

**Appendix 4 Consultation Responses 2 Additions to Local List of Architectural or Historic Buildings 2025.**

Public Consultation Responses for the addition of 2 new entries to the Council’s Local List of Buildings of Architectural or Historic Importance. This was undertaken 1/1/2025-13/2/2025. There was a high level of interest in the consultation resulting in a substantial consultation responses for the Orchard 613 responses resulted in 593 in support and 20 against. In relation to the telephone exchange 430 responses were received 291 in support 139 against. The responses below are therefore grouped with summary of views at the beginning and then a number of longer comments added to give a general flavour of the responses received.

<b>Summary of Consultation response.</b>	<b>Officer Response</b>
<b>The Orchard</b>	
<b>Positive responses.</b>	
Local Landmark/ townscape/ conservation area importance.	Summary of comments Noted agreed in relation to the Fiveways roundabout.
Lovely/ beautiful Building	Summary of comments Noted
Important local / WW2 History and Appearance	Summary of comments Agreed.
Historical nature due to its links to WW2 through the Polish Squadrons, and an iconic building in the local history.	Summary of comments Noted
featured in a Stanley Kubrick film	Of interest but yet to find out which film.
Described in memoirs of Squadron leader Franciszek Kornicki as “The jewel of Ruislip”	Noted
This is an integral part of the progress & development of Ruislip. It represents how the 20th century changed from a destination for inner London inhabitants to enjoy country days out, to a desirable suburban area as part of Greater London. The Orchard provided a much-needed entertainment venue for service & civilian personnel from WW2 to more recent times. The preservation of the history of The Orchard is important for future generations, especially as many foreign service people left their home country, to start a new life in Ruislip. Not including The Orchard in the London Borough of	Noted.

<p>Hillingdon List would greatly diminish the cultural &amp; historical significance of Ruislip during a period of immense change locally, to be lost forever.</p>	
<p>Historic war time use by Polish torment and should remain as a monument to their service in securing a safe Europe</p>	<p>Interesting comment but we are also aware of the locally listed war memorial adjacent.</p>
<p>I am involved with many elements remembering The Battle of Britain . I volunteer at Bentley Priory Museum, I have volunteered at RAF Uxbridge, I am a member of the Battle of Britain Historical Society and I am involved with the Battle of Britain Monument on The Embankment where I act as liaison with Westminster Council on behalf of all the Charities involved with the building and maintenance of the Monument . I have been made aware of the special relationship The Orchard has with the Polish Airmen from WW2. Unfortunately at that time the RAF didn't let the Polish Officers who were based at Northolt , use their Officers mess, so they came up the road and unwound at the Orchard. Subsequently many young women from the surrounding areas met their future Husbands there, and I have met many surviving members of those families who have come on a pilgrimage not only for the trail , but to also to see where their Mums and Dads met!</p>	<p>Interesting in relation to attitudes of the time and ongoing family tree research.</p>
<p>The Orchard Bungalow as originally named has a long history in this part of Ruislip. Its popularity begun with the introduction of Ruislip Station when tourists visited the many tea gardens in Ruislip. The gardens in the front of The Orchard are where hundreds of people used to gather.</p> <p>The Orchard Bungalow was sited in the area then known as the hamlet of King's End near the junction of Wood Lane, Sharps Lane and Ickenham Road. When it was built the only other buildings in site were the Grade 11 listed buildings at The White Bear pub opposite and Orchard Cottage (65/65A Kingsend). The development of a new road, Kings End Avenue (now Kingsend) was after the establishment of The Orchard Bungalow as houses in Kingsend started to be built in around 1910 onwards. It</p>	<p>Comment from resident association.</p>

