

15-17 High Road, Ickenham, Hillingdon, London

Historic Building Record



Site Code HRI17

**Commissioned by:
CgMs Limited**

**15-17 HIGH ROAD, ICKENHAM
LONDON BOROUGH OF HILLINGDON**


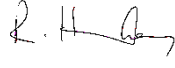
Historic Building Record

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Prepared by:	Susan Chandler	Archaeologist	
Reviewed and approved by:	Ron Humphrey	Assistant Director	
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**Archaeology South-East
Units 1 & 2
2 Chapel Place
Portslade
East Sussex
BN41 1DR**

**Tel: 01273 426830
Fax: 01273 420866
Email: fau@ucl.ac.uk**

SUMMARY

In October 2017 Archaeology South-East carried out a historic buildings record (Historic England Level 4) of the no. 15 and no. 17, High Road, Ickenham, London. The work was commissioned by CgMs Consulting, in preparation of the demolition of the existing buildings on the site to allow for the construction of new residential units. The semi-detached houses have their origins in the early 1900s, when London was rapidly expanding and many small outlying towns and villages, such as Ickenham, became part of the suburban sprawl. The construction of a railway station in Ickenham in 1904 meant that the area became a viable living location for those who worked in the city. Raising accommodation standards and the removal of tenements saw the construction of terraced housing such as these buildings in their thousands, provided for the working classes.

The houses would have provided modern accommodation for their occupants, allowing some degree of social mobility. The addition of the shop frontage to no.17 gives a glimpse of the enterprising spirit found in many of the time as people saw the chance to improve their standing. This adaptation of no. 17 to a shop and the need for a larger living/business space ultimately lead to the combination of the two properties on the site, until they fell out of use.

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1.0 INTRODUCTION

1.1 In October 2017 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a historic buildings record of nos 15-17 High Road, Ickenham, London Borough of Hillingdon UB10 8LF (NGR 508010 186359; Figure 1).

1.2 The work was commissioned by CgMs Consulting and requested by the London Borough of Hillingdon/English Heritage GLAAS, to be addressed as a condition placed on planning consent relating to the demolition of the existing buildings on the site for nine new residential units, together with associated access and landscaping (Planning ref. 57069/APP/2017/143). Condition 19 of the Planning Consent states that:

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 4 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). The scope of recording is to be agreed with the LPA prior to the commencement of demolition. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

Reason: To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

2.0 SCOPE & METHODOLOGY

2.1 The recording involved the survey of the buildings to Level 4 as defined by Historic England (2016) and as set out in the Written Scheme of Investigation (ASE 2017). A plan showing the structures surveyed is reproduced as Figure 2.

2.2 The initial record was made by Michael Shapland and Susan Chandler in October 2017. Subject to accessibility and survival, a photographic record was made of the exterior and interior of the houses. The houses and their immediate environs were digitally photographed, including general external and internal elevations, setting, street frontages, surviving architectural detail, fixtures and fittings. An index of the digital photography, together with location plans are included as an appendix to this report.

2.3 The written description and photographic record is supplemented by a drawn record of the site, comprising of plans and elevations of both of the houses, and a cross-section. These were produced by ASE, based in part on drawings provided by the client.

2.4 The site has been subject to two previous reports: an Archaeological Impact Assessment (CgMs 2016) and a Heritage Statement (CgMs 2017). Together with the other published sources, these have been used to inform the background history of the site.

3.0 SITE LOCATION AND SETTING

3.1 The site is located in the outer reaches of west London within the former county of Middlesex, in the parish of Ickenham. Covering an area of 0.11 hectares, the site occupies a roughly rectangular plot and contains a pair of terrace houses set within their own yard. It is situated on the western side of the principal thoroughfare of Ickenham High Road (B466), which lies on the northern edge of the village's historic core. This was formerly an agricultural landscape characterised by dispersed farmsteads, such as Talbot Cottage, the forerunner to the present houses on the site. Residential and light industrial development (garages) border the site, and the medieval church of St Giles is located to the south-west.

3.2 The modern ground surface is relatively flat, at c. 41.0m OD. The natural geology of the site comprises the London Clay Formation of clay, silt and sand, which is sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Original.¹ It has been observed in numerous boreholes nearby (GEA 2017).

4.0 STATUTORY DESIGNATIONS

Conservation Areas

4.1 The site is located within the northern area of the Ickenham Village Conservation Area, which reflects the location of the village's historic core.

Archaeological Notification Areas

4.2 The site lies partially within the Ickenham Village Archaeological Priority Area, as designated by the London Borough of Hillingdon to define presently known and recorded areas of heritage sensitivity.

¹ Source: British Geological Survey [<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>].

5.0 HISTORIC BACKGROUND AND CARTOGRAPHIC EVIDENCE

- 5.1 The following draws upon the existing reports compiled for the site (CgMs 2016; 2017). The medieval parish of Ickenham ('Tichenham' 1086) had been divided into three manors during the mid-11th century, later rationalised to two: the dominant manor of Ickenham and the sub-manor of Swakeleys (VCH 1971, 102-4). It is in the latter that the site lies, whose manor-house (Swakeleys House) is located c. 1km to the south-west.
- 5.2 The Enclosure Map of 1780 shows the historic core of Ickenham clustered around its medieval church of St Giles, centred on the junction of Swakeleys Road, the High Road and Long Lane (Figure 3). What is now 15-17 High Road was then occupied by a small cottage, called Talbots, surrounded by an orchard (Figure 4). From the available photograph, the small-panel timber-framed construction of this house places it somewhere in the 17th century, with what appears to be an 18th century weatherboarded service outshut appending one end, but the house may well have earlier origins than this. It presumably represents the farmhouse of a modest farmstead, with fields stretching out behind. It is shown most clearly on the Ordnance Survey map of 1866 (Figure 5).
- 5.3 At the end of the 19th century, Ickenham remained a rural, essentially agricultural settlement of dispersed farmsteads around its church and village (Figure 6). The seismic change occurred in 1904 when the inexorable spread of London's outer suburbs reached Ickenham, which was connected to the Metropolitan line a new station in Glebe Lane. The rail network continued to extend over successive decades, with the introduction of District line trains in 1904 and Piccadilly Line trains in 1933. The available mapping shows that Talbots cottage was demolished between 1897-1908, and the orchard plot subdivided for redevelopment (Figures 6 & 7). This presumably happened shortly after the introduction of the railway line in 1904, although the two may be unrelated, as the extensive suburban development of the parish did not take hold until the sale of the majority of the Swakeleys estate in 1924.²
- 5.4 Further to this question, unsubstantiated local knowledge is that the new houses were built about 1895 - 1905 along with many other cottages in Ickenham as part of the Swakeleys Estate in order to accommodate estate workers, rather than to take advantage of the new transport links. This is despite the fact that the Swakeleys Estate had enabled the new railway in the first place through the sale of part of their land.³ When the Estate was auctioned off in 1924 many of these cottages and farmhouses were acquired by their tenants. The previous tenants of Talbot Cottage, the Winches, occupied one of the new houses in this way.⁴
- 5.5 The Ordnance Survey map of 1914 shows the new pair of semi-detached cottages erected on the site, together with outbuildings (a WC and wash-house/laundry) to the rear (Figure 7).
- 5.6 By 1935, the road network was expanded, servicing the increasing population of the area. As part of these works, Long Lane was widened and Western Avenue, the London-Oxford arterial road, opened in 1934, located throughout the southern part

² 'Advertising brochure for Swakeley's Estate, Ickenham' (London Metropolitan Archives, ref. ACC/0938/G/006).

³ 'Papers re conveyance of land in parishes of Ickenham, Hillingdon and Ruislip 1897-1900' (London Metropolitan Archives, ref. DD/T/X/a/6).

⁴ My thanks to an un-named local resident for this additional information.

of Ickenham. By 1934, a shop front was added to No.17 High Road, substantially extending the footprint towards the street front (Figure 8). A further outbuilding was also added at this time, adjacent to the southern boundary of the site, but demolished shortly after.

- 5.7 By the 1960s, the houses had become known as 'Pete Cottages' (Figure 9). No. 17 had become incorporated into a builders' yard, whilst No. 15 appears to have retained its plot and remained as a separate house. They were unified as a garden centre with accommodation above during the 1980s and 1990s, which closed for business on September 18th 2002. Both properties have been empty thereafter.

6.0 DESCRIPTION OF THE BUILDINGS

6.1 No. 15 High Road

Exterior

- 6.1.1 The principal elevation of No. 15, which faces south-east, remains unchanged from the day it was constructed, though at the time of recording it was largely obscured by a dense growth of ivy (plate 1). The building is of two stories plus a loft in the gabled roof, which is covered with modern tiles (plate 2).
- 6.1.2 The walls are constructed of yellow brickwork in stretcher bond, with a cavity and red brick detailing. This detailing consists of shallow gauged arches over each window and door, three plat bands and gabling. The lower plat band is two courses deep while the middle and upper plat bands and the gabling are three courses. There is one window on each floor on the principal elevation; these are twelve paned sash windows of typical Edwardian style, with thin glazing bars and decorative horns (plate 3). They are contemporary with the construction of the buildings and have not been replaced. They are positioned in line with each other, to the right hand side of the elevation and have a white and green painted finish. Each window has a white stone sill which is positioned in the coursing of the decorative plat banding.
- 6.1.3 The front door, positioned to the left of the principal elevation, has retained its Arts and Crafts porch canopy (plate 4). This canopy springs from red brick setting and is of wooden construction, with a white and green painted finish to match the windows. It is fairly simple in design, with decorative timbers brackets pierced by quatrefoils, and a pinnacle to its gable (plate 5). It is roofed in slate, which may suggest that this was the original roofing material of the buildings. There are two steps to the door, which is a four panelled design with a brass letter box and door knob located on the lock rail. A lock is situated above the door handle on the shuttering stile and a doorbell button on the chamfered door frame.
- 6.1.4 To the south west, the elevation shows the gable roof construction (plate 6). The wall here has the same construction as the south east. It features two eight-paned sash windows, smaller versions of those seen on the south east elevation. They are arranged in centrally, one on each floor. Later pipework has been added to this elevation, likely when plumbing was added to the building (plate 7).
- 6.1.5 To the rear of the building, the north west elevation has three windows, one on the ground floor and two on the first floor. They are twelve paned sashes as per those seen on the south east elevation (plate 8). The rear door echoes the position of the front door, though the door itself is likely a replacement. It is a two panelled design, with the glazed upper panel missing. It is probable that this door was replaced when the usage of the internal spaces was changed (plate 9), to bring more light into the building.
- 6.1.6 The chimney-stack of the building is located centrally, shared between the two houses. It echoes some of the details of the house construction, with a red brick plat band and oversailing courses to its summit (plate 10).
- 6.1.7 At the rear of the building there is a small rear yard with an outbuilding, originally a wash house and outhouse. It is constructed in Flemish bond from yellow brick, without any of the red brick details seen on the main building (plate 11). The south east elevation of the outbuilding (which faces the rear elevation of the main building)

has an eight paned sash window and three doorways. Two of these would have accessed the wash house or scullery, and have been filled in with yellow brick in a stretcher bond. The other doorway opens to the outhouse. It has a four panel door, matching those seen elsewhere in the house, although it has been heavily patched and has had a small window inserted. The gable end of the south west elevation of the outbuilding (plate 12) has a soldier course of bricks at its base. There is an iron latticework ventilation grill positioned to the right near the roof and a doorway into a probable wood store adjacent. The brickwork above the doorway is damaged, with the door lintel, which would have been formed by the soldier course, missing. The rear wall has a window, which would have lit the log store, that has been filled in with yellow brick (plate 13). The roof of the structure is damaged, collapsed in places. It is surfaced with modern interlocking tile, which has replaced the original – likely slate – cladding.

