

**South Bucks District Council**

# Uxbridge Lock Conservation Area Character Appraisal

January 2008

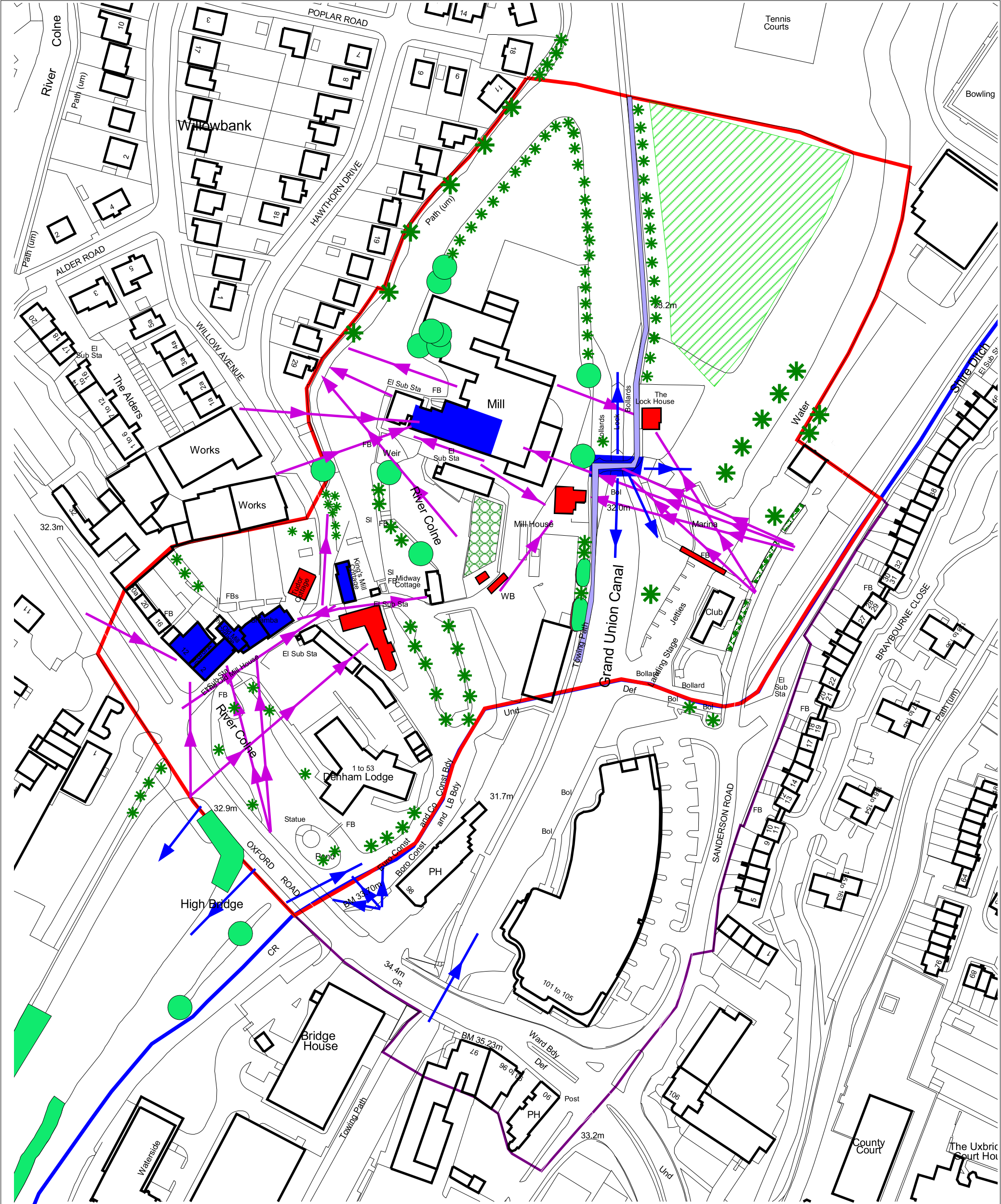


**South Bucks**  
District Council



<b>CONTENTS</b>	<b>Page</b>
Analysis map of the conservation area	1
Chapter 1 - Introduction and planning policy context	2
Chapter 2 - Summary	4
Chapter 3 - Location, context and landscape setting	5
Chapter 4 - Origins, development and uses	7
Chapter 5 - Streetscape	13
Chapter 6 - Spaces, trees and views	16
Chapter 7 - Buildings	19
Chapter 8 - Neutral and negative features and enhancement opportunities	25
Sources	28
Acknowledgements	29
<u><b>Appendices</b></u>	
Uses map	A
Table of listed buildings	B
Table of unlisted buildings which make a positive contribution to the special interest of the conservation area	D
Guidance for Residents	E
A short history of the Grand Union/Junction Canal	G
Consultation on this appraisal	H





**Uxbridge Lock Conservation Area**

- Uxbridge Lock Conservation Area
- District Boundary
- Listed Building
- Unlisted building which makes a positive contribution
- Tree or area subject to a Tree Preservation Order
- London Borough of Hillingdon Uxbridge Lock Conservation Area

- Generally wooded area
- Old orchard
- Hedges
- Important trees or groups of trees

- View to a specific object
- General view
- General view area



## **CHAPTER 1 - INTRODUCTION & PLANNING POLICY CONTEXT**

### **What is a conservation area?**

Local planning authorities have a statutory duty to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

### **Effect of designation**

Conservation-area designation imposes additional controls over demolition, minor development and a measure of protection for trees. The Council has produced a leaflet “Guidance for Residents” which is reproduced in the Appendix. In exercising their planning powers, local planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Planning in South Bucks**

The Council’s current policies relating to conservation areas are contained in the South Bucks District Local Plan which was adopted in March 1999. As the new Local Development Framework emerges the Local Plan policies will gradually be replaced by Development Plan Documents. Conservation Area appraisals will not become Supplementary Planning Documents but their provisions will be a “material consideration” when the Council is exercising its functions as the local planning authority.

### **Archaeology and planning**

Archaeological information is held on the County Sites and Monuments Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service.

### **Background to the designation**

In 2002 the London Borough of Hillingdon carried out a public consultation on a proposal to designate a conservation area around Uxbridge Lock on the Grand Union canal. The boundary between South Bucks District and the London Borough of Hillingdon ran through that proposed conservation area. The result of the consultation was largely positive and the London Borough of Hillingdon designated that part which was within its boundaries as the Uxbridge Lock Conservation Area. The extent of that conservation area is shown on the Analysis Map. As part of its district-wide review of conservation areas, which began in 2005, South Bucks District Council formulated proposals to designate that remaining land as a conservation area. Local residents were consulted on these proposals and were invited to submit their comments by

way of a questionnaire. Additional information was provided by way of an exhibition at New Denham and Willowbank Community Centre from 29<sup>th</sup> November to 14<sup>th</sup> December 2005. Other bodies including English Heritage, British Waterways, Willowbank Residents' Association, and the Inland Waterways Association were also asked for their views. Following a largely positive response to the consultation, the Uxbridge Lock Conservation Area was designated by South Bucks District Council on 31<sup>st</sup> March 2006.

The extent of the conservation area is shown on the Analysis Map.

For further information about the neighbouring London Borough of Hillingdon's conservation area please refer to the Urban Design & Conservation team, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge UB8 1UW ([www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)).

The purpose of this appraisal is to define and record the special architectural and historic interest of Uxbridge Lock Conservation Area. It has been prepared on the basis of a survey of the area undertaken from public roads and paths and within the New Mill site, historical research, information from residents and the other sources mentioned in the "Sources" section of this document. However no appraisal can ever be completely comprehensive. The omission of any particular building, feature, view or space should not be taken to imply that it is of no interest. This appraisal will inform local planning policies, development control decisions and any future proposals for the preservation and enhancement of the character or appearance of the conservation area.

Throughout this document the name "New Mill" is given to the site which has over the years been known by various names including Denham (New) Mill, William King Flour Mill, Kingsmill, Allied Mills and Abbot's Mill.



