



To whom it may concern

Ref: Ruislip CAB site: 49461/APP/2025/3009

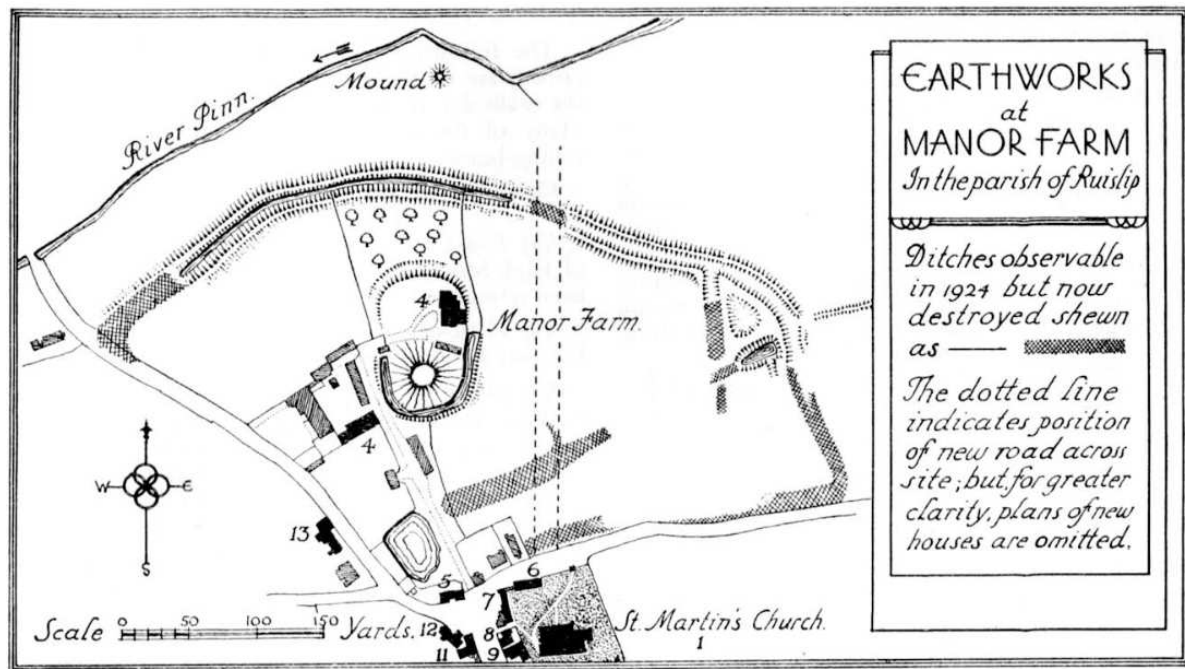
The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews planning applications relating to important historic buildings and seeks to ensure a sustainable future for vital aspects of London's built heritage.

We are writing to object to the planning application for six new homes on part of the existing St Martin's Approach public car park (formerly the CAB site).

Our objection rests on two grounds: overlooked details in the archaeological assessment, and concerns over the suitability of the proposed development.

The archaeological assessment

The two sites lie on the south side and almost touch the Scheduled Monument of the motte and bailey (the latter lay north of the former). The archaeological assessment (DBA) omits two important sources, the 1937 volume of the Royal Commission on Historical Monuments (England) Middlesex, p107-8 and any documents held by King's College, Cambridge. The RCHM volume includes two maps, the first in detail (appended here) and the second a wider map of earthworks. The first map shows the intended line of the new road of the 1920s, St Martin's Approach, and 'ditches observable in 1924 but now destroyed.' One large ditch crosses the eastern site and should have been plotted on all relevant maps. An archaeological objective of investigative work now, if the development is agreed should be to locate this ditch and see what in fact has survived.



The assessment also fails to note the sighting of a possible Roman building just east of the motte, reported in the 1937 volume and in a paper by H Braun, 'Earliest Ruislip', *Trans London & Middlesex Archaeol Soc* NS 7 (1933), 99-123, Fig 5; though without further documentation, so this can only be speculation (and apparently is not in the Historic Environment Record).

The second omission is any reference to a search of King's College, Cambridge's archive for information relevant to the site. As the owners of the site from 1451 until the early C20, it is possible that they have surveys of the site, including plans, which should have been included in the archaeological assessment

Suitability of proposed development

As to the built form of the proposed development, the application lacks perspective, being solely concerned with justifying the building of 6 large houses, to be sold for profit, in the historic centre of Ruislip. The wider significance of the site in Ruislip's townscape, between the historic core of the village and the open space of the Manor Farm complex, has been ignored, and the application merely seeks to redesign the remaining area of car parking. The car park is screened by tall hedges which prevent views from the historic core into the open space of the complex. If the car park were removed altogether and the area around the former toll house and the War Memorial suitably landscaped, continuity between the village core and the Manor Farm complex could be restored, placing the War Memorial at the transition between them.

On the siting and design of the houses themselves, the proposal does the obvious thing by extending the existing line of the houses on the west side of St Martin's Approach. The design of the proposed houses is dull and lacking all flair - 'dumbing down' the design of the St Martin's Approach houses so that the new houses are 'in keeping' with their neighbours is a completely inadequate response to the site and its rich history.

The Council should refuse the application on the following grounds;

- (1) The inadequacy of the desk-based study on which it is based, and particularly the failure of the archaeological assessment to include the significant documentation of the site through time, either known or suspected to exist: the latter particularly in the archive of King's College, Cambridge.**
- (2) Its failure to respond to the site's wider townscape importance by perpetuating the obstruction by the car park of the views between the historic village core and the Manor Farm complex.**
- (3) The 'dumbed down' design of the proposed houses, and the failure to provide any element of social housing.**

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

23 February 2026