<p>makes sense for The Orchard site to also be listed to help preserve the identity of the old hamlet in this part of Ruislip.</p> <p>The bungalow was so popular that it was extended to look as it appears today. Some alterations have seen taken place, but comparison of photos taken in 1930s and more recently show that the main features of the front of the building have been preserved. By 1930s it was a popular hotel visited by people from a wide area. The Spitfire memorial associated with the whole site recognises the importance of the building as a place frequented by Polish Airman. In hindsight, the building should have been granted Local Listing Status at the same time of the Spitfire Memorial.</p>	
<p>As a local councillor, I strongly support the inclusion of The Orchard, located at Ickenham Road, Ruislip (HA4 7DW), on the Local List of Buildings of Architectural and Historic Importance. Its preservation is essential to maintaining Ruislip's unique character and heritage.</p> <p>The Orchard retains significant original features, such as its decorative timber framing, gables, and red clay tile roofing, reflecting its early 20th-century origins. These architectural elements, combined with its evolution from a tea garden to a restaurant and hotel, highlight its adaptability and value as a key historical asset.</p> <p>Prominently situated at the Roundabout, The Orchard enhances the townscape and serves as a visual anchor at the entrance to the Ruislip Village Conservation Area. Its role as a social hub, particularly during World War II when it was frequented by RAF personnel, underscores its cultural and historical significance.</p> <p>Protecting The Orchard ensures the preservation of Ruislip's rich architectural and social heritage. I urge its inclusion on the Local List to safeguard this vital piece of our community's history for future generations.</p>	<p>Comment from local councillor</p>
<p>I believe the design characteristics of the building make a significant contribution to the</p>	<p>Comment from Ward Councillor.</p>

<p>conservation area, something which LBH officers themselves have acknowledged when I have made past enquiries on the matter. Some of its features reflect its origins in the early part of the last century and it has stood the test of time in adapting to changes of use, making it a historical asset of great value and well worth preserving.</p> <p>Its prominent siting at a key route into Ruislip clearly contributes to the general comforting look and feel of the town which writers such as John Betjeman have commented on with affection.</p> <p>Additionally the connection of the building during WWII with the Polish airmen is a rich part of Ruislip's heritage. A local listing will help safeguard the building from inappropriate future development, for future generations to enjoy and appreciate.</p>	
<p><b>Negative Responses</b></p>	
<p>Site not in use/ need housing/ facilities/ better use of land. .</p>	<p>Summary of comments .Noted but local listing does not prevent change of use or other uses of building.</p>
<p>It's a pub restaurant that sadly isn't needed anymore and can no longer sustain a viable business. But the land is vast and we need housing perfect for redevelopment. I don't feel the building is of any historical interest.</p>	<p>There is pressure for housing throughout the borough but this could impact upon the character of the conservation area.</p>
<p>It should be used as a public house or hotel without the restrictions of listed status. Nobody wants to see the building empty and run down due to restrictions on the building. Ruislip desperately needs more hotel accommodation.</p>	<p>The local listing status would not restrict the use as a pub or hotel. The only consent that would be needed would be planning permission.</p>
<p>It's just a good looking large house. Nothing exceptional in its design</p>	<p>This is why it is going for local listing rather than any national recognition.</p>
<p><b>Hayes Telephone Exchange.</b></p>	
<p><b>Positive Responses.</b></p>	
<p>local History / Architecture/ landmark</p>	<p>Summary of comments Noted</p>