## CHAPTER 2 - SUMMARY

The factors which give Uxbridge Lock its special interest can be summarised as follows:

- its character as an historic enclave almost surrounded by modern development.
- the inter-relationship between land and water arising from a combination of natural features and management by earlier generations.
- the physical legacy of a centuries-old tradition of corn-milling. This legacy takes the form of surviving buildings, bridges and water management features such as channels, weirs and sluices.
- the importance of that corn-milling industry in a local and national context.
- association with the nationally important canal heritage.
- the effect of the canal on the historic and economic development of the area.
- the physical legacy of the canal in the form of surviving buildings, bridges and watercourses and plan-form.
- Uxbridge Lock is particularly special since it is the only canal lock in South Bucks District.
- the quality of surviving buildings is evidenced by the high proportion which have been listed.
- special archaeological interest with potential for rare and important archaeological remains of early hunter-gatherers.
- the survival of historic plan-form.
- the survival of semi-rural character owing in large measure to the river, canal, green spaces and trees.
- its character varies with the seasons with changes in tree cover and use of the canal and Marina.
- leisure activities associated with the water and reflected in features such as waterside buildings, boats (both passing and moored) on the canal and public footpaths.

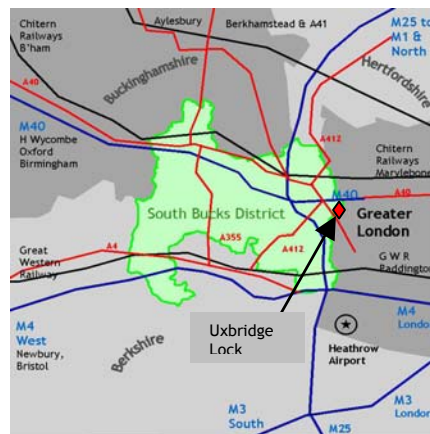


*Looking north along the Grand Union Canal with Denham Marina on the right, canal bridge 184 in the left background and the Lock House just behind it.*

## CHAPTER 3 - LOCATION, CONTEXT and LANDSCAPE SETTING

Uxbridge Lock Conservation Area is in Denham parish and forms the south-eastern extremity of South Bucks District. Denham is a diverse and fragmented parish containing six main settlements; Denham Village, Denham Green, Higher Denham, New Denham, Tatling End and Willowbank. Whilst originally an isolated settlement on the parish boundary the conservation area is now part of Willowbank, a suburban community built to the immediate north-west of the conservation area in the 1920s. Only half-a-mile further north west is New Denham, another suburban development, originating in the 1870s.

Uxbridge Lock conservation area lies on the western fringes of the metropolitan area, with the town of Uxbridge immediately to the east. The River Colne and Grand Union Canal run north-south through the conservation area with the boundary between South Bucks District and the London Borough of Hillingdon cutting across both river and canal. The High Bridge carries the busy A4020 Oxford Road over the River Colne and this road forms the south-western boundary of the conservation area. Other nearby transport links include the M40 motorway, the underground railway at Uxbridge and the Chiltern Railway line with a station at Denham.



The whole of Denham parish is in the Colne Valley Park created in 1967 to preserve areas suitable for leisure, recreation and conservation to the west of London between Rickmansworth in the north and Staines in the south. Just to the north of the conservation area are Denham Country Park, a Local Nature Reserve, and Denham Lock Wood, a Site of Special Scientific Interest.

The soil is a mixture of loam and gravel and gravel extraction has been an important industry in the area. Old gravel pits to the north have been turned into lakes providing facilities for fishing, watersports and recreational boating. These wetlands support a wide variety of wildlife.

Traditionally the land was suitable for mixed farming and with the benefit of light, fertile soils many nursery businesses were established in the area during the 19th century. Nurseries and garden centres remain important to Denham's local economy. There is still a working farm, with grazing cattle, on the western side of Oxford Road.



### **Landscape setting**

Being in the valley floor of the River Colne the land in the conservation area is level, on the 40 metre contour. To the north-west the land rises very gently towards the Chiltern hills whilst the slope to the east is more pronounced. The Colne Valley Park, according to a publicity booklet, "provides the first real taste of countryside on London's western doorstep".

So great is the influence of waterways that the landscape could perhaps be better described as a waterscape. The River Misbourne runs through Denham village to join the Colne just to the north of the conservation area, whilst the Colne itself weaves in and out of the canal. Some of the land within the conservation area is almost encircled by water. The New Mill site sits between the Colne and the canal and is itself divided by the river, with one channel running over a weir into a wider stretch of water, which has the appearance of a picturesque mill-pond, and rejoining the other channel behind Denham Lodge. Sluices regulate the flow of water. Yet another channel of the Colne runs along the western edge of the Willowbank estate becoming narrower as it flows behind the buildings in Oxford Road. This channel would have been the mill stream for the Old Mill (2 Oxford Road). This too divides, with part running under the Old Mill and Willow Avenue to converge in front of Denham Lodge with another channel, which runs between Millstream Cottage and Tudor Cottage and then underneath Willow Avenue. The waters of the Colne are reunited in a large pool in front of Denham Lodge before they flow south under the High Bridge.

Denham Marina is on an arm of water to the eastern side of the canal, which meanders north-south dividing the new Uxbridge Business Park from an undeveloped area of field and woodland. This seems to rise from a large pit (perhaps an old gravel pit) to the north. The conservation area, and district, boundary cuts across a winding hole, now a berth but originally a turning space used by boats docking at Ways Wharf on the Uxbridge bank.



*Looking south-east from Rush Green over the green belt towards Uxbridge. The tall building on the left is Denham Lodge, within the conservation area. To the right is the Xerox building in Uxbridge. The suburban houses are on Oxford Road.*

## CHAPTER 4 - ORIGINS, DEVELOPMENT & USES

### Archaeology

The following summary of the archaeology of the conservation area is based on information held in the County Council's Sites and Monuments Record.

The conservation area lies in the floodplain of the River Colne, an area of braided river channels which attracted human habitation at the end of the last Ice Age. One of the most important late glacial hunter-gatherer sites in Britain was discovered at nearby Three Ways Wharf (Uxbridge), within 200 metres of the conservation area. Excavated between 1986 and 1988, the site comprised a remarkably undisturbed sequence of sediments containing four undisturbed scatters of flint tools and debris with associated faunal remains dated between about 10,000 and 9,000 years ago spanning the period of rapidly warming climate at the end of the Ice Age. More recent investigations adjacent to the conservation area beneath the access road to the new Uxbridge Business Park revealed another scatter of flint, bone and charred hazel nuts set around a camp fire dated to around 9,200 years ago, the period known to archaeologists as the "Early Mesolithic". Peat layers preserved beneath Uxbridge Business Park contain pollen, which shows the transition from sub-arctic tundra to coniferous then deciduous forest. Further such discoveries both up and downstream of the conservation area confirm that an extensive early prehistoric landscape survives beneath this section of the Colne Valley making this one of the best preserved and most important areas for late glacial and early post-glacial research in Britain. Undisturbed remains of this period will be of considerable regional or national importance and should be preserved in-situ wherever possible. Where archaeological excavation does occur it must be to the highest standard to address current research priorities.

After around 7,000 years ago the valley floor became blanketed by peat and in contrast to the earlier evidence, few later prehistoric or Roman sites or finds have been recorded in the immediate vicinity of the conservation area. However, it has been suggested that a Roman road from London to South Oxfordshire traversed the site on approximately the same alignment as the Oxford Road but about 150 metres to the north. This remains a speculative idea but if correct there could be the buried remains of a Roman bridge, ford or causeway within the conservation area.

### Historic development

From the medieval period the conservation area has lain just within Denham parish on the boundary with Uxbridge. Both Denham and Uxbridge have Anglo-Saxon place-names. Denham means a settlement in a valley, presumably the long, wide valley of the Misbourne which flows through Denham Village and joins the Colne north of the conservation area. Uxbridge is thought to include the tribal name "Wixan" and the Colne may have been an ancient territorial boundary. A settlement is first recorded at Uxbridge in 1107. In the 1180s it was awarded a market and from there grew into a town. Denham village was recorded in the Domesday Book (1086) when it was held

by the Abbot of Westminster and included two mills and three fisheries. It is not known whether either the Domesday mills or fisheries occupied this site but it is thought that there was a mill known as "Medemill" on the southern part of the site by 1388. By 1602 the earliest known map of the area shows two mills on the site, Black Jack's Mill and Hubbard's mill, the former possibly being of medieval origin.