Interior – Ground Floor

- 6.1.8 The interior of the no.15 was, at the time of recording, in a poor state of repair, having been damaged by fire and abandonment (plate 14). The layout would have comprised two rooms downstairs and three upstairs. Upon entry to the house via the front door there is a small hall area (room 1) with the stairway which leads up to the second floor to the front and a doorway with a four panelled door to the right, leading into room 2 (plate 15).
- 6.1.9 Room 2 suffered the least of the fire damage. It would have originally comprised two rooms, a front parlour and a rear kitchen. The kitchen faced out to the yard and was accessible directly via the back door. It may have also included a pantry. The front parlour would have been reminiscent of those found in larger dwellings, reserved for 'best' or special occasions. This arrangement is typical of the housing for middle working class families of the Victorian and Edwardian original. That this room was once two spaces is evidenced by the two chimney breasts (plate 16) and cross-beam to the ceiling. The front area of the room retains a (later) fireplace with original fitted cupboards either side of the chimney breast (plate 17). It is likely that the recesses, above these cupboards, would have had shelving. The dividing wall has been removed, creating a larger living space. The room retains an ovolo-moulded picture rail and portions of original skirting boards with decorative moulded tops. To create a feeling of unity in the space the picture rail and skirting have been added to the removed walls. No cornicing or ceiling mouldings remain. The door to Room 1 has four panels and is well matched to the front door, and thus is likely to be contemporary with the construction of the building (plate 18). It retains its lock and a brass finger plate, again indicating the 'special' status of the front parlour. Above the door is a horizontal light, now filled with matchboard panelling. The original window and door architraving have been retained.
- 6.1.10 Room 3 (plate 19) is likely to have been created when the alterations were undertaken to knock the two original ground-floor rooms into a single space. It is possible that there was a rear service passage and pantry originally in this space, which has been expanded to create a small kitchen. This small area is tiled with fitted cupboards, with the only surviving original fittings the window and back door architraving (plate 9).
- 6.1.11 Rooms 4 and 5 are located in the out-building. Room 4 is the outhouse, which has been fitted with a blush coloured toilet pan, replacing its earlier equipment (plate 20). Room 5 would have originally been divided into a small wood store and wash house. The wall of the wood store has been removed, though this has been retained in the

outbuilding of no. 17, which is the mirror of no. 15. The small chimney flue in the north corner of the room indicates the location of a former hot water copper, heated by a small fire. This room would also have been fitted with a water pump, sink and furnished with a table and other equipment such as a mangle, for the completion of household washing (plate 21). The dividing wall which separated the wash houses of each property has been partially removed to allow access from either end.

Interior – First Floor

- 6.1.12 The first floor of the house comprised three rooms accessed via the stairwell. The stairs of no. 15 were very heavily fire damaged, however it was still possible to access the upper floor via no. 17. When the houses were converted to a garden centre, the first floors of each house were joined to create one property. It is likely that the alterations to the lower floor of no. 15 also occurred at this time. The conversion upstairs included the creation of a central corridor by moving the internal walls of rooms 8 and 18 (plate 22).
- 6.1.13 The stair is of timber construction, and heavily damaged in the fire. It consisted of a straight flight with winder to the top, with a handrail to the right and dado rail to the left. The small landing is lit by the upper of the two eight paned sash windows seen on the southwest elevation. The three doorways of the landing have architraving as seen in on the lower floor and are hung with four panelled doors, which are original, fitted with brass door handles. Fire damage in this area reveals areas of the building's construction, showing laths nailed to posts in the internal stud walling, which has then been plastered and finished with paint or wall paper. The external wall, above and below the window, has areas of visible brickwork under the plaster (plate 23). The stairwell ceiling is covered with matchboard panelling.
- 6.1.14 Room 6 is located to the front of the building, in the south west corner and would have been a fair sized bedroom, with a storage space above the stairs. It retains the only extant fireplace now left in either of the houses, which comprises a cast iron register grate with a foliate architrave. The jambs of the chimney-piece are fluted and bear decorative rosettes, terminating in a simple entablature with a foliate frieze (plate 24). This is a worthy, if undemonstrative, example of its type, with no decorative tiles, aimed at a solidly middle class audience. Elsewhere in the room, the twelve-paned sash window (plate 25) and doorway retain their architraving. The floor is wooden boards over wooden joists, and the skirting is plain but original: the house employed a simpler design at this level than is evident downstairs.
- 6.1.15 The first of the smaller rear bedrooms (room 7), located in the north west corner of the house, has been converted to a bathroom, fitted with a modern bathroom suite. It is unlikely that the house had an internal bathroom when first built. Due to this conversion and the fire damage, few of its early features remain. The walls have been partially tiled and the sash window retains its architraving (plate 26).
- 6.1.16 The final bedroom (Room 8) has a blocked-in chimney breast which would have originally been positioned centrally along the north east wall of the room, with recesses either side perhaps fitted with shelving or cupboards. When the corridor was inserted upstairs to link the properties, the symmetry of the room was lost. As elsewhere in the building, the room retains its picture rail and architraving. The skirting is plain, as per room 6, though the section across the chimney breast is more recent, added when it was blocked off (plate 27). The door of this room is a four panelled door, reused when the access was reconfigured.

6.1.17 It was possible to view part of the roof structure via an attic access hatch. It was constructed from sawn, softwood rafters joined with a ridge-board at their apex, typical of buildings of this date (plate 28).

6.2 **No. 17 High Road**

Exterior

6.2.1 The principal elevation of no. 17, which faces south-east, would have originally mirrored the elevation of no. 15. This was extended south east to create a shop space by 1934 to the front of the building. The shop extension has a flat roof and has been constructed using yellow bricks of a slightly darker tone than those used in the construction of the houses, laid in Flemish bond. The shop front is fairly simple, with plain rather than fluted pilasters and no cornice, though it is possible decorative elements were removed as the shop's use changed (plate 29). The two panelled door is located to the right hand side, flush to the shop frontage, with a horizontal light above and windows either side (plate 30). This door is contemporary to the construction of the shop, with a glazed upper panel, brass letter box and a timber and metal handle with lock (plate 31). Whilst the frontage is simple, it does have a blind, to shade the windows. The iron blind bracket arm has a maker's name though this was obscured by layers of paint (plate 32). This blind is also presumably contemporary with the date of the shop, though the green and white striped fabric is modern. Externally, it was not possible to see the windows of the frontage, which had been boarded. The stallriser below the windows has been clad in concrete.

6.2.2 Above the shop extension, the elevation of the building was obscured by ivy growth. There is a single twelve paned sash window, of the type seen at no. 15. As with no. 15, the roof tiles are of a later date, replacing the presumed original slate.

6.2.3 To the north east, the elevation is much the same as the south west. It features two eight paned sash windows and decorative red brick plat bands, and a small cast iron vent. A small casement window has been inserted to the south west end, to bring light to the small landing when the front door was removed with the addition of the shop. The shop extension has been tied into the wall, though the bonds differ. A side door sits alongside the inserted casement window, to provide a rear entrance to the shop (plate 33). This doorway has a shallow gauged head, with marks above to suggest there was a simple porch structure no longer present. The door matches that at the shop front, though it lacks a letter box, with two panels, the upper having been glazed. At some point in its past a cat flap has been inserted and the glazed panel barred for security (plate 34).

6.2.4 To the rear of the building, the north west elevation has two windows on the first floor. They are twelve paned sashes as per those seen on the south east. The third window, on the ground floor, has been converted to a doorway with a small horizontal light above the door. The doorway is hung with a part-glazed door, which has six glass panes above three panels and would have allowed access directly to the rear room of the house. The back door remains in-situ, and is unmodified in its four panelled form (plate 35).

6.2.5 Mirroring no. 15, the back door opens to an area likely to have been a small rear yard with an outbuilding. The outbuilding on this side has been modified, with the window and doors to the wash house removed to create an open frontage. The window of the wood store, viewed from the northwest elevation has been infilled with brick. The outhouse and wood store are unchanged. As part of the building's use as

a garden centre, the yard area has been covered with an ephemeral lean-to structure built from modern materials, which has blocked the use of the inserted rear doorway (plate 36).

Interior – Ground Floor

- 6.2.6 The interior of the ground floor of no. 17 is greatly changed since its original construction. It would have mirrored the layout of no. 15, with a front parlour and rear kitchen, front door opening to the stairway and small hall area. The construction of the shop at the front of the building removed both the front door and sash window. It is probable at this time that the roles of the two ground floor rooms reversed, with the rear parlour becoming the front, accessed by its own door inserted into the former window at the back. The front parlour, no longer provided with a window, would have perhaps become the back parlour or kitchen area, with the casement window inserted on the north east elevation providing a small amount of natural light via the cramped hallway. These two rooms were likely linked via an inserted door.
- 6.2.7 Internally, the shop (room 9) has a concrete floor and does not retain of any of its early commercial fittings. It has been modernised, with peg board cladding to the walls. The shop front is as simple inside as it is outside, with architrave framing and one large plate-glass window (plate 37). To provide more light to the rear of the shop area, a pitched skylight was added to the flat roofing (plate 38). This skylight is a simple wooden construction with a ridge plank and rafters, glazed with rectangular panes. Its sides are clad with beaded matchboard, and the ceiling opening is bordered with architraving to match the shop front.
- 6.2.8 As the retail use of the building developed, the ground floor rooms were employed to expand the space available, creating the space as it currently lies (plate 39). The original front wall and internal wall of the house were removed, opening the entire ground floor space into the shop. Because of the differing floor levels, two wide steps up to the interior ground floor were added and the chimney breasts, evident by gaps in the skirting, were removed (plate 40). An L-shaped counter was added, positioned at the top of the steps to provide a clear view of the shop floor and shield the access to the stairs (room 10). The expanded shop area was fitted out with pegboard. In some areas the original fittings of the house such as skirting, architraving and picture rails have survived. Damage to the ceiling in the shows timber laths nailed to joists, over which the floorboards of the first floor are laid (plate 41).
- 6.2.9 The use and date of the small side room or corridor area (room 11) and small hallway (room 12) to the side of room 9 is not clear. These areas may be part of the initial lay out of the building, providing a small pantry space or they may be adaptations as part of the shop fitting. The brick pedestal bases in room 11 may be for a ceramic (butler type) sink (plate 42).
- 6.2.10 The interior of the outbuilding of no.17 retains the three rooms present when it was constructed; the outhouse (room 14), the wood store (room 15) and wash house (room 16). As seen in the wash house area of no.15, there is a chimney for a hot water copper in the western corner of the room (plate 43).