<p>I think it is an iconic structure. I've not seen anything quite like it anywhere &amp; I think it looks like it had a big part to play in history. Keep the building I think it looks cool &amp; most definitely, it's a landmark. It should be celebrated and preserved.</p>	<p>Noted</p>
<p>The building is a fine example of Brutalist architecture that is in need of protection. The building is noted in many books and on social media posts by architects and authors and should be celebrated as an important piece of architecture in the Borough.</p>	<p>Unfortunately books not mentioned but of interest as influential building.</p>
<p>Although I don't like Brutalist architecture, I recognise its contribution as architecture of its time and too much is being demolished. Good examples should be kept and maintained.</p>	<p>View expressed by number of respondents.</p>
<p>Hayes North Telephone Exchange is one of only four buildings recognised in the Architects Journal as 'the best work of the largest employer of building labour in the UK' in 1973, and is the only building featured with a full-page feature. The telephone exchange is an exemplar of public building works by the Property Services Agency (PSA; successor to the Ministry of Public Building and Works). It's notable for the involvement of George Reginald Yeats, senior PSA architect, who is best known as the senior architect for the BT Tower (1961-65).</p> <p>The U-shaped roof vents are highly-sculptural and expressive, and the strong forms and articulation of the concrete beams between the glazing is reminiscent of Paul Rudolph's Rudolph Hall (completed 1963) and Chamberlin, Powell and Bon's Grade II* Leeds University campus (1960s and 1970s). The complex massing and unashamed sculptural pre-cast concrete echoes the works of Kenzo Tange. This sensation is furthered by the oriel windows and deep soffits of the primary East Avenue elevation, stepping-up and drawing the eye with its strength.</p> <p>The articulation of the building through its varied massing, use of vertical elements, and sculptural features draw the eye; it is a positive aspect of the townscape, and a unique landmark. The retention of the original features</p>	<p>Comment from 20<sup>th</sup> Century Society ( Statutory Consultee on national listed building applications. )</p>

<p>is a positive attribute that contributes to the building's significance. The telephone exchange is an example of high-quality design done by a public body, and ought to be recognised locally as such.</p>	
<p>I. Authenticity:</p> <p>Hayes North Telephone Exchange retains the majority of its original features. As most telephone exchange buildings, it has been adapted over time to suit changing telecommunications technologies, and new security or user requirements, for example by the addition of ventilation louvres or the secure fence surrounding the site's perimeter. Where new brick walls have been added at low level, an effort has been made to replicate the architectural language of the original building. Although the main entrance facing East Avenue has been fenced off, it retains original design features both internally and externally, and traces of the original landscaping remain.</p> <p>The structure remains largely unaltered, with bold pre-cast elements and a sculptural, U-shaped ventilation shaft, which caught the attention of the contemporary architectural press. An article published in the Architect's Journal in September 1973 suggested the architects had "really gone to town on their precast concrete 'language'", which still provides visual interest. The brutalist language continues internally, with a feature wall and lift shaft finished in exposed, textured concrete, and feature columns made from two separated leaves of brick mirroring the external concrete beams. Pre-cast elements were frequently used on telephone exchange buildings at the time, but Hayes North is a particularly bold example. Anecdotal evidence suggests that the exposed sections of concrete were tinted with a white dye to achieve the architects' specification of a white rather than grey finish.</p> <p>The physical separation of functions, with equipment separated from welfare facilities, is typical of the building type. At Hayes North, the functions are clearly separated into separate blocks which can be identified by the amount of</p>	<p>PhD researcher studying the architectural history of telephone exchange buildings submitted response.</p>

glazing (small windows to the apparatus rooms, larger windows to offices and welfare). Typical telephone exchange building features, including ventilation shafts and louvres, loading bays arranged vertically at multiple levels, bollards, and manhole covers are all present and retained.

## II. Architectural Interest :

Hayes North Telephone Exchange was designed at a critical point in time, when the Ministry of Public Building of Works (1962-70) became the Department of the Environment (1970-1997), and the Property Services Agency (1972-1993) was set up as a government agency to 'provide, manage, maintain, and furnish the property used by the government, including defence establishments, offices, courts, research laboratories, training centres and land' by acting as an intermediary between Government Departments and the construction industry.

Although the organisation changed significantly while Hayes North Telephone Exchange was designed, the design team remained the same. The Ministry/PSA's Senior Architects George Reginal Yeats (who was also involved in designing the BT Tower) was responsible for overseeing the planning stages, while Senior Architect P. W. Manning were responsible for the construction stages. Miss B. S. Eley remained as the Ministry/PSA's project architect from start to finish. Yeats, Manning and Eley also worked on Shepherd's Bush Telephone Exchange, and Eley was involved with Burne House on Edgware Road. She is one of only four female telephone exchange designers I have identified in my PhD research.