**1602 Map of "Cock Mead and the mill" drawn by John Shawe.**  
 Reproduced by kind permission of Mr John Way and the Centre for  
 Buckinghamshire Studies (ref. D/W/52/1)

The Gough Map of circa 1360 records the Oxford Road as one of England's major highways linking London to Oxford. John Ogilby's "Britannia", the first road atlas of England published in 1675, also recorded Oxford Road as part of this highway noting a "wood bridg" over the Colne at Uxbridge. Oxford Road was later turnpiked and operated by the Wendover to Buckingham Trust. There may also have been a ford through the Colne next to the Swan and Bottle public house, perhaps where a slipway remains today. The Quarter Sessions records of 1818 refer to a complaint about damage to the ford "through the Colne at Uxbridge Town End".

By 1783 a large pond had been created beside Hubbard's Mill which appears to be in approximately the same position as the present pond on the New Mill site.





*1783 map showing the mill pond.*

*Reproduced by kind permission of the Centre for Buckinghamshire Studies  
(ref. Ma/W/99)*

The major change to the plan-form of the conservation area came with the construction of the Grand Junction Canal. The stretch from Brentford to Uxbridge was opened in late 1794. Cutting of the canal north of Uxbridge was hampered by the underlying sand and gravel but the canal was fully opened from the Thames as far as Braunston in 1805.

A short history of the canal, kindly supplied by the Inland Waterways Association, may be found in Appendix G.

The Grand Junction canal became a thriving transportation route in the 19<sup>th</sup> century and acted as a catalyst in the commercial growth of Uxbridge. Apart from wharves there were boat-building and supply businesses and the stretch of canal near Uxbridge Moor, just south of the conservation area, was the yard for Fellows, Morton and Clayton, the largest carrying company on the Grand Junction Canal. The corn-milling industry in the district was also revitalised. In 1835 a new mill building was constructed on land between the Colne and canal, roughly where Hubard's Mill had stood.

The 1840 Tithe Map shows the effect of the canal on the area with the addition of the lock-keeper's cottage and bridge as well as the New Mill.





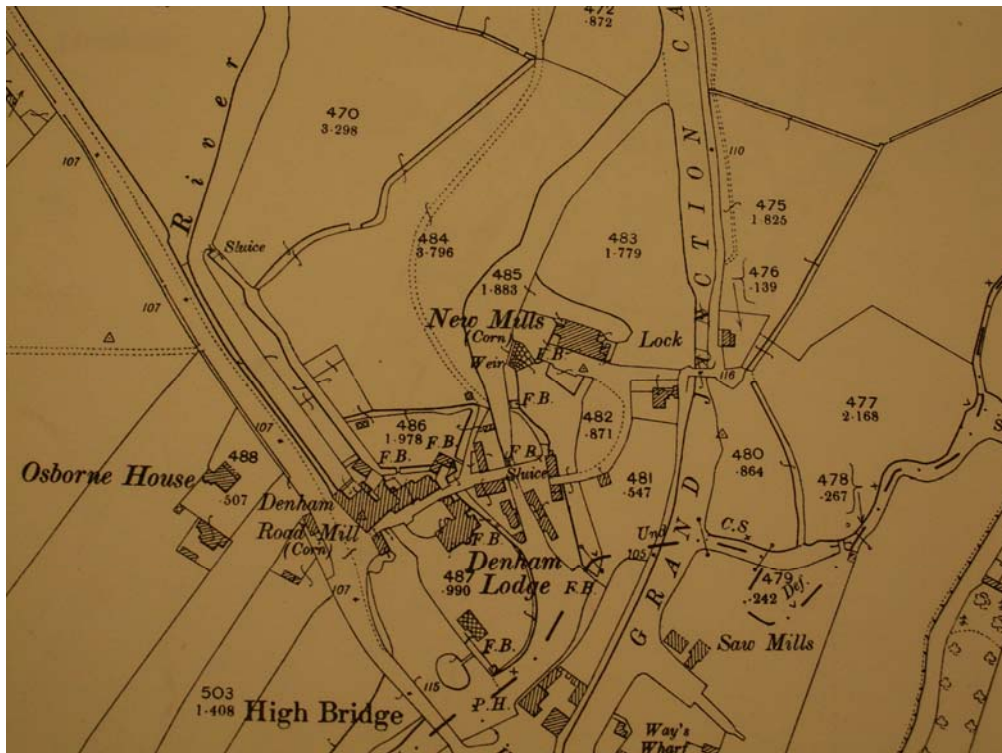
### *1840 Tithe Map*

*Reproduced by kind permission of the Centre for Buckinghamshire Studies  
(ref. D/X 896/4Q)*

The Buckinghamshire & Milton Keynes Historic Landscape Characterisation Study shows that in 1880 the surrounding landscape was essentially rural, comprising historic field patterns and meadows. During the twentieth century there has been a marked change in the surroundings of the conservation area. Whilst cattle still graze the pastures on the western side of Oxford Road, most of the historic fields have been covered by the suburban housing of New Denham and Willowbank whilst the meadows to the north were subject to mineral extraction and industrial development in the 1920s.

Willow Avenue, which originated as a track from the Oxford Road to the mill, was extended north-westwards to serve Willowbank, a 1920s estate but, apart from the addition of the canal and changes in some millstreams, the plan-form of the conservation area has remained the same for centuries.

A comparison of maps for 1899 and the 1930s shows little change within the conservation area itself, apart from extra buildings along Oxford Road and at Denham Marina.



*1899 Ordnance Survey map*



*Church Commissioners working map 1930s (N.B. this does not show land beyond the Buckinghamshire boundary)*

*Reproduced by kind permission of the Centre for Buckinghamshire Studies  
(ref.CCM/Ma/25R)*

In the later 20<sup>th</sup> century buildings on the New Mill site were altered and added to meet the needs of the business, whilst Denham Lodge was replaced with a tower block, but the plan-form of the conservation area remained the same.

### Uses

With new development in the 20<sup>th</sup> century, shops, restaurants and other service businesses were introduced to the area and the mixture of uses, residential, commercial and leisure, is important in establishing the special character of the conservation area.

The corn-milling tradition has only recently ceased with the closure of the New Mill. Its historical importance to the conservation area cannot be overstated. Stanley Freese, in his 1930s account of Buckinghamshire watermills listed four different sites in the conservation area which had been used as corn mills, with one also containing a fulling mill. Of these only the Old Mill and New Mill survive, whilst the Medemill and Abbots Mills have disappeared. The Old Mill on Oxford Road was converted in the early 20th century. For many years it was used as a garage and latterly as a club. Leisure use is an important element in the special character of the area. Although gravel is still transported from the pits just to the north by boat, the canal is now predominantly a leisure facility. Denham Marina houses the Denham Yacht Club as well as facilities for chandlery, boat supplies and boat repairs. These provide services for leisure boat-users as well as the community of people who live on the canals. The canal towpath is a well-used route for walkers and those seeking a quiet retreat from the hustle and bustle of Uxbridge.

Residential use in Willow Avenue was intensified when the 19<sup>th</sup> century Denham Lodge, a gentleman's residence which became a hotel, was replaced in the 1960s by a high-rise block of flats. The original stables have been converted into offices. The upper floors of the Old Mill are used as flats while the historic houses in Willow Avenue continue in residential use, although Kingsmill Cottage currently stands empty.

This mixture of uses both within the conservation area as a whole and within individual sites is clearly demonstrated by the Uses map in the Appendix.

## CHAPTER 5 - STREETSCAPE

### Roads and paths

Public highways within the conservation area comprise short stretches of Oxford Road, Willow Avenue and Sanderson Road.

Oxford Road (the A4020) carries a heavy volume of traffic. Where it crosses the High Bridge it is bounded by the bridge's brick parapets but it has a more open character to the north where there is a run-off serving the shops and businesses next to the Old Mill. This represents an historic survival since old maps (see Chapter 4) show that the road was originally wider here at the junction with Willow Avenue where it formed the approach to the High Bridge. Indeed at one time it was called "The Broadway", and this accounts for the run-off and the wide pavement in front of the Old Mill.

