

## **Heritage Statement**

**Site:**  
**12 High Street**  
**Harefield**  
**UB9 6BU**

**Proposal:**

Retention of an internally illuminated fascia sign and alterations to shopfront

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## **SECTION 1 INTRODUCTION**

### **1.1 The Report:**

This Design and Access Statement & Heritage Impact Statement has been prepared, on behalf of our client Mr Mohsin Khan in support of an application At 12 High Street, Harefield. UB9 6BU

### **1.2 The Proposal:**

Retention of an internally illuminated fascia sign and alterations to shopfront

The proposals will preserve the character of the Conservation Area and will not impact on the residential amenity of neighbouring occupiers.

### **1.3 Planning Considerations:**

This report sets out the planning considerations behind the proposed development scheme and provides in:

- Section 2 Provides a description of the site and surrounding area.
- Section 3 Description the proposal design.
- Section 4 Identifies the specific planning issues.
- Section 5 Assesses the impact on the Stamford Hill Conservation Area.
- Section 6 Sets out the Design and Access Statement.
- Section 7 Provides a detailed conclusion.

## SECTION 2 BACKGROUND INFORMATION

### 2.1 Application Site:

This site is located on the west side of Harefield High Street. The existing building is a restaurant in a narrow gap on the west side of the street between two buildings of contrasting age and style, NO.14 (cafe) and No.12E (Pharmacy). The building is of no architectural merit and change from an old office to restaurant with benefit of planning permission granted by Hillingdon council. It is a low building with a flat roof and having a timber framed and glazed shopfront.

The land to the rear is an informal service yard with external parking and a terrace of 3 dwellings known as Taylor Close. The site has pedestrian access from Taylor Close and a small private yard from which refuse is collected. Taylor Close has vehicle access to the High Street through a gap between No.s 16 and 18

### 2.2 Adjoining buildings

The adjoining shop to the north of the site is Harefield Pharmacy, one of a run of three shops each having two-storey maisonettes above, together numbered 12A to 12F inclusive.

The dwellings have independent front doors and rear first floor terraces at the back facing a garage court. The adjoining coffee shop (No.14) on the south side is a taller three-storey building with flats on the first and second floors.

### 2.3 Heritage and Conservation:

No. 14 is a Grade II Listed building. The citation in Historic England's register says -'substantial early C18 of 3 storeys, 3 windows with mid C19 alterations. High pitched tiled roof with console brackets to eaves. Walls now pebble dashed with rendered quoins. Sash windows with glazing bars in moulded stucco architraves with shallow segmental heads and vermiculate key blocks. Early C20 shop front on ground floor:

This site is located within the Harefield Village Conservation Area. The site also falls within the Harefield Village Archaeological Priority Area. Harefield Village Conservation Area is characterised by its narrow shopping high street with a dense Building pattern of mainly two and three-storey buildings of widely varying age and style. Buildings are commonly constructed of traditional materials such as brick and render.

The application site is located within the Harefield Village Conservation Area which forms 1 of the 31 designated conservation areas within Hillingdon. The Harefield Village Conservation Area was first designated in 1970 and extended in 1990.

At the time of preparing this statement, no appraisal for the Harefield Village Conservation Area appears present on the councils Conservation Area webpage.

A summary of the conservation area as defined by a previous delegated report described the Harefield Village Conservation Area as follows:

*Harefield Village Conservation Area is located within the northern portion of the Borough. It is strongly characterised by its rural setting, with a central historic village core, and development scattering out to open countryside. A mix of buildings dating from the medieval period through to the*

*20th century characterise the appearance of the area. However, the village-like aesthetic and rural qualities have been well preserved overtime contributing to the significance of the heritage asset. The trees on site and within the neighbouring plots are protected by virtue of being in the Conservation Area. There are no other heritage or policy constraints on site.*

#### 2.4 Tree preservation order & Landscaping:

There are mature trees directly to the rear of the site protected through the Conservation Area. The site is within the Harefield Village Conservation Area, