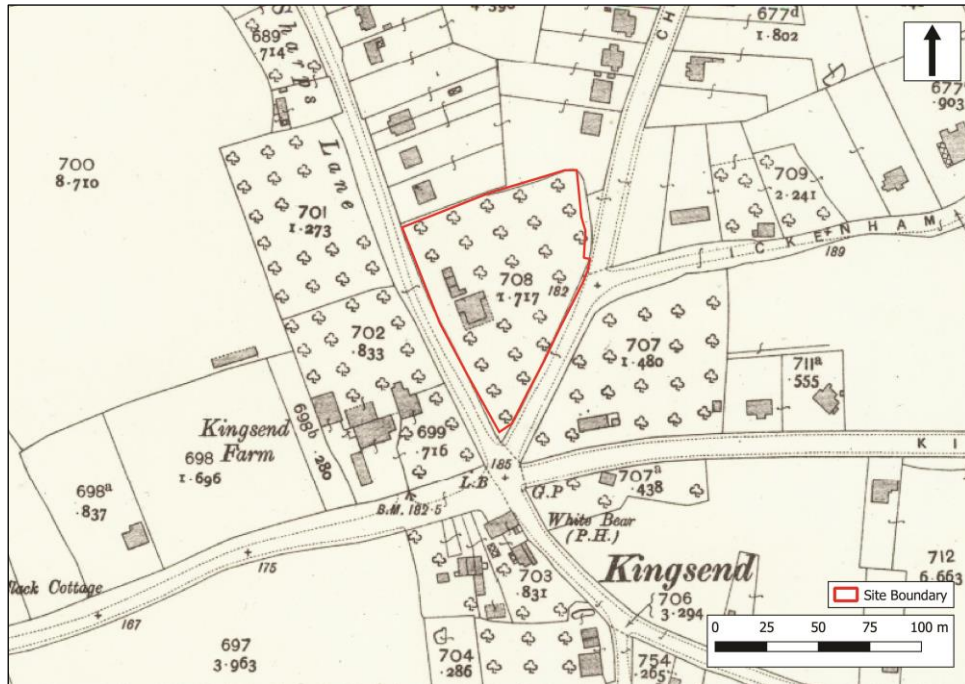


Fig. 16: Extract from the Ordnance Survey 3rd edition 25-inch map of 1914
(Reproduced by courtesy of the National Archives)

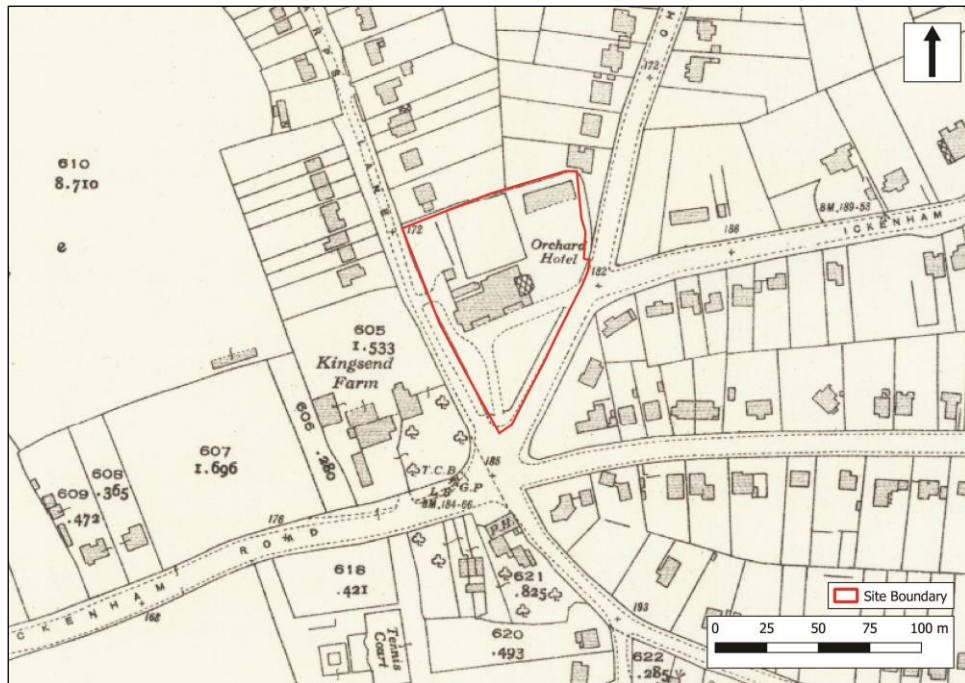
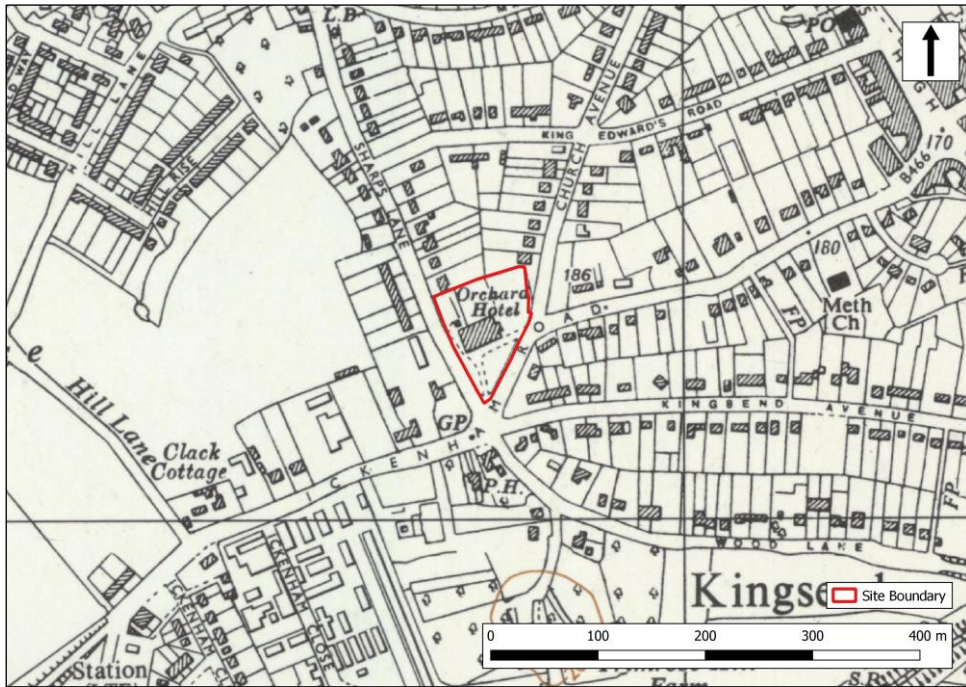


Fig. 17: Extract from the Ordnance Survey 4th edition 25-inch map of 1936
(Reproduced by courtesy of the National Archives)



*Fig. 18: Extract from the Ordnance Survey provisional edition 6-inch map
(Reproduced by courtesy of the National Archives)*

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