On the western side of Oxford Road (outside the conservation area) there is a farm and with open fields farther north bounded by a hedge and trees, the western side of Oxford Road makes a rural contrast to the built-up eastern side. The footprint of the Old Mill's stable which used to stand on the southern side of Willow Avenue is now represented by a large expanse of pavement.



The width of Oxford Road contrasts with the ancient single track lane, Willow Avenue. There is a feeling of enclosure in Willow Avenue owing to the closeness of the buildings on the western side and the brick walls, the remnants of the boundary walls of the 19<sup>th</sup> century Denham Lodge, to the east.

Traffic noise becomes less intrusive here away from Oxford Road. Because of the narrowness of the lane there is no room for a footway in Willow Avenue and this contributes to the feeling of an historic, rural lane. The gardens at Kings Mill Cottage and Tudor Cottage also contribute to the rurality of the scene.

The feeling of historic enclosure is emphasised by the narrow entrance to the mill flanked by Kingsmill Cottage and Watersmeet (formerly the stable to Denham Lodge).





*Copyright P. Gipson.*

Comparison of the 1960 photograph (above) with the present scene shows how the basic layout of Willow Avenue has remained the same following demolition of Denham Lodge Hotel. Details which have changed include the lowering of the brick wall on the right, the creation of a path over the footbridge, new railings at Denham



Lodge, loss of boundary features at the front of Old Mill House and the hedge in front of Kingsmill Cottage has since been substituted for a picket fence. Road signage has changed and double yellow lines have been added. Some building alterations are in evidence, such as changes in fenestration at Old Mill House and Kingsmill Cottage whilst in 1960 Old Mill House was not whitewashed.

A footpath running along the riverbank behind houses in Hawthorn Drive is only open to residents.

The name of Sanderson Road, to the east of the canal, commemorates the industrial history of the area since it leads to the new business park built on the site of the Sanderson fabrics factory. The grass verges on either side soften the hard landscaping and compliment the more rural setting of the adjoining marina and canal.

The only public footpath in the conservation area is the canal towpath, part of the Colne Valley river trail, which provides a quiet walking route.

### Watercourses

The River Colne was the *raison d'être* for the original settlement here and the canal determined its later development. These two watercourses also form the visual foci of the conservation area, providing variety and contrast in its appearance and general ambience. The intermingling of river and canal, the lock, bridges and the presence of the marina with its winding hole and other irregularly shaped channels make the canal a particularly interesting waterscape. The Colne and the canal have contrasting characters. The width of the river varies and its waters look and sound different depending on weather and their regulation by weirs and sluices. Both river and canal provide opportunities for different aural, as well as visual, experiences. The tranquillity of the water and the associated sounds of wildlife and boats are in marked contrast to the noise of traffic in the streets of Uxbridge.

### Boundary Treatments

Black metal railings, hedging, shrubs and red brick walls, which mark the boundaries of Denham Lodge, all contribute to the historic semi-rural character. The tiny paved space in front of Old Mill Cottage and Mill Stream Cottage is bounded by a low, decorative chain and post fence, an appropriately muted but attractive and effective marker separating the private and public realms.

This photograph of Willow Avenue demonstrates the use of brick walls, hedges, white picket fences and a low post and link-chain fence, all of which contribute positively to the historic character of the lane.



A modern metal fence at the Marina is softened by a beech hedge.

## CHAPTER 6 - SPACES, TREES and VIEWS

### Spaces

The watercourses and green spaces make a significant contribution to the special interest of the area. Whilst most of the Colne is bounded by private property the canal and its towpath form the largest open space accessible to the general public. Historically they were places of work but they are now valued amenities for leisure and recreation. There is a well-used pair of benches next to the lock-keeper's cottage. The lawned area next to the lock and the neatly mown grassed areas of the marina (both private spaces) make a significant contribution to the area's character as a piece of the country with an urban backdrop.

The feeling of enclosure and denser development of the Willow Avenue area contrast with the more open, spacious character on the eastern side with the marina and the largest undeveloped space in the area, between the canal and Uxbridge Business Park, here seen from Sanderson Road, looking across the Marina to the New Mill.



Much of the land on the New Mill site is unbuilt and, in its current unoccupied state, is assuming a rural character as it becomes increasingly colonised by greenery.

The space in front of Denham Lodge where the waters of the Colne are reunited before passing under High Bridge, is almost in the nature of a park. On the left is the view over this space to the Old Mill, whilst to the right is the contrasting view of the modern Xerox building in Uxbridge, behind High Bridge.





### Trees and gardens

The preponderance and variety of trees is valuable in an area so close to a large town. The analysis map shows trees which are subject to Tree Preservation Orders as well as the approximate position of other trees and hedges which make a positive contribution to the special character of the conservation area.

The name Willowbank reflects the significance of the many willows, often pollarded, on the river banks. Trees help to soften the banks of the canal and river. They also serve to shield and draw the eye away from those buildings which detract from the area's special character and help to assimilate them into an area whose predominant characteristic is one of an historic, rural enclave.

Without further research it is not possible to know the extent of tree cover in the past. The 1602 map showed trees and hedges (see Chapter 4). The field to the east of the canal is now well-wooded. An aerial photograph taken as recently as 1985 shows fewer trees in this area. A photograph of around 1900 gives a clear view of Mill House next to the lock, a scene now obscured by heavy tree cover on the New Mill site. Please see also the 1938 photograph in Chapter 8 .

Trees behind the shops in Oxford Road help to soften the rather brash fascias and hint at the rural origins of the settlement.



The attractive, well-tended garden of Denham Lodge contrasts pleasantly with the simpler landscape of the river and it extends down to the river's edge without boundary demarcation.

The New Mill site is unusual for an industrial site in containing an old orchard and gardens. These reflect the former mixed use with houses as well as mill buildings on the site, a phenomenon typically associated with historic mills. The picturesque mill pond has already been mentioned, its attractiveness owing much to the garden between it and the mill office.

The gardens of Tudor Cottage and Kingsmill Cottage contribute to the rurality of the scene in Willow Avenue.

### Views

Because of the level terrain, views into the conservation area from outside and views within the area are limited by trees and buildings. Availability of views also depends on the amount of leaf cover as the seasons change. However from Rush Green in the west there is a view across open fields towards Uxbridge and the contrast between the semi-rural foreground of South Bucks and the high-rise urban background of Uxbridge and metropolitan



fringes is particularly marked. The landmark tall buildings at the New Mill and Denham Lodge can be seen over the treetops from a distance and tend to dominate the landscape both from outside and within the conservation area. However from some places tall trees do block-out parts of these buildings. This is the view of the New Mill site looking south from the canal towpath. The grain elevator is almost hidden from view.



Important views are shown on the analysis map.

Bridges, particularly those over the canal and Marina as well as High Bridge, provide elevated viewing points. The left-hand photograph shows the view from the canal bridge looking south to Uxbridge. To its right is a view of the lock looking north into the countryside.



The canal towpath acts as a linear viewing platform. From High Bridge, pedestrians have views to one side of the attractive gardens of Denham Lodge and the landmark group of historic buildings which includes the Old Mill and, to the other side, of the River Colne which is bounded by trees at this point. The Old Mill is also visible from Oxford Road in both directions.

Spaces, particularly those around Denham Lodge and the Marina, allow views of historic buildings in Willow Avenue and the New Mill respectively.

## CHAPTER 7 - BUILDINGS

### Listed buildings

The historic value of the buildings in the conservation area is reflected in the high proportion of listings. Short descriptions of all the listed buildings in the conservation area are set out in the Appendix.

The Old Mill (2 Oxford Road) is a landmark feature turning the corner of Oxford Road and Willow Avenue. When viewed from the Uxbridge direction it is seen as part of a group of historic, vernacular buildings associated with the milling tradition. The other buildings in this group are The Old Mill Cottage, the Old Mill House and Millstream Cottage (listed as "Shamba"). They form a row, all of two storeys, although the mill has an attic storey with many dormer windows. The variety of roof-shapes - hipped, half-hipped and gabled - and chimneys, gives the group an interesting roofscape.



Although the building details differ, the appearance of these buildings as a cohesive, historic group is emphasised by their all having been painted white and having plain clay tile roofs. A 1960 photograph shows that only Millstream Cottage was painted white at that time, but the current decorative treatment contributes to the historic and semi-rural appearance, especially when viewed across the waters of the Colne.



The return at the western end of Old Mill House has been glazed-in at first floor level with the overhang forming a porch where a metal fireback bearing the date 1696 hangs near the door. The varied fenestration of this building with its large proportion of glass to wall is a significant feature of the Willow Bank frontage.

The other listed building in Willow Avenue is King's Mill Cottage. The architecture of this 18<sup>th</sup> century mill-owner's house is more polite. Its symmetrical front, untreated red brick and different alignment also contribute to the contrast with the Old Mill grouping. Standing at the bend in the road at the mill-entrance it acts as an attractive focal point that closes the view, contributing to the feeling of enclosure in this historic enclave.

*The 18<sup>th</sup> century Kingsmill Cottage* ►

The remaining listed buildings are connected with the industrial heritage of the conservation area. They demonstrate the opening-up of the area to outside influences with the Industrial Revolution and the arrival of the Grand Junction Canal. The New Mill



was built between the river and canal and bears a plaque showing its date, 1836, and the engineer's name, J. Penn. Whether this is the work of the engineer John Penn (1770 - 1843) or his son John, is not clear. According to the Oxford Dictionary of National Biography - "From 1825 to 1840 the work of father and son is almost impossible to disentangle". With the elder Penn's initial training as a millwright and his early speciality in flour-milling machinery perhaps he is more likely to have designed the New Mill, but both father and son were celebrated 19<sup>th</sup> century engineers. The builder, Joseph Shoppee of Uxbridge, is known to have worked on repairing the old High Bridge in the 1820s.



The listed canal bridge, number 184 on the Grand Union canal, is a turnover bridge since it carries the towpath as it switches from one bank to the other. The horses towing the barges would have been unhitched and led over the bridge. Because it is so close to the lock the brickwork on the north side of the bridge has been cut back to make room for the balance beams when the lower gate is swung open.





As with the Old Mill group, the white painted brickwork beneath the parapet enhances the semi-rural and historic character and also refers to the historic, cream painted Swan and Bottle just to the south along the canal bank.

The lock itself, also a listed structure, has a date stone of 1858, although the gates and working parts of the lock are regularly repaired and renewed.

### **Unlisted buildings which make a positive contribution**

Unlisted buildings which make a positive contribution to the special character of the conservation area are described briefly in the Appendix. They include Lock House, still occupied by the lock keeper. Despite some modern alterations it retains its character by virtue of its connection with the working canal and its 19<sup>th</sup> century origins and appearance.



In Willow Avenue, Tudor Cottage with its large windows on the eastern elevation, suggests a former commercial use, presumably connected with milling. The building, clearly much altered, has an historic core and may be of 18<sup>th</sup> century origin.

The original Denham Lodge (demolished in the 1960s) was a large red brick 19<sup>th</sup> century gentleman's residence, once occupied by Sir Arthur and Lady Willshire, which became a hotel. Part of the former stable block survives and is one of the few buildings in the conservation area apparently historically unconnected with milling or the canal. Now called Watersmeet, it is a commendable office conversion of the 19<sup>th</sup> century stables. With Kingsmill Cottage it frames the narrow entrance to the New Mill site. The large red brick chimney stack on this western elevation is particularly striking. Modern windows in the gablets and dormer windows are visually pleasing and stylistically appropriate means of lighting the premises. The plain clay tile roofs with their ridge crests are visible from the Oxford Road over the low, flat canopies of the car shelters in the Denham Lodge car park.





A red brick shelter which houses a substation at Denham Lodge appears to be another 19<sup>th</sup> century survival. These buildings and the remaining boundary walls of the original Denham Lodge exemplify the 19th century heritage of the conservation area.



Mill House is shown on the 1840 Tithe Map and may be contemporary with the New Mill (dated 1836). Formerly the house of the mill manager its position is significant since the front faces the New Mill. The house was ideally placed to keep an eye on comings and goings at the mill. The walls, which are of brick, but rendered to the side with fictive ashlar, are painted white.

A small timber summerhouse, with a pyramidal plain clay tiled roof, stands next to the old orchard on the New Mill site. Presumably originating as a garden feature for the mill-owner or manager this appears to have been used as an office next to the Avery weighbridge. Both the summerhouse and weighbridge make a positive contribution since they reflect the mixed industrial and domestic use of the site, typical of the milling industry through the centuries.

### **Bridges**

Bridges are important features of the infrastructure within the conservation area. They help to link the area visually too and some make a positive contribution to the special character of the area because of their historic associations and/or appearance.

Some bridges are not visible from the public realm. These include footbridges over the old by-pass millstream behind the buildings in Oxford Road and Willow Avenue. Of particular historic value are the brick bridges and culverts over and under Willow Avenue itself.



A Coal Duty plaque has been built into the western parapet of High Bridge. Plaques or stones were used to mark the point past which duty had to be paid on the carriage of coal into London. In 1861 the limit was reduced to agree with the Metropolitan Police District, setting the boundary six miles to the north of Uxbridge Lock.



The modern French-made laminated timber arch footbridge in the marina is a good example of contemporary design making a positive contribution to the special character of the conservation area. Its arch reflects that of the canal bridge and the materials are sympathetic with the Marina. The recently built bridge over the winding hole in Sanderson Road has dark stained plain timber planking with metal posts showing an attempt to "rusticate" this otherwise urban streetscape.



### Building materials and details

Vernacular buildings used traditional local materials of red brick and plain clay roof

tiles. The group of buildings on the north side of Willow Avenue and the Old Mill are timber-framed. In some cases brickwork has been painted or covered in pebbledash or roughcast. The proximity of the canal meant that non-local bricks and slate could be transported to the area for use in early 19<sup>th</sup> century buildings such as the New Mill and Mill House, as well as canal buildings and features. The slate roof on Kingsmill Cottage probably replaced a plain clay tiled roof. Terracotta ridge crests, such as those on Watersmeet, are typical of 19<sup>th</sup> century buildings.



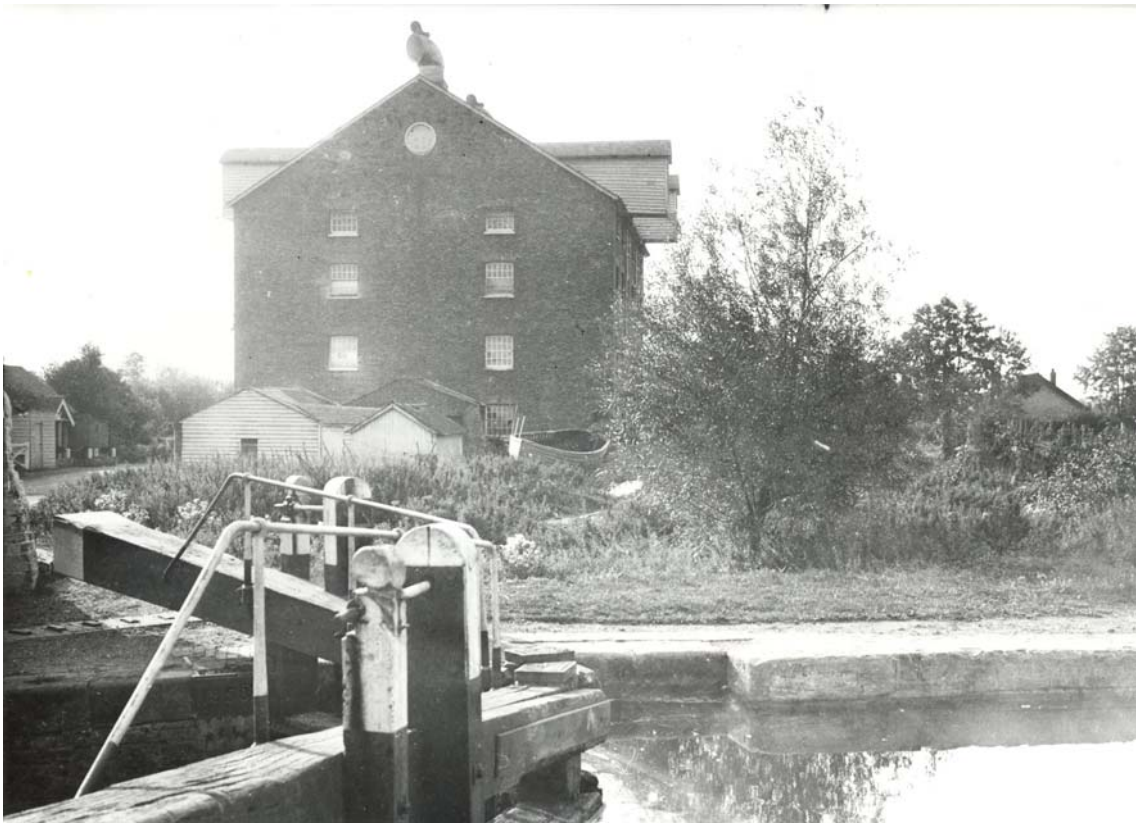
*This photograph of Watersmeet shows features which contribute to character such as plain clay roof tiles, ridge crests, hipped roof, gablets. The rooflights here are discreetly positioned and do not detract from character.*