Interior – First Floor

- 6.2.11 The interior of the first floor is the mirror of that to no. 15. The stair is of the same construction, a straight flight with winder to the top, with a handrail to the left and dado rail to the right. There is an original, plain, square newel post at the top landing

(plate 44), which is lit by a small sash window. Above the stair there is a small cupboard space clad with matchboard. As with the landing of no. 15, the doors to each room are the original four panelled type fitted when the house was built (plate 45). The embossed or Anagypta type wallpaper remaining below the dado rail on the walls of the stair is likely to be an original décor feature of the building (plate 46).

- 6.2.12 Room 17, the front bedroom is the equivalent of room 6 in no. 15. It would have been fitted with a cast iron fireplace, which is now missing from the chimney breast, and has a built in cupboard above the stairs. The picture rail, architraving, floorboards and skirting are all original (plate 47).
- 6.2.13 As discussed above, room 18 has lost some space to create the central corridor. The fireplace of the room has been closed and the picture rail removed. The skirting, window and door architraving are original (plate 48).
- 6.2.14 Unlike no. 15, the smallest bedroom has not been converted into a bathroom, rather has maintained its use. It is not clear if an internal bathroom was added to no. 17 as there was little evidence for this. This small bedroom (room 19) retains its skirting, picture rail and architraving (plate 49).

7.0 DISCUSSION

- 7.1 Externally, the houses at no. 15 and no.17 High Road seem fairly unremarkable, typical of the modest dwellings occupied by the Edwardian middle and lower classes. However they do provide an insight into the ways in which the world was changing in this original as the previously agricultural landscape was consumed by the expansion of the outer London suburbs during the period leading up to the First World War. Changing attitudes and better understanding of the standard of living required to maintain health is a prominent theme of the Edwardian era. The houses can tell us of the occupiers' middling socio-economic status, conveyed by the unpretentious but well-made exterior and interior of the buildings, with contrasting brickwork decoration to their otherwise simple construction, which provided greater living space than that previously enjoyed by the working classes. These early occupants may have been employed on the Swakeleys estate until it was broken up in 1924, or they may have worked in central London, commuting via the railway link constructed for Ickenham in 1904. Either way, the houses were provided with the outbuildings and small yards to the rear, and the luxury of space to relax in the parlours.
- 7.2 The addition of the shop front to no. 17 bears witness to the continued development of London's Metroland from a dormitory population to a burgeoning economic area in its own right. It would also have provided the opportunity of the house's occupants to be upwardly mobile. Later occupiers of the buildings continued to alter the use of the buildings, bringing in a bathroom to no. 15 and expanding the business space of no.17. It is likely that the upper floor of no.17 was used as office and stock storage space when the shop floor was expanded, during the use of the site as a builders yard. The twilight of the buildings' life was their combination into a garden centre. In many ways the building may have proven awkward to adapt, as some modernisations – such as central heating – are not to be found.

8.0 DEPOSITION OF THE ARCHIVE

- 8.1 The project archive will be deposited with the London Archive and Archaeological Resource Centre, under the site code HRI17. The archive will comprise all survey material collected and produced in undertaking the project.

9.0 ACKNOWLEDGEMENTS

- 9.1 Archaeology South-East would like to thank CgMs Consulting for commissioning the work, and for providing background information about the site, and the un-named local resident for additional information about its history.

10.0 BIBLIOGRAPHY

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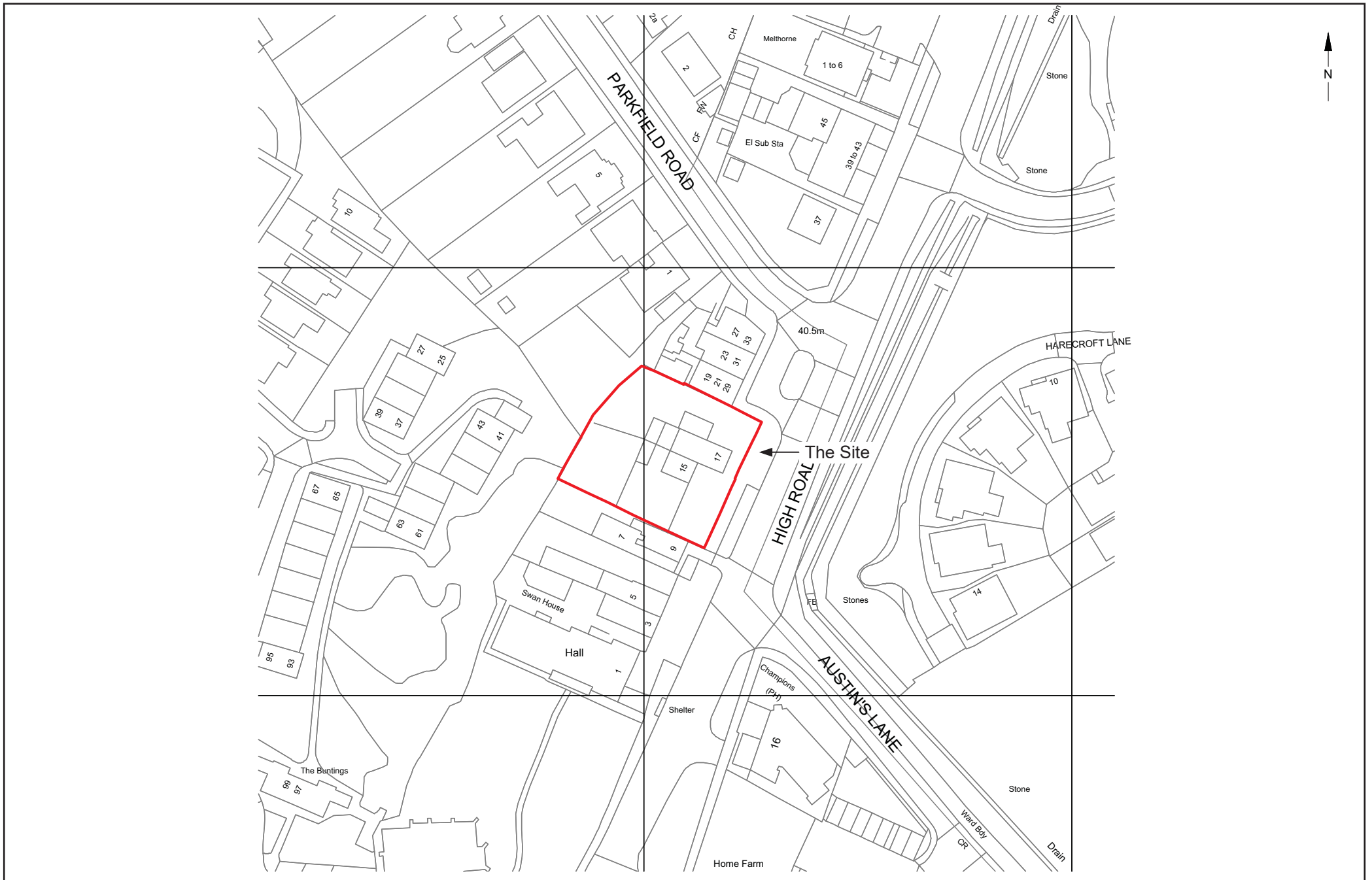
Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*. Swindon: English Heritage.

VCH 1971. *A History of the County of Middlesex, Volume 4: Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner*. London: Victoria County History.



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© Archaeology South-East		15-17 High Road, Ickenham, Hillingdon		Fig. 1
Project Ref: 170719	October 2017	Site location		
Report Ref: 170719	Drawn by: HS			



© Archaeology South-East

15-17 High Road, Ickenham, Hillingdon

Project Ref: 170719
 Report Ref: 170719

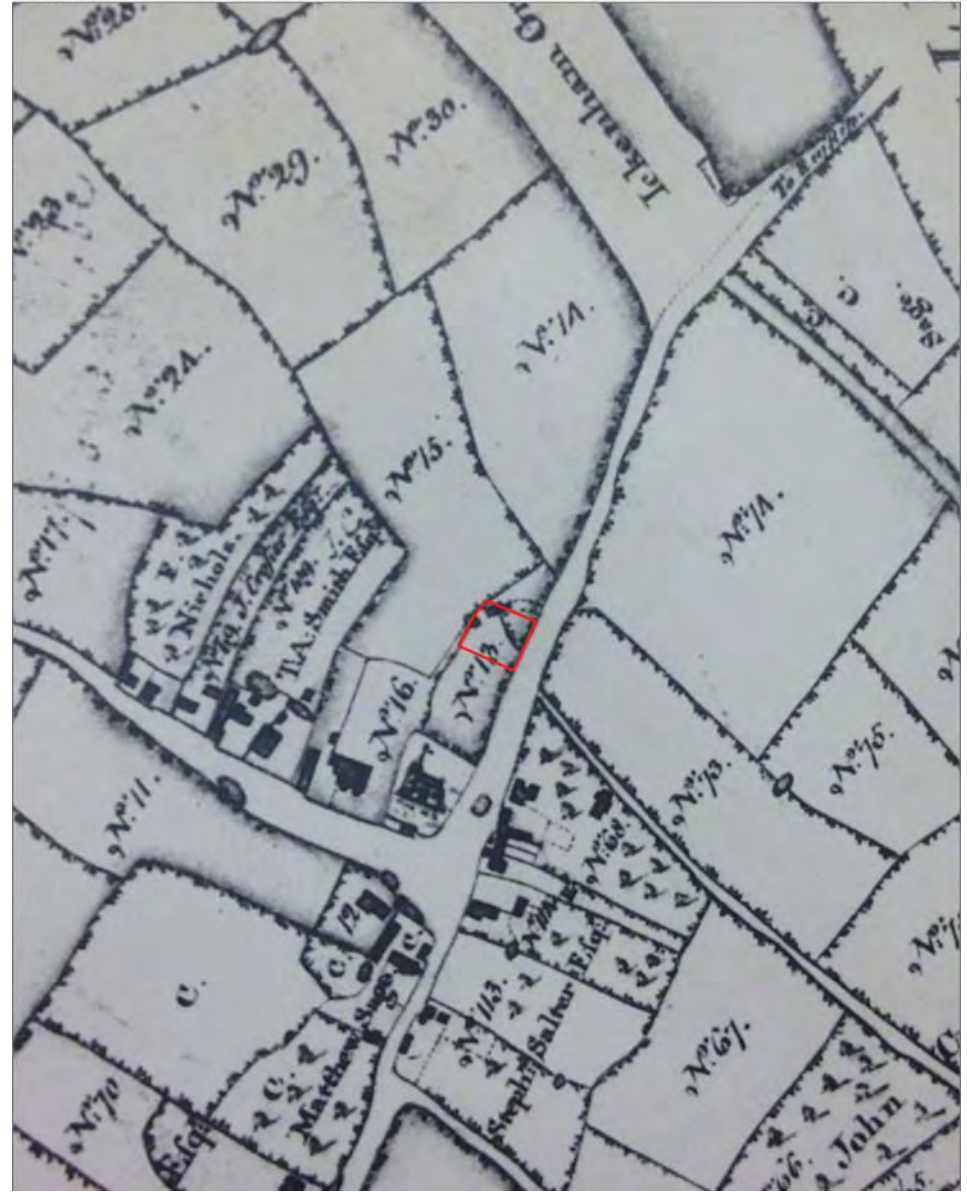
October 2017
 Drawn by: HS

Existing site plan (Source: Stephen Davy & Peter Smith Architects)