S. G. Silhan was the PSA's Senior Structural Engineer on Hayes North. H. Fairweather & Co. was the contractor.

The Ministry's team collaborated with Gray Associates, the private (so-called 'nominated') architectural practice responsible for the design. They would likely have been involved from early design stages, but the Ministry architects usually undertook initial massing and site layout proposals to work out the size and

scope of the project before private architects were involved. They also designed extensions to Poplar Telephone Exchange and Bristol Central Telephone Exchange.

Hayes North is a fine example of a brutalist telephone exchange. It reflects the Royal Fine Arts Commissions recommended principles of telephone exchange design. Drawing on the success of the BT Tower (Post Office Tower), the RFAC suggested that where no solution other than a tall building was possible, it should not “masquerade unconvincingly as offices, but be treated as a piece of technical equipment protected by an appropriate skin” (Twenty-first Report of the Royal Fine Art Commission. 1971. London: H.M.S.O. Cmnd. 4832.). Hayes North Telephone Exchange was designed to house both telecommunications equipment and people. The functions were separated in two blocks with contrasting visual appearance, but united by consistent use of precast components, and its vital technical features celebrated in sculptural form.

### III. Townscape Significance :

The Hayes North Telephone Exchange creates a focal point in the townscape, seen from across the bowling green and the Botwell Lane / Coldharbour Lane roundabout. Its architectural expression and massing contribute to its presence in the townscape. The slab and podium design helps transition to lower neighboring buildings, and the separate blocks articulate the building's different functions.

Although the main entrance area is presently fenced off, the original paving, steps and traces of landscape features remain and could be reinstated when the building security requirements permit. This would contribute positively to the streetscape and provide some physical amenity.

### IV. Historic Interest:

Hayes North Telephone Exchange is an example of a successful collaboration between the Ministry/PSA and a private practice, at a critical moment of organisational restructuring at the Ministry.

When the original Circular 100 application was



<p>submitted in May 1967, the General Post Office was exempt from the usual planning and building regulations procedures due to its Crown status. However, the Post Office Act 1969 turned the GPO into a public corporation, thereafter subject to the usual requirements. Although Hayes North was exempt (presumably because the Circular 100 consent had been granted pre-1969) the building was carefully designed with a clear desire to express its technical functions in the architectural form. The contemporary press heralded it as an example of “the best work of the largest employer of building labour in the UK” (Architects’ Journal, 26 September 1973).</p> <p>Telephone exchange buildings often hold a sentimental value, with many people having either worked as a telephonist or engineer, or know someone who has. Although their daily functions have changed (and further changes imminent with the 2027 PSTN switch-off) and telephone exchange buildings are typically no longer accessible to the general public, they were once significant places of work and important community hubs. Telephone exchange buildings form a significant part of both local and national telecommunications history.</p>	
<p><b>Negative Responses</b></p>	
<p>Ugly/ eyesore/ out of character land could be better used for housing.</p>	<p>Summary of comments Noted. Opinions on the visual interest of this type of architecture will be very variable.</p>
<p>This is an ugly building without architectural merit, that detracts from its surroundings and people that have to see it. There is a tiny minority of vocal fans of brutalism who want to protect buildings like this, with no regard for their effect on the majority of people.</p>	<p>Noted</p>
<p>I don't feel it's of any real historical importance. But the land is big enough for redevelopment for housing which is desperately needed.</p>	<p>See proposed listing for interest.</p>
<p>its a different area with a different high street completely</p>	<p>Noted</p>
<p>Although has a history the building is not very aesthetically pleasing</p>	<p>Noted</p>

<p>The building is ugly. It may have merit in the minds of local residents but I am not one and don't believe it is of particular value. It is dead beat building and very ugly.</p>	<p>Noted.</p>