Timber, especially black- stained weatherboarding, and metal have been used for modest commercial or industrial buildings

at the Marina. Bridges are of brick, metal, concrete, timber, and in various combinations of these materials. The choice of material depends on function, size and location.

Traditional window frames and doors are of timber.

White painted weatherboard is also found on the New Mill site.



***The New Mill in 1938 as seen across the lock (reproduced by kind permission of Buckinghamshire County Museum Service - ref. PhDenham26)***

This photograph shows the original six bay mill before the current brick extension or other buildings were erected. Freese describes how it was advertised as a "double water corn-mill" with brick built extensions at either end housing two large waterwheels. The two sack hoists at the northern end have since been removed. White painted weatherboard, a common treatment for watermills, can be seen on the hoist housings as well as outbuildings. It is apparent that at that time the mill site was open to the canal with less tree cover.



## CHAPTER 8 - NEGATIVE AND NEUTRAL FEATURES AND ENHANCEMENT OPPORTUNITIES

### Oxford Road

Some of the Oxford Road shops detract from the historic setting of the Old Mill with large fascias and rather garish signage.

A narrow kerbed refuge separates the run-off from the main carriageway and a plethora of metal bollards produces a cluttered, urban appearance.

There are modern pink block paviors where previously there were more appropriate traditional stone setts.

A street audit throughout the conservation area would be helpful in assessing how far "street clutter" detracts from its historic character.

### Willow Avenue

The lowering of the historic boundary wall of Denham Lodge and the wide entrance to the new Denham Lodge have introduced an open character on the eastern side unlike the western side and reduce the sense of enclosure and intimacy on entering Willow Avenue.



Although set-back well from Oxford Road and Willow Avenue and surrounded by attractive gardens, Denham Lodge, because of its height (9/10 storeys), design and materials does not refer to other buildings in the conservation area, nor the original Denham Lodge, as can be seen in this view from Willow Avenue, with Kingsmill Cottage in the foreground.

Its scale renders it visually intrusive from many parts of the conservation area and beyond, as can be seen in this winter photograph of the building with the Swan and Bottle in front and The Old Mill just visible to the left.



Kingsmill Cottage has some inappropriate modern windows to the rear.

Tall close-boarded fences next to the road are not in keeping with historic boundary treatments.



### **The New Mill site**

The site is currently redundant following closure of the Allied Mills operation, finally breaking the centuries-old tradition of corn-milling in the conservation area. Modern accretions on the site such as large metal industrial sheds have a negative impact on the special historic character of the site and New Mill building.



In particular the tall grain elevator dominates the landscape by virtue of its height. Being a modern addition its visual intrusiveness is not outweighed by any interest arising from its connection with the milling industry. It appears particularly dominant in comparison with small scale, chiefly bungalow, development in Willowbank.

The windows of Mill House have been replaced, but could easily be restored with frames more appropriate to the building's style and age.

The two-storey office building opposite the mill is a neutral feature. With its sympathetic design and materials it has clearly been built to blend in with the New Mill.

### **Sanderson Road**

This road has been re-engineered following development of Uxbridge Business Park. It is three lanes wide with a pavement on the western side. There is a roundabout near the edge of the conservation area and there are tall modern streetlamps along the roadside. This open urban streetscape is in stark contrast with the narrow, historic, lane-like character of Willow Avenue.



However the urban appearance may soften as the landscaping matures. There are grass verges on either side of the road.

Denham Marina has a collection of modest, functional buildings which address the canal and are neutral features. They respect their setting since they are small in scale and black weatherboarding is an appropriate material for a waterside location. The yacht club building being single storey permits views of the canal, with its boats, bridge and lock-keeper's cottages. The yacht

club building, when seen from the canal towpath even resembles a boat. The car park is partly shielded from view by a beech hedge.

High Bridge, rebuilt in 1938, (there is a date stone) is another neutral feature. Built of brick with non-local brown/red brick and concrete coping its rather bland appearance compares unfavourably with a drawing of 1818 showing the earlier (1783) more graceful seven-arch bridge.

#### **Buildings outside the conservation area**

The contrast between the modern urban character of Uxbridge and the semi-rural historic character on the other side of the Colne has already been noted. Two buildings which dominate the streetscape and canal bank and lie in the setting of the conservation area are the modern Xerox and Parexel buildings. The latter appears to pay homage to the waterside location through its ship-like appearance but their large scale, design and use of modern materials, have no reference to historic buildings within the conservation area.

The backs of some properties in Hawthorn Drive can be seen from the towpath and the New Mill site making this a sensitive edge for development.

Modern red-brick houses on the east side of Sanderson Road, with their varied roof line and some mono-pitched roofs, make good use of their setting on sloping land overlooking the canal forming a neutral backdrop to the Marina when viewed from the canal.

Because of the large number of deciduous trees in the conservation area its character, and the visibility of some negative features, varies with seasonal tree cover.

## SOURCES

Buckinghamshire County Council, *Buckinghamshire Photographs* [online]. Available at <http://apps.buckscc.gov.uk/eforms/photolibrary/> accessed 16<sup>th</sup> May 2007.

Buckinghamshire County Council (2006). Buckinghamshire & Milton Keynes Historic Landscape Characterisation.

Crowe, N., 'Managing the waterways heritage', *Context* 99, May 2007

Denham Parish Appraisal, approved by Denham Parish Council 13/05/2002

Department of the Environment and Department of National Heritage Planning Policy Guidance (PPG) 15: *Planning and the Historic Environment*. 1994

Edis, J., November 2004. unpublished report on the history of the New Mill

English Heritage, 2006. *Guidance on the management of conservation areas*.

English Heritage, 2006. *Guidance on conservation area appraisals*.

Farley, M., Legg E. & Venn, J., (ed.) 2007. *The Watermills of Buckinghamshire. A 1930s account of Stanley Freese*. Buckinghamshire Archaeological Society.

Faulkner, A.H., *The Grand Junction Canal*. 1993. Rickmansworth: W.H. Walker & Brothers Ltd.

Francis Frith photographic collection available online at [www.francisfrith.com](http://www.francisfrith.com) accessed 17<sup>th</sup> May 2008

Godfrey Edition Old Ordnance Survey Maps. 1995. *Uxbridge 1895*. Gateshead. Alan Godfrey.

Lambert, A., 'Penn, John (1770-1843)' and 'Penn, John (1805-1878)', *Oxford Dictionary of National Biography*, Oxford University Press, 2004.

Mills, A.D., 1998. *Oxford Dictionary of English Place-Names*. Oxford University Press.

Morris, J. (ed.) 1978. *Domesday Book, vol. 13, Buckinghamshire*. Chichester. Phillimore.