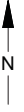
Fig. 2



John Roque's map of Middlesex, 1754



Ickenham Inclosure Map, 1780





Talbot Cottage (late 19th century)

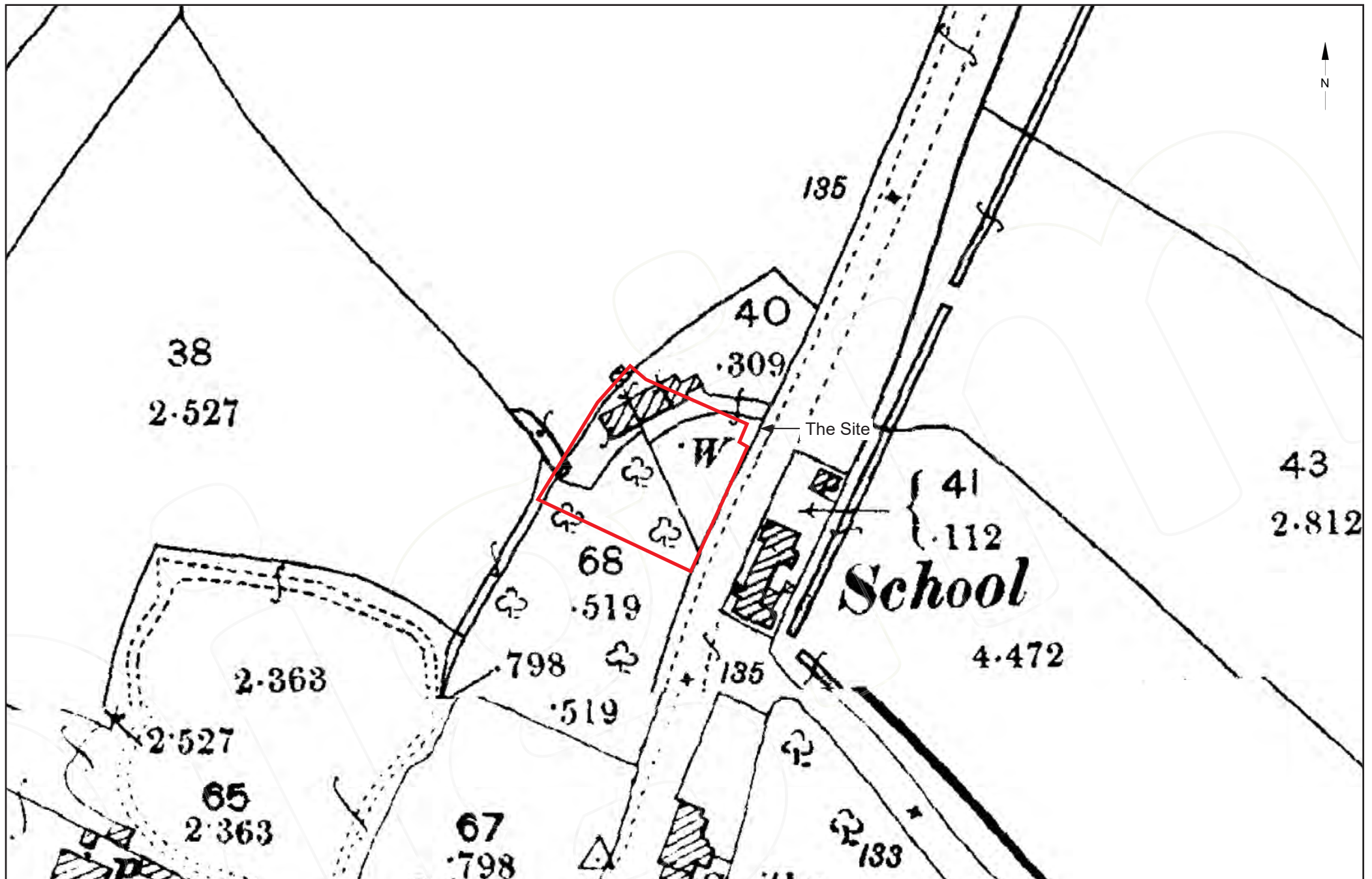


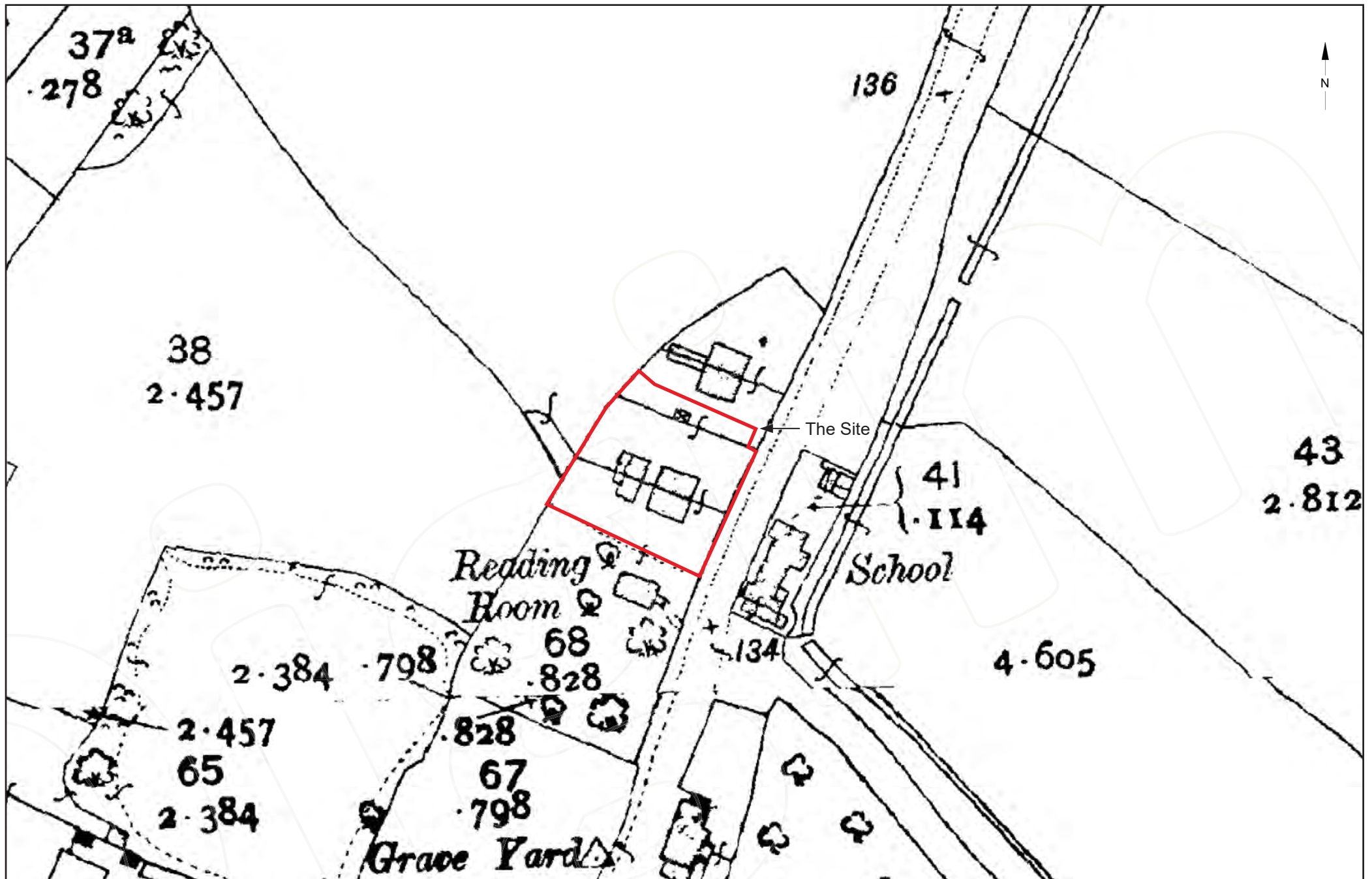
Ickenham Garden Centre (late 20th century)

© Archaeology South-East		15-17 High Road, Ickenham	Fig. 4
Project Ref: 170719	October 2017	Early photographs of the site (source: CgMS 2017)	
Report Ref: 2017434	Drawn by: MGS		



© Archaeology South-East		15-17 High Road, Ickenham	Fig. 5
Project Ref: 170719	Oct 2017	1:2500 Ordnance Survey map, 1866	
Report Ref: 2017434	Drawn by: MGS	(source: CgMs 2016)	







© Archaeology South-East

Project Ref: 170719

Oct 2017

Report Ref: 2017434

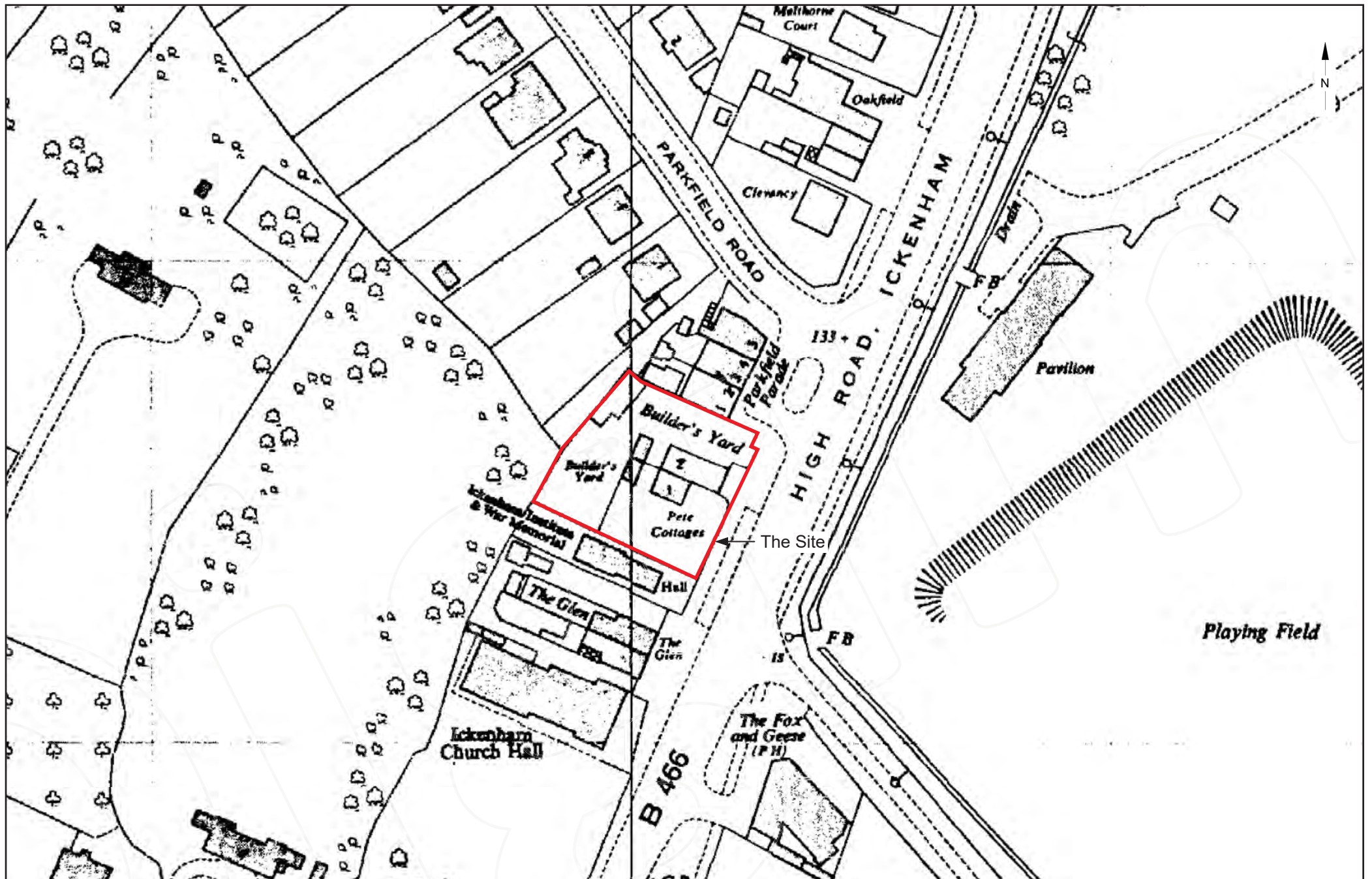
Drawn by: MGS

15-17 High Road, Ickenham

1:2500 Ordnance Survey map, 1934

(source: CgMs 2017, 12)

Fig. 8



© Archaeology South-East

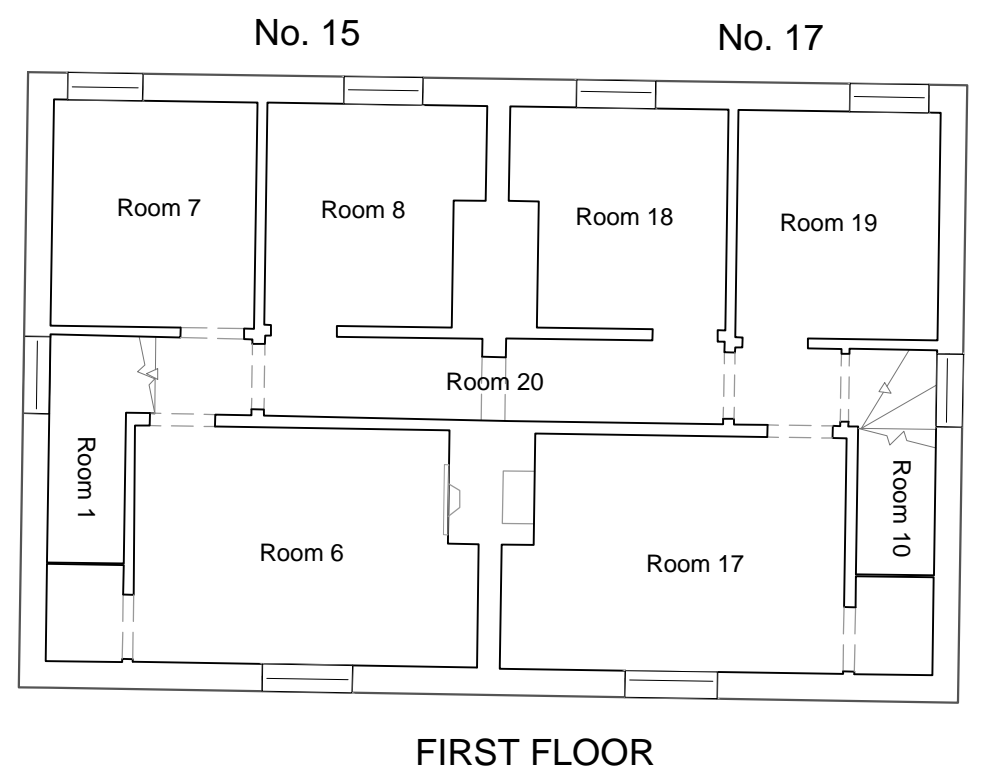
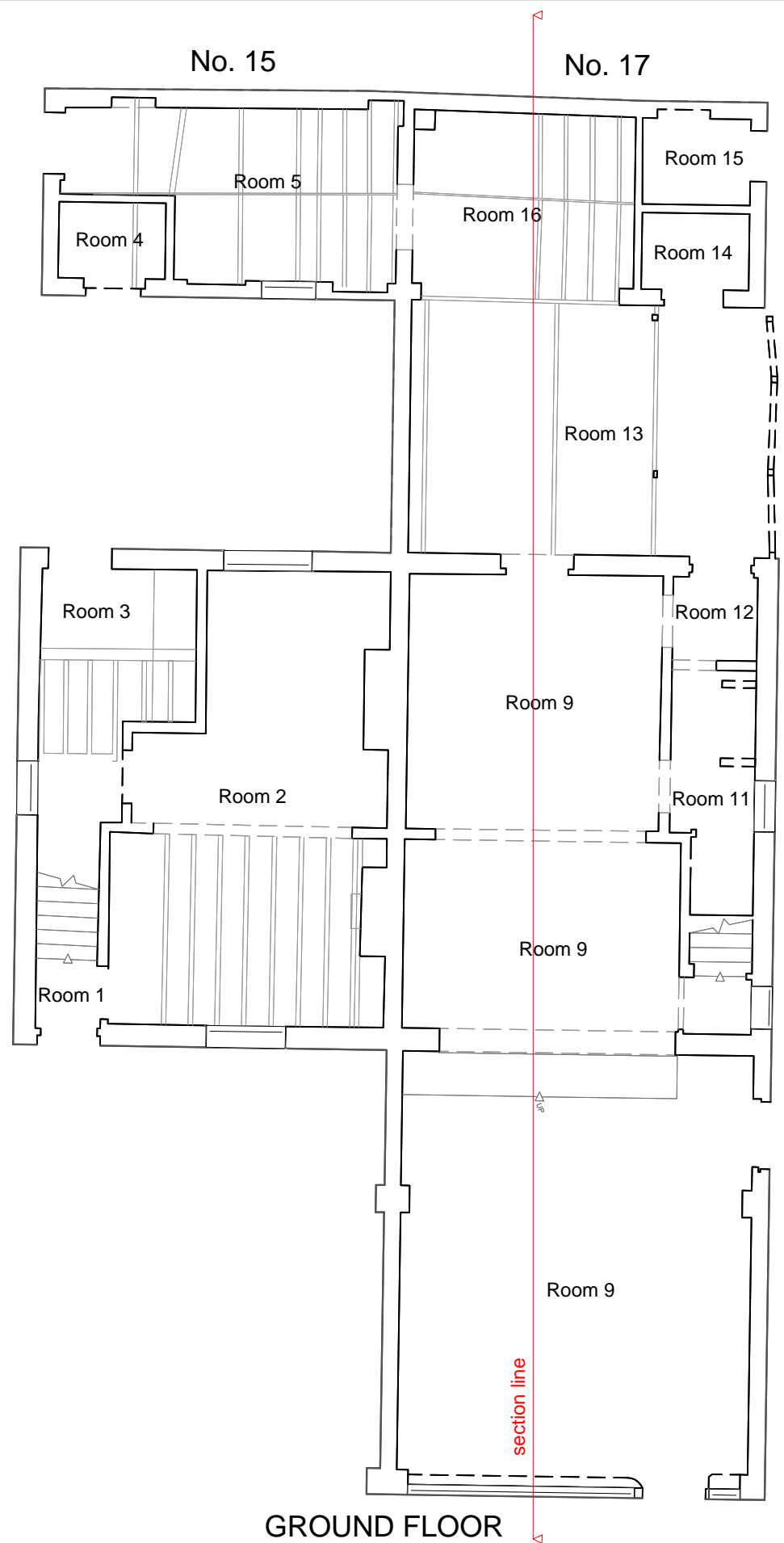
Project Ref: 170719
Report Ref: 2017434

Oct 2017
Drawn by: MGS

15-17 High Road, Ickenham

1:2500 Ordnance Survey map, 1961
(source: CgMs 2017, 13)

Fig. 9



© Archaeology South-East		15-17 High Road, Ickenham	Fig. 10
Project Ref: 170719	October 2017	Floor Plans, as existing	
Report Ref: 2017434	Drawn by: MGS		



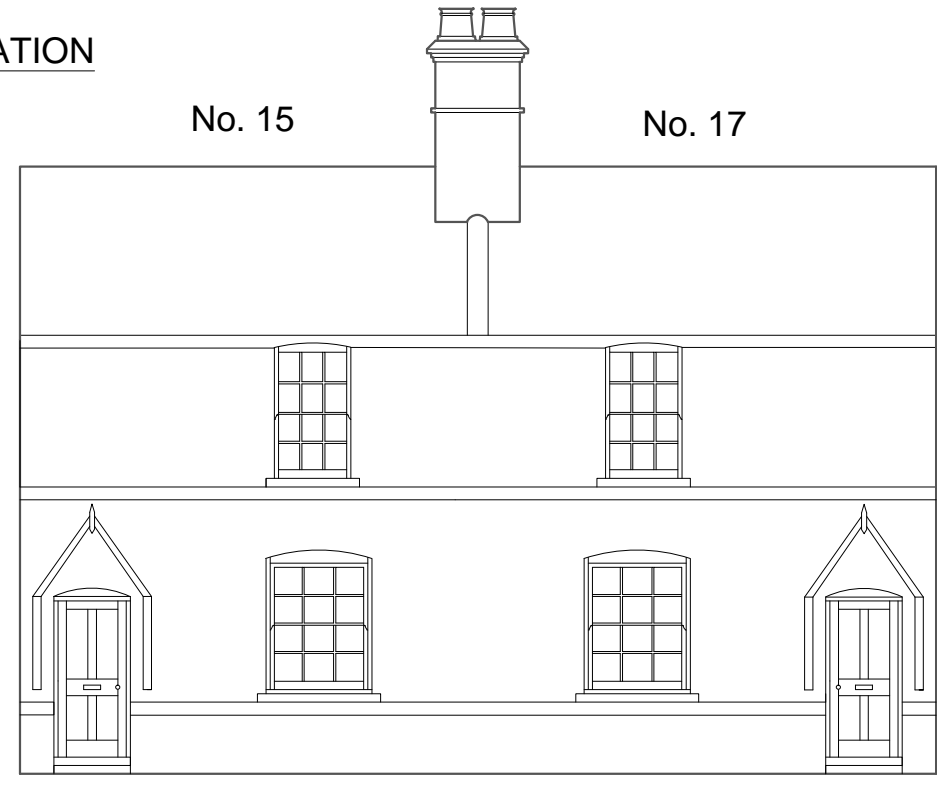
FRONT ELEVATION



No. 15

No. 17

existing



No. 15

No. 17

c. 1905

REAR ELEVATION

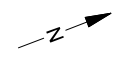


existing



c. 1905

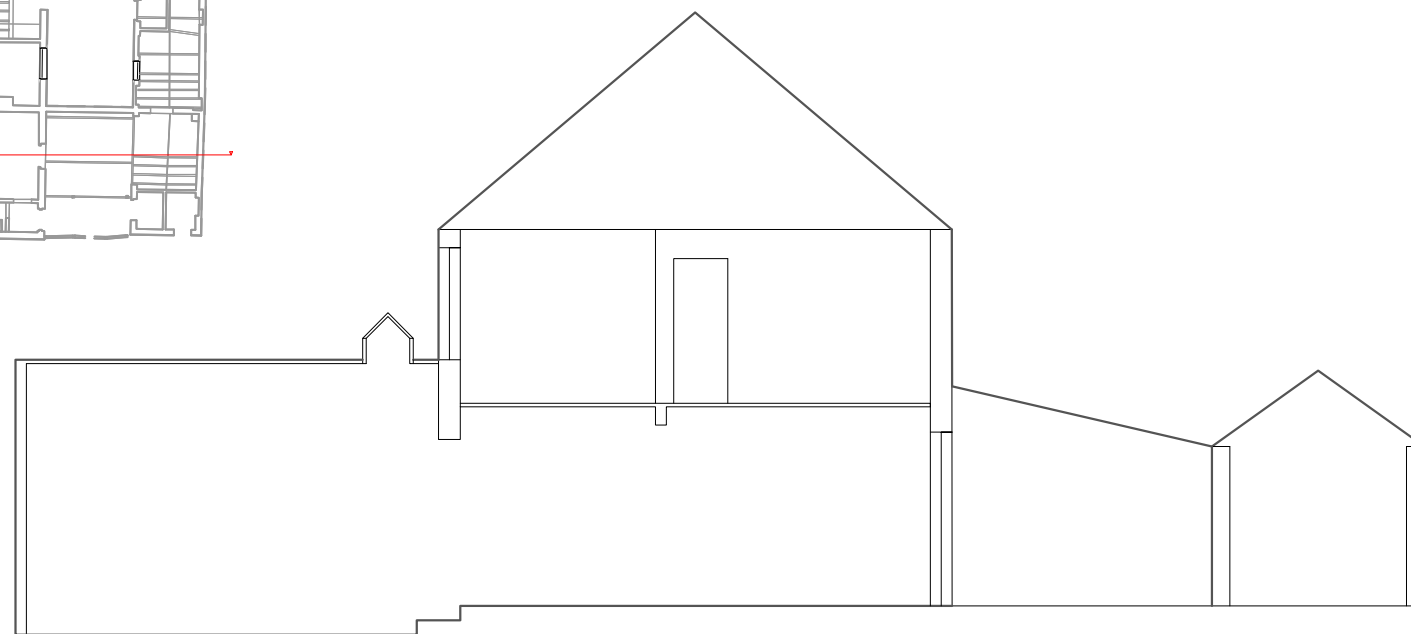
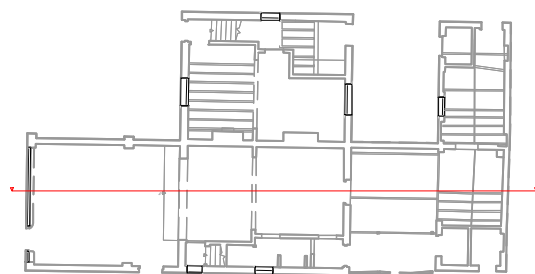




NO. 17: SIDE ELEVATION



NO. 15: SIDE ELEVATION



NO. 17: CROSS-SECTION

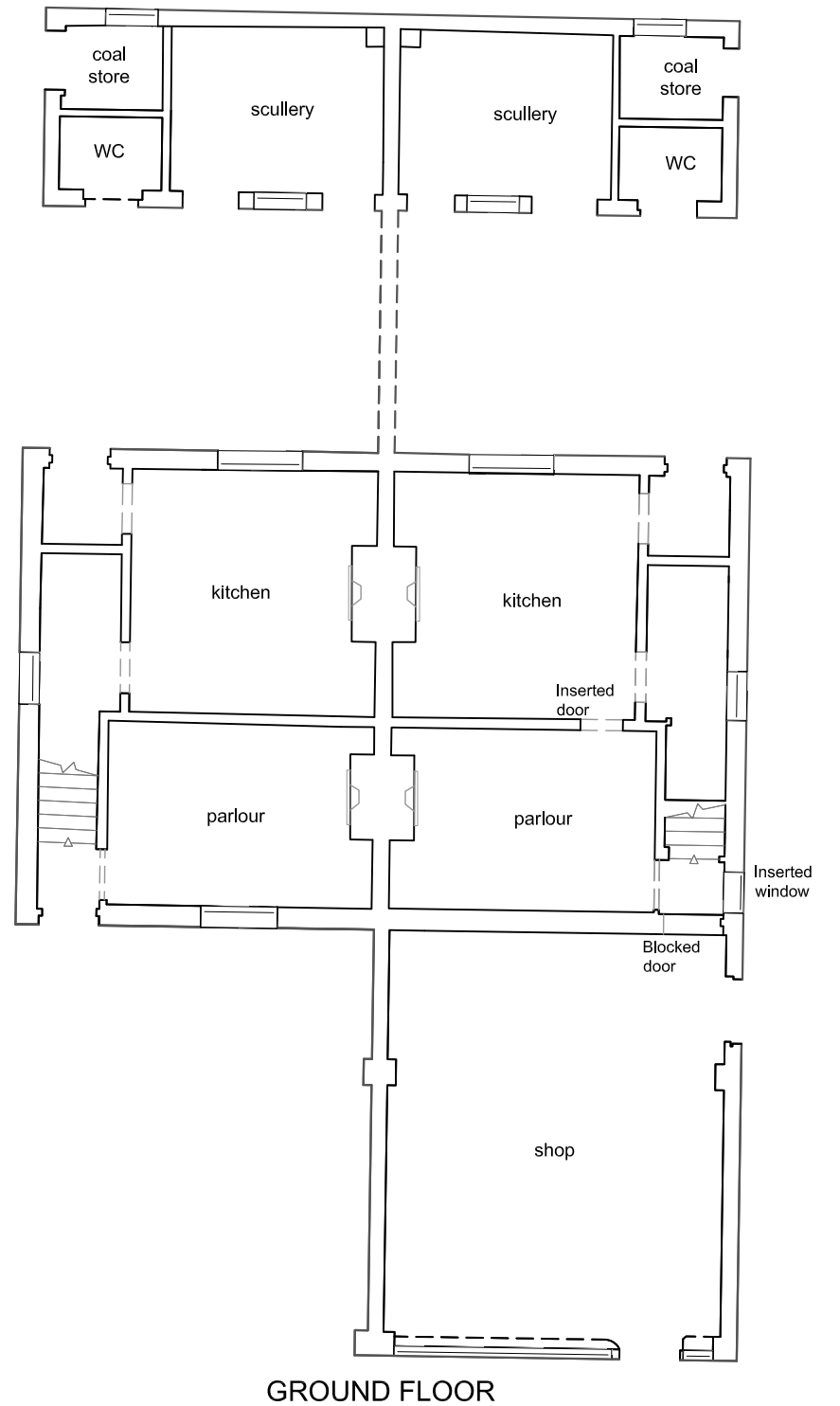
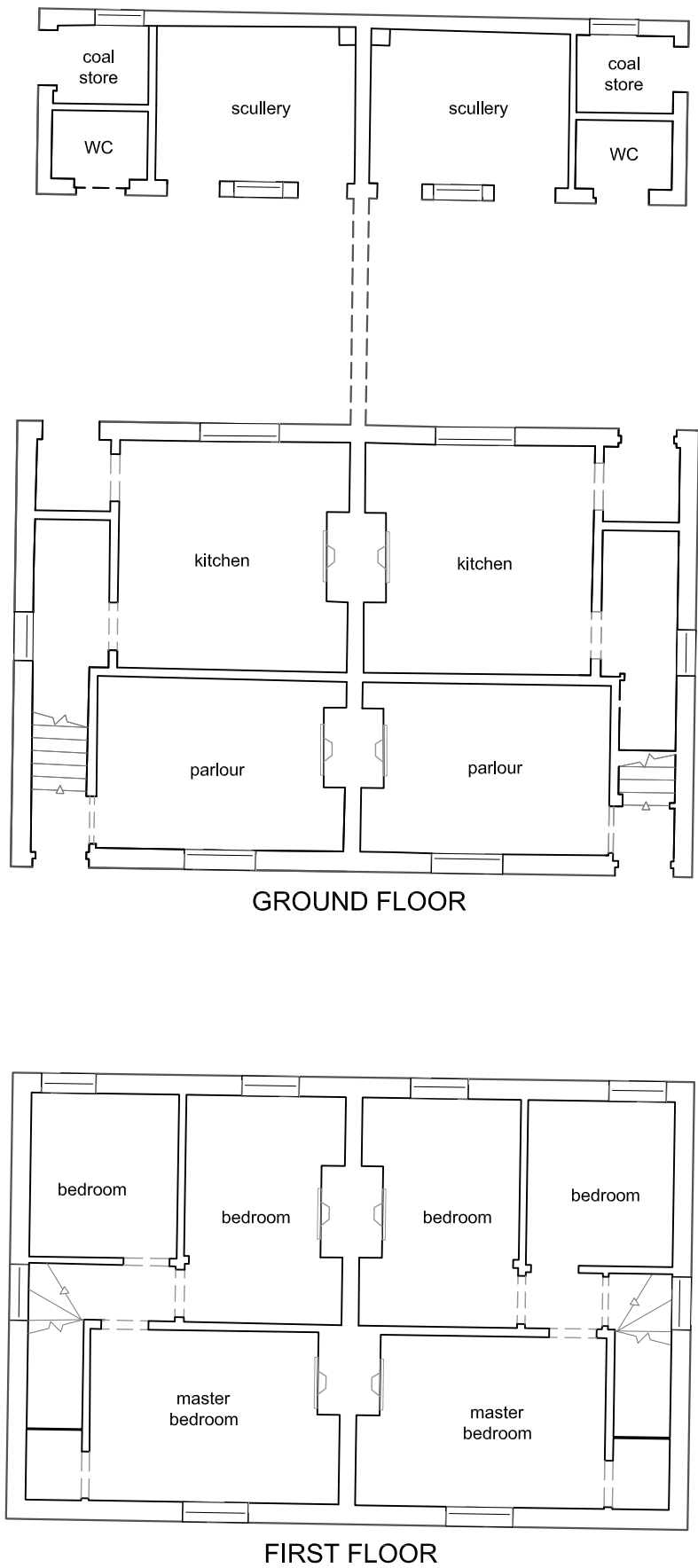


© Archaeology South-East		15-17 High Road, Ickenham	Fig. 12
Project Ref: 170719	October 2017	Side elevations and cross-section	
Report Ref: 2017434	Drawn by: MGS		



c. 1905

c. 1935



0 5m

PLATES



Plate 1 – The principal elevation of no.15 (HR117-0020)



Plate 2 – No. 15, general view looking north (HR117-0018)



Plate 3 – Twelve paned sash window (HRI17- 0026)



Plate 4 – The front door of no.15 with Arts and Crafts porch canopy (HRI17- 0027)



Plate 5 – Detail of the porch canopy construction (HRI17 0028)



Plate 6 – South west elevation of no. 15 (HRI17- 0016)



Plate 7 – Some of the external piping added to the building (HRI17-0015)



Plate 8 – The north west elevation of no. 15 (HR117- 0014)



Plate 9 – The back door of no.15 (HRI17-0092)



Plate 10 – The chimney stack of the building (HRI17- 0005)



Plate 11 – South east elevation of the outbuilding, no. 15 (HRI17-0013)



Plate 12 – The south west elevation of the outbuilding, no. 15 (HRI17- 0012)



Plate 13 – North west (or rear) elevation of the outbuildings (HR117- 0008)



Plate 14 – Fire damaged interior of no.15 (HR117- 0104)



Plate 15 – Stairway and front door, no. 15 (HRI17-0093)



Plate 16 – The interior of room 2, no. 15 (HRI17-0096)



Plate 17 – The interior of room 2, no. 15 (HRI17-0097)



Plate 18 – The door, likely original, room 2, no. 15 (HRI17-0098)



Plate 19 – The interior of room 3, no. 15 (HRI17-0089)



Plate 20 – The interior of the outhouse (room 4) no. 15 (HRI17-0067)



Plate 21 – The interior of the wash house (room 5) no. 15 (HR117-0043)



Plate 22 – The corridor addition on the first floor (HR117-0069)



Plate 23 – Fire damage in no.15 revealed the construction methods used (HR117-0080)



Plate 24 – The fireplace, room 6, no.15 (HR117- 0087)



Plate 25 – The window, room 6, no. 15 (HRI17-0085)



Plate 26 – Room 7, no. 15 (HRI17-0083)



Plate 27 – Room 8, no. 15 (HRI17-0081)



Plate 28 – The roof construction, no. 15 (HRI17-0086)



Plate 29 – The shop front, (south east elevation) no. 17 (HRI17-0021)



Plate 30 – The shop door, no. 17 (HRI17- 0023)



Plate 31 – Detail of the shop door handle, no. 17 (HRI17- 0024)



Plate 32 – Detail of the blind bracket, no. 17 (HR117- 0022)



Plate 33 – North east elevation, no. 17 (HR117- 0001)



Plate 34 – The shop side door, no. 17 (HRI17- 0056)



Plate 35 – The north west elevation, no. 17 showing the inserted door (HRI17- 0040)



Plate 36 – The lean-to structure, no. 17 (HRI17- 0035)



Plate 37 – The shop front from the interior (room 9), no. 17 (HR117- 0050)



Plate 38 – The skylight, room 9, no. 17 (HR117- 0055)



Plate 39 – The shop the interior (room 9), no. 17 (HRI17- 0048)



Plate 40 – One of the former chimney breast locations, room 9, no. 17 (HRI17- 0051)



Plate 41 – Ceiling construction revealed by damage, (room 9), no. 17 (HR117- 0054)



Plate 42 –Room 11, no. 17 (HR117- 0059)



Plate 43 – Rooms 14 and 16, no. 17 (HR117- 0038)



Plate 44 – The Newel post, no. 17 (HR117- 0070)



Plate 45 – Original four panelled door, no. 17 (HRI17- 0077)



Plate 46 – Original embossed (Anaglypta) wallpaper, room 10, no. 17 (HRI17- 0070)



Plate 47 – Room 17, no. 17 (HRI17- 0072)



Plate 48 – Room 18, no. 17 (HRI17- 0076)



Plate 49 – Room 19, no. 17 (HRI17- 0074)

APPENDIX 2: OASIS FORM

OASIS ID: ARCHAEO6-298779

Project details

Project name 15-17 High Road, Ickenham: Historic Building Record

Short description of the project In October 2017 Archaeology South-East carried out a historic buildings record (Historic England Level 4) of the no. 15 and no. 17, High Road, Ickenham, London. The work was commissioned by CgMs Consulting, in preparation of the demolition of the existing buildings on the site to allow the development, and the construction of residential units. The semi-detached houses have their origins in the early 1900's, when London was rapidly expanding and many small outlying towns and villages, such as Ickenham, became part of the suburban sprawl. The construction of a railway station in Ickenham in 1904 meant that the area became a viable living location for those who worked in the city. Raising accommodation standards and the removal of tenements saw the construction of terraced housing such as these buildings in their thousands, provided for the working classes. The houses would have provided modern accommodation for their occupants, allowing some degree of social mobility. The addition of the shop frontage to no.17 gives a glimpse of the enterprising spirit found in many of the time as people saw the chance to improve their standing. This adaptation of no. 17 to a retail location and the need for a larger living/business space ultimately lead to the combination of the two properties on the site, until they fell out of use.

Project dates Start: 01-06-2017 End: 31-12-2017

Previous/future work No / No

Any associated project reference codes HRI17 - Sitecode

Any associated project reference codes 170719 - Contracting Unit No.

Type of project Building Recording

Site status Area of Archaeological Importance (AAI)

Site status Conservation Area

Current Land use Residential 1 - General Residential

Current Land use Industry and Commerce 3 - Retailing

Monument type SEMI DETACHED HOUSE Modern

Significant Finds NONE None

Project location

Country England

Site location GREATER LONDON HILLINGDON HILLINGDON AND ICKENHAM
15-17 High Road, Ickenham

Postcode UB10 8LF

Study area 1150 Square metres

Site coordinates TQ 080 863 51.564738043321 -0.441687555301 51 33 53 N 000 26
30 W Point

Height OD / Depth Min: 40m Max: 42m

Project creators

Name of Organisation Archaeology South-East

Project brief originator GLAAS

Project design originator ASE/CgMs

Project director/manager Ron Humphrey

Project supervisor Michael Shapland

Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC

Digital Archive ID HRI17

Digital Media available "Text", "Images raster / digital photography"

Paper Archive recipient LAARC

Paper Media available "Drawing"

Entered by Michael Shapland (m.shapland@ucl.ac.uk)

Entered on 19 October 2017

APPENDIX 2: INDEX OF DIGITAL PHOTOGRAPHS



HRI17-0001
NE elevation of n.17. Facing north-west



HRI17-0002
NE elevation of n.17. Facing south-west



HRI17-0003
Detail of a window, NE elevation n.17. Facing south-west



HRI17-0004
NE elevation of n.17. Facing south



HRI17-0005
Detail of the Chimney Stack. Facing south



HRI17-0006
NE elevation of the outbuilding. Facing south



HRI17-0007
NE elevation of the outbuilding of n.17. Facing south-west



HRI17-0008
NW elevation of outbuilding. Facing south-east



HRI17-0009
Detail of the outbuilding NW elevation showing blocked window. Facing south-east



HRI17-0010
NW elevation of the building and outbuilding. Facing east



HRI17-0011
Detail of the roof from the rear of the building. Facing east



HRI17-0012
Rear of n. 15. Facing east



HRI17-0013
SW elevation of the outbuilding, n. 15. Facing north



HRI17-0014
NW elevation of n. 15. Facing east



HRI17-0015
Detail of external piping, n. 15. Facing north-east



HRI17-0016

SW elevation of n. 15. Facing north-east



HRI17-0017

Detail of porch, n. 15. Facing north



HRI17-0018

Number 15 as recorded. Facing north



HRI17-0019

SW elevation of the shop extension to n. 17. Facing north-east



HRI17-0020

SE elevation of n. 15. Facing north-west



HRI17-0021

SE elevation of the shop extension to n. 17. Facing west



HRI17-0022

Detail of shop front awning fittings. Facing west



HRI17-0023

Shop front door. Facing north-west



HRI17-0024

Detail of shop door handle. Facing west



HRI17-0025

Shop extension at the front of n. 17. Facing north



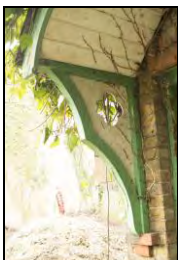
HRI17-0026

Detail of front window, n. 15. Facing north-west



HRI17-0027

The porch and front door, n. 15. Facing east



HRI17-0028

Detail of the porch, n. 15. Facing east



HRI17-0029

General site condition, to the rear of the buildings. Facing north-east



HRI17-0030

General site condition, to the rear of the buildings. Facing north-west



HR117-0031
N. 15 as viewed from the road. Facing north



HR117-0032
N. 17 as viewed from the road. Facing north-west



HR117-0033
NE elevation of the shop extension to n. 17. Facing south-west



HR117-0034
NE elevation of the lean too structure at the rear of n. 17. Facing south-west



HR117-0035
Lean too structure at the rear of n. 17. Facing south



HR117-0036
Interior of the lean too structure (room 13). Facing south-west



HR117-0037
Interior of the lean too structure (room 13). Facing south



HR117-0038
SE elevation of the outbuilding, n. 17. Facing north-west



HR117-0039
Interior of room 14. Facing north-west



HR117-0040
Rear elevation of n. 17. Facing south-west



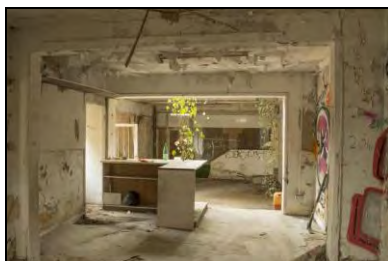
HR117-0041
Interior of room 16. Facing north-east