Pevsner, N. and Williamson E., 2000. *Buildings of England: Buckinghamshire*. London. Penguin.

Pratt, D., 2005. *The Architecture of Canals*. Princes Risborough: Shire.

Pratt, D., 2004. *London's Canals*. Princes Risborough: Shire.

Sheahan, J.J., 1862. *History and Topography of Buckinghamshire*. London: Longman, Green, Longman & Roberts.

Wilson, I.J., 2004. *The Grand Union Canal From Brentford to Braunston*. Stroud: Tempus.

Yorke, S., 2003. *English Canals Explained*. Newbury: Countryside Books

Sources at the Centre for Buckinghamshire Studies

Kelly's Directories , various years.

Ordnance Survey maps

1602 map by John Shawe of "Cock mead and the mills". Ref. D/W/58/1

1783 map Ref. MA/W/99

1840 Tithe map Ref. (Denham) 0128

1930s Church Commissioners Working Map Ref. CCM/Ma/25R

National Monument Record - photograph of Willowbank taken 18/08/1960. Reference OP04472. Copyright P.Gipson.

Aerial photograph held by South Bucks District Council. RC8-HA20 dated 06/03/1985.

Websites:

[www.1901censusonline.com/](http://www.1901censusonline.com/) 1901 census entries ref. RG13/1339, folio 22

[www.colnevalleypark.org.uk](http://www.colnevalleypark.org.uk)

[www.oxforddnb.com/articles/21/21851-article.html](http://www.oxforddnb.com/articles/21/21851-article.html)

[www.oxforddnb.com/articles/21/21852-article.html](http://www.oxforddnb.com/articles/21/21852-article.html)

[www.british-history.ac.uk/report.asp?compid=22411](http://www.british-history.ac.uk/report.asp?compid=22411)

[www.buckscc.gov.uk/bcc/content/index.jsp?contentid=-1290260767](http://www.buckscc.gov.uk/bcc/content/index.jsp?contentid=-1290260767) for Buckinghamshire County Archaeological Service information

**ACKNOWLEDGEMENTS**

Willowbank Residents Association

Centre for Buckinghamshire Studies

English Heritage

Buckinghamshire County Archaeological Service and the Sites and Monuments Record

Buckinghamshire County Museum Service

British Waterways

John Doran, curator of the Avery Historical Museum

Allied Mills and Rapley LLP for allowing access to inspect and photograph the New Mill site

London Borough of Hillingdon

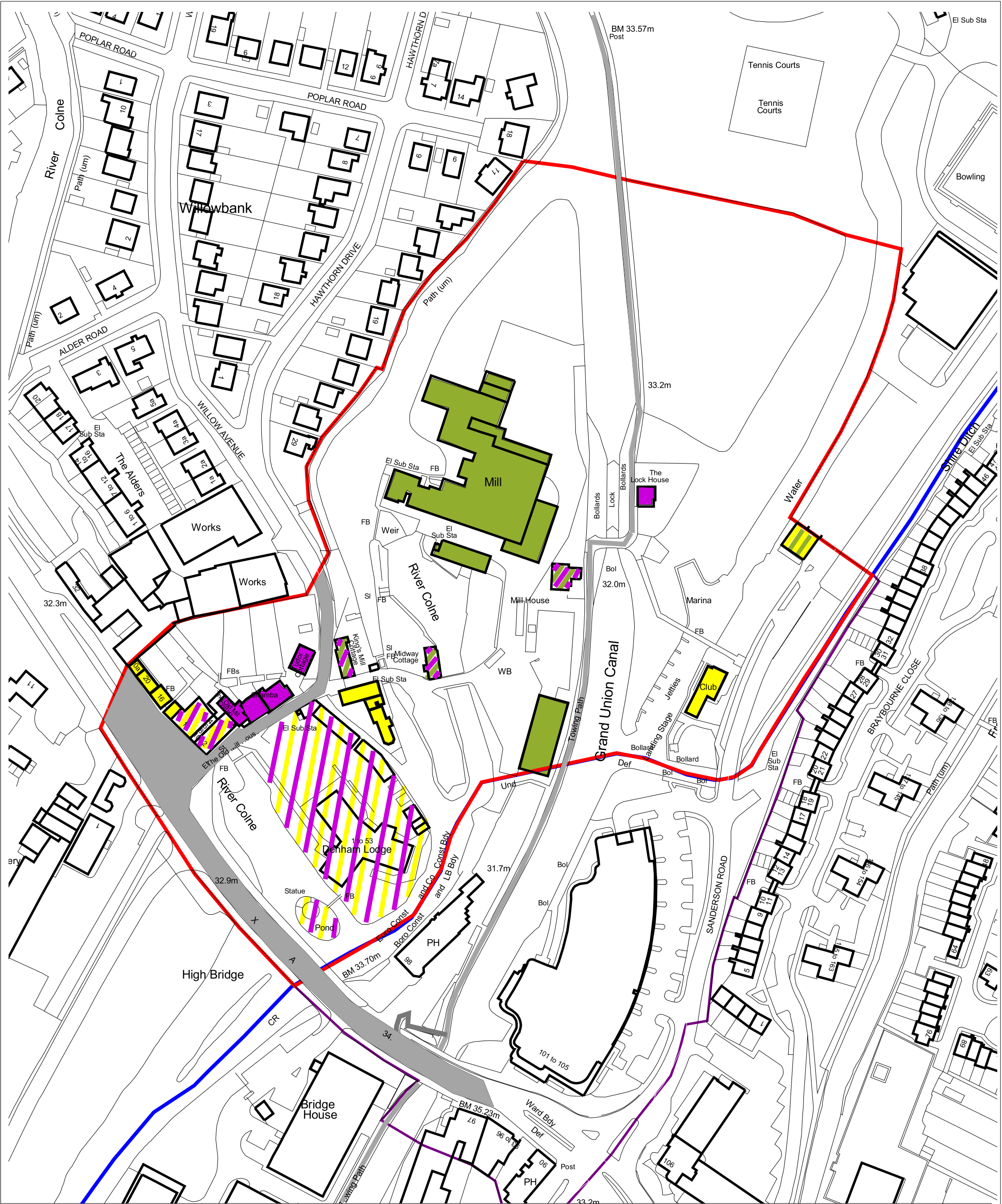
Denham Parish Council

Mr John Way











National Monuments Record

Inland Waterways Association





**Uxbridge Lock** Current or most recent uses within the conservation area

- |  |  |   |                               |   |   |
|--|--|---|-------------------------------|---|---|
|  | Uxbridge Lock Conservation Area                              |  | Residential                   |  | Mixed residential/commercial                |
|  | District Boundary  |  | Commercial                    |  | Residential associated with industrial site |
|  | London Borough of Hillingdon Uxbridge Lock Conservation Area |  | Industrial                    |  | Mixed industrial/commercial                 |
|  |  |  | Public highways and footpaths |   |   |



Produced from the Ordnance Survey Digital Mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. South Bucks District Council LA100025874 2005

TABLE OF LISTED BUILDINGS				
Road	Address	Grade	List no.	Short description (This is not the list description)
Oxford Road	2-12 (even) Oxford Road - called the Old Mill in this document	II	6/388	Former mill listed as The Old Mill Club, Chris Lee Carriage Company Limited & nos 4-10 (even). Date unknown but the listing says a mill was recorded on this site in the late 14 <sup>th</sup> century. The 1602 map shows a mill in the same position straddling the mill stream. Timber framed with 18 <sup>th</sup> century appearance because of refronting. Brickwork is now painted white. Plain clay tiled roof. Two storeys with dormers.
Willow Avenue	Old Mill Cottage	11	6/389	Timber framed house side-on to road sandwiched between the Old Mill and Old Mill House. The glazed in balcony of Old Mill House overhangs to form a porch next to the front windows. Sash windows. Listing says partly 16 <sup>th</sup> century and possibly earlier. Walls are pebbledashed and painted white. Plain clay tiled half-hipped roof. Two storeys.
Willow Avenue	The Old Mill House	11	6/390	Also pebbledashed and painted white with plain clay tiled roof. List date is 17 <sup>th</sup> century with 18 <sup>th</sup> century additions and alterations. The large multi-paned sash windows are a particular feature producing a large proportion of glass to wall. The two upper windows at the northern end on the front are smaller. A cast iron fireback dated 1696 has been attached to the wall in the porch. A plaque on the front wall says c.1400 but it is not known if there is evidence to support this. Two storeys.
Willow Avenue	Mill Stream Cottage	11	6/391	Listed as Shamba with date of 17 <sup>th</sup> century. Timber framed; roughcast walls painted white. Casement windows - black painted wooden frames. Sympathetically altered. Two storeys.

Willow Avenue	King's Mill Cottage	11	6/393	List date of early 18 <sup>th</sup> century. Two storey house of red brick with hipped slate roof. Symmetrical with replaced front door. Sash windows although those on the first floor replace the casement windows there at the time of listing. Brick single storey lean-to on left. Currently standing empty and neglected. Chimney at either end of roof. That next to the mill entrance makes visual balance for the Watersmeet chimney on other side of entrance.
off Willow Avenue	Canal bridge no. 184 and lock attached	11	6/394	Dark red brick bridge with black brick copings presumably dating from around 1800 when canal was built. Parapet has been rebuilt. White painted below parapet. The lock has a date stone of 1858. Truncated balance beams because bridge is so close to the lock.
off Willow Avenue	New Mills	11	6/392	Disused flour mill. 1836 datestone. Yellow stock brick. Originally of 6 bays but extended in brick either side. Used to have water wheel either side. Four storeys with 2 overhanging sack hoists at front - there used to be 2 at back as well. See chapter 7 as to architect.

TABLE OF SIGNIFICANT UNLISTED BUILDINGS		
Road	Address	Short Description
Willow Avenue	Tudor Cottage	A two storey house which has been much altered but probably originally connected with a mill. Some large central windows give it an appearance of a former industrial building. Unknown date but the 1840 Tithe Map shows a building in the same position. Stock brick.
Willow Avenue	Watersmeet	Sympathetic, office conversion of 19 <sup>th</sup> century stable block of Denham Lodge (since demolished). Connected to Denham Lodge grounds by a small bridge. 1901 census shows coachman living in separate residence from Denham Lodge so his house may have been here too. Red brick with plain clay tiled roof. See chapter 7 for more details. The large chimney is a prominent feature in the streetscene.
Willow Avenue, New Mill site	Mill House	Probably occupied by the mill manager rather than the owner and latterly appears to have been rest room for mill staff. Shown on the 1840 tithe map. Extended to the rear. Slate roof and painted brick with render made to look like ashlar. Altered with replacement windows and the front door has been bricked up. The front elevation looks slightly asymmetrical. Can be seen on a photo of c.1900 taken from the canal towpath looking south over the lock. Now obscured by tree cover.
Willow Avenue, New Mill site	Avery Weighbridge and adjacent summerhouse	An Avery weighbridge thought to be of relatively recent date bearing the name "Avery, Birmingham, England" at one end and the number 38416-598 at the other. It is adjacent to a summerhouse, a small, rectangular painted timber building with a pyramidal plain clay tiled roof, currently difficult to see since it is covered in a rambling rose. This may have been used as the weighbridge office.
Denham Marina	Arched footbridge	1990s? single arched bridge in contemporary style. French-made of laminated timber with metal rails.





**South Bucks**  
District Council

## Conservation Areas

### Guidance for Residents

#### **What is a Conservation Area?**

An area with special historic or architectural character.

#### **Who designates a Conservation Area?**

The local planning authority has the power to designate Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **What does Conservation Area designation mean for residents?**

Owners of properties within a designated Conservation Area are unable to carry out certain works unless they get planning permission or Conservation Area Consent.

#### **What are these works?**

- Demolition of the whole or a substantial part of the property
- Demolition of boundary walls over a certain height
- Side or rear extensions over 50 cubic metres or 10% of the original volume up to a maximum of 115 cubic metres
- Alterations to the shape or size of the roof
- Cladding of the exterior of the property
- Erection of a satellite dish in certain locations
- Buildings (eg sheds, summerhouses) or enclosures (eg swimming pools) within the curtilage of a house, which exceed 10 cubic metres in volume.

Also, notice must be given to the authority at least 6 weeks prior to any works to **trees** within a Conservation Area. For further information please contact the Tree Officer on 01895 837376 or 837207.

#### **Are extensions allowed in Conservation Areas?**

Yes.

Planning applications in Conservation Areas, like any other location, are considered on their merits. Should a proposal to extend a property be regarded as in keeping with the character of the area by the Conservation & Design Officer it would gain permission (this, of course, is subject to Planning Officer approval based on the usual planning criteria). If the proposal is deemed not to be in keeping with the character of the area efforts can be made by the applicant to improve the proposal on the advice of Officers so that it can become acceptable and be given permission. It is through this

process that Conservation Area legislation acts to protect the special character of these areas.

**Are satellite dishes allowed in Conservation Areas?**

Yes.

If you ensure that only one satellite dish per property (of less than 90cm in diameter) is installed in a permitted location then you are free to carry out the installation without planning permission. Dishes should be sited below the roofline and away from the front of the house and the chimneys.

**Further advice**

Should any further information be required on any aspect of the implications of living in a Conservation Area or local planning regulations please contact Planning Admin or the Conservation Section at the Council's Capswood offices on 01895 837200.

This section has been kindly supplied by Inland Waterways Association

### **The Origins of the Grand Union Canal**

The Canal Age in Britain effectively started in 1759 with the authorisation of the Bridgewater Canal to carry coal from the Duke of Bridgewater's mines at Worsley into Manchester. With its success the now well-known canal architect James Brindley planned (in 1765) his Grand Trunk Canal which was to join the River Trent near Nottingham to the River Mersey near Runcorn. A branch from this canal to the River Thames at Oxford was eventually opened in 1790 joining London to the Midlands. Almost immediately after its completion it was thought that this route was unnecessarily long. So, in July 1792, a large public meeting chaired by William Praed MP was held at Stony Stratford in support of a proposal for a shorter canal linking the existing one at Braunston (in Northamptonshire) and the river Thames at Brentford. William Jessop was appointed Chief Engineer, and James Barnes Resident Engineer.

As finally constructed this Grand Junction Canal (GJC) was some 60 miles shorter than Brindley's contour route via Oxford. The Act for its construction received the Royal Assent on the 30<sup>th</sup> April, and work began almost immediately at several points (including Uxbridge). The first part of the canal, from Brentford to Uxbridge, was opened on 3<sup>rd</sup> November 1794, and subsequently extended progressively from either end. However, owing to difficulties in the construction of Blisworth Tunnel (near Towcester), it was not completed through to Braunston until 1805.

On 1<sup>st</sup> January the GJC amalgamated with several other canals to form the Grand Union Canal, establishing a route under one ownership between London and Birmingham.



## Consultation

The following steps were taken to consult the local community on the contents of this document:

Copies were made available for inspection at:

- the District Council's offices
- Uxbridge central library

The document was published on the District Council's website:

[www.southbucks.gov.uk](http://www.southbucks.gov.uk)

downloadable free of charge, with an on-line response form.

A letter was sent to each property in the conservation area notifying the owner/occupier of the above and inviting written comments. Printed copies of the draft appraisal were also sent to each property within the conservation area, with the exception of the flats in Denham Lodge and 4-10 Oxford Road, and number 2 Oxford Road which was unoccupied at the time.

Printed copies were also supplied to the following:

- Denham Parish Council\*
- English Heritage
- London Borough of Hillingdon's conservation team
- Willowbank Residents' Association
- Denham Lodge Residents Association Limited
- Buckinghamshire's County Archaeologist\*
- Buckinghamshire County Council's Highways Department
- British Waterways\*
- Inland Waterways Association\*

Replies were received from those marked \*. As a result some amendments relating to archaeological interest and information (supplied by the County Archaeologist) together with a short history of the Grand Junction/Union Canal (supplied by the Inland Waterways Association) have been incorporated in the final version of this document.





**South Bucks**  
District Council

Capswood, Oxford Road,  
Denham,  
Buckinghamshire UB9 4LH  
Tel: 01895 837200