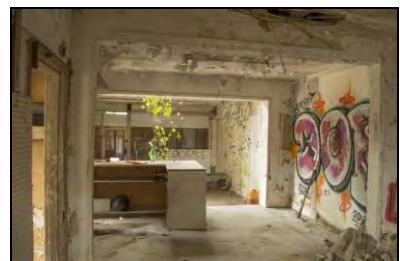
HR117-0042
Interior of room 5. Facing south-west



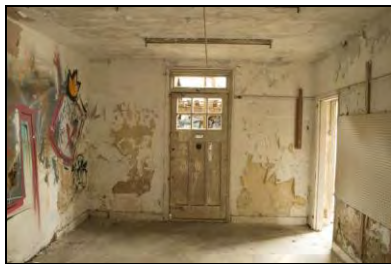
HR117-0043
Interior of room 5. Facing south-west



HR117-0044
Interior of room 9. Facing south-east



HR117-0045
Interior of room 9. Facing south-east



HR117-0046

Interior of room 9. Facing north-west



HR117-0047

Interior of room 9. Facing north



HR117-0048

Interior of room 9. Facing north-west



HR117-0049

Interior of room 9. Facing north



HR117-0050

Interior of room 9. Facing south-east



HR117-0051

Detail of removed chimney, room 9



HR117-0052

Detail of removed chimney, room 9



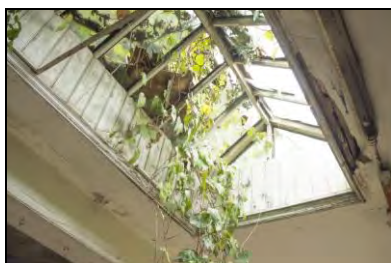
HR117-0053

Detail of architraving, room 9. Facing north



HR117-0054

Detail of exposed ceiling structure, room 9



HR117-0055

Detail of skylight, room 9. Facing north



HR117-0056

Doorway in shop extension, room 9. Facing south-east



HR117-0057

Door to lean too, room 12. Facing north



HR117-0058

Interior of room 12. Facing east



HR117-0059

Interior of room 11. Facing south-east

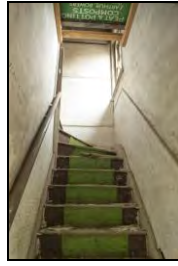


HR117-0060

Interior of room 11. Facing north-west



HR117-0061
Interior of room 10. Facing north-east



HR117-0062
Stairs in n. 17 (room 10). Facing north-west



HR117-0063
Detail of stairs in n. 17 (room 10). Facing north



HR117-0064
Detail of skirting in room 9



HR117-0065
Interior of room 14. Facing west



HR117-0066
Interior of room 15. Facing south



HR117-0067
Interior of room 4. Facing north-west



HR117-0068
Stairs in n. 17 (room 1). Facing south-east



HR117-0069
Interior of rooms 1/20/10. Facing south-west



HR117-0070
Detail of landing newel, n. 17



HR117-0071
Interior of room 17. Facing south-west



HR117-0072
Interior of room 17. Facing south



HR117-0073
Interior of room 17. Facing north-east



HR117-0074
Interior of room 19. Facing north



HR117-0075
Interior door to room 19. Facing north-west



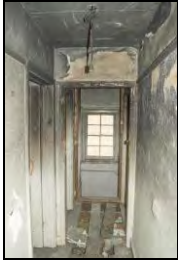
HR117-0076
Interior of room 18. Facing west



HR117-0077
Detail of internal door, room 18. Facing north



HR117-0078
Interior of room 20. Facing south-west



HR117-0079
Interior of room 20. Facing north-east



HR117-0080
Interior of room 1. Facing south-east



HR117-0081
Interior of room 8. Facing north-west



HR117-0082
Detail of internal door to room 8. Facing west



HR117-0083
Interior of room 7. Facing west



HR117-0084
Interior of n. 15- room 7 down to room 3



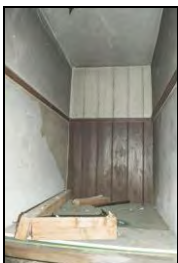
HR117-0085
Interior of room 6. Facing east



HR117-0086
Roof structure from access hatch



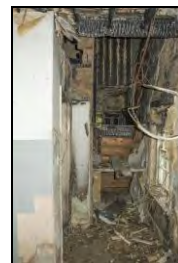
HR117-0087
Interior of room 6. Facing north-east



HR117-0088



HR117-0089
Interior of room 3. Facing east



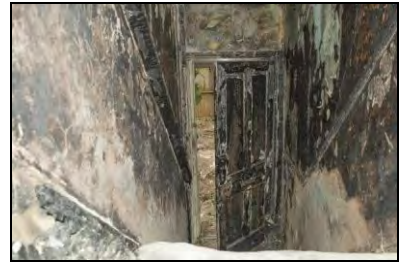
HR117-0090
Interior of room 3. Facing south-east



HR117-0091
Ceiling of room 3 showing fire damage



HR117-0092
Interior of room 3. Facing north-west



HR117-0093
Interior of room 1. Facing south-west



HR117-0094
Fire damage in room 3?



HR117-0095
Interior of room 2. Facing north



HR117-0096
Interior of room 2. Facing north



HR117-0097
Interior of room 2. Facing south-east



HR117-0098
Internal door, room 2. Facing south-west



HR117-0099
Detail of fitted cabinet, room 2. Facing north-east



HR117-0100
Detail of fitted cabinet, room 2. Facing north-east



HR117-0101
Detail of fitted cabinet, room 2. Facing north-east



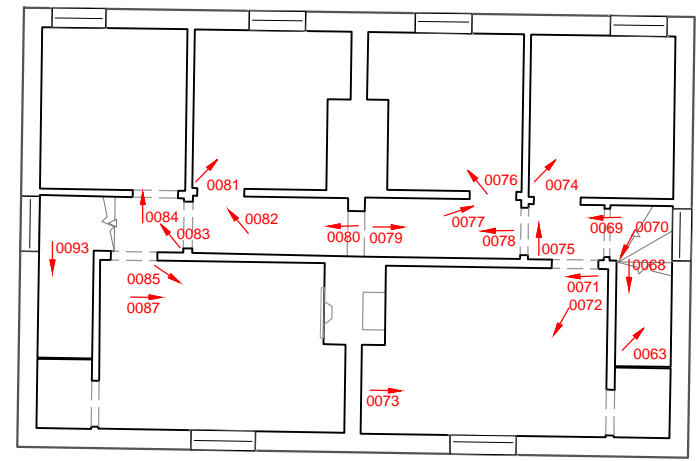
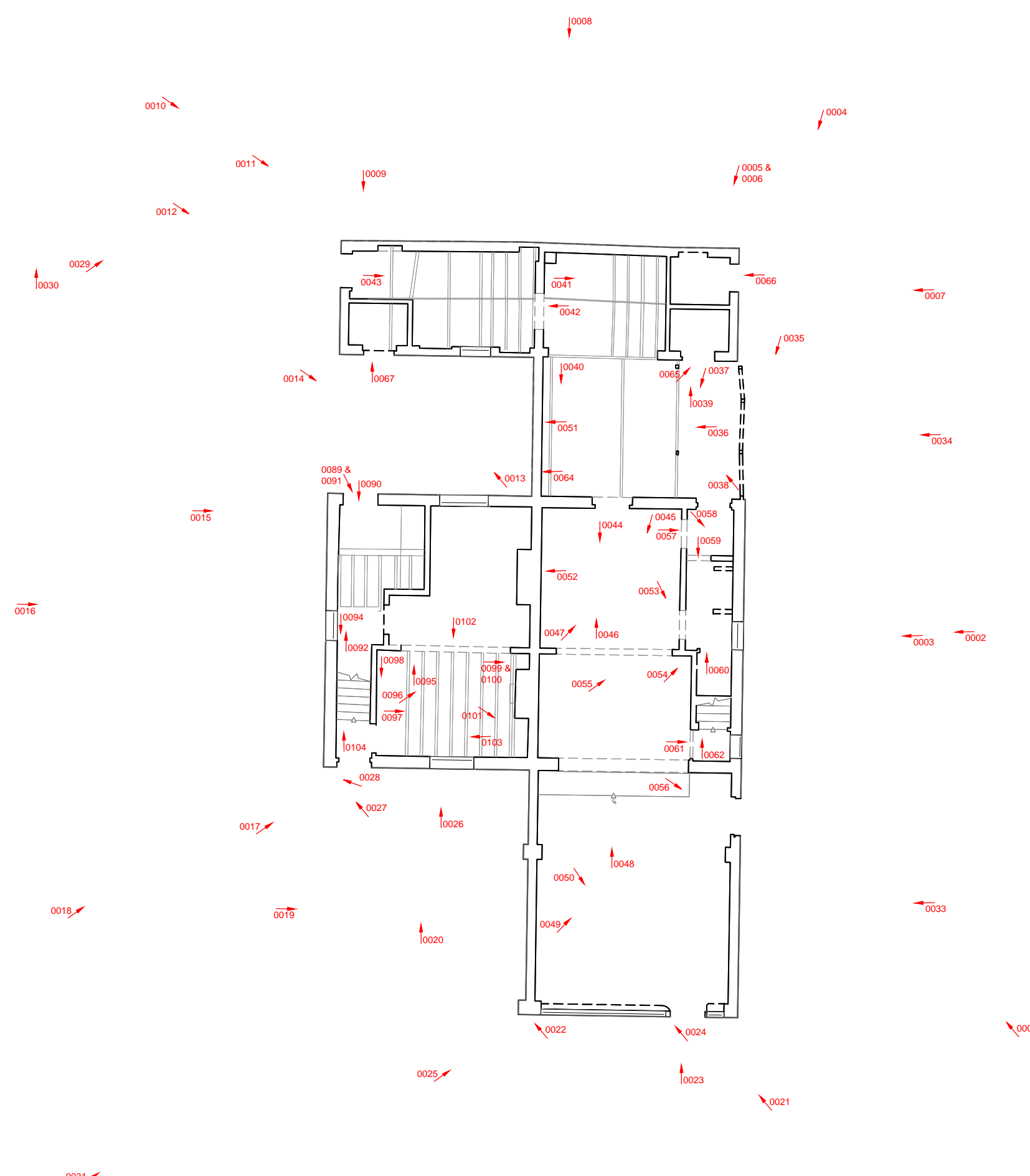
HR117-0102
Interior of room 2. Facing south-east



HR117-0103
Interior of room 2. Facing south-west



HR117-0104
Interior of stairwell (room 1) n. 15. Facing north-west



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Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
www.ucl.ac.uk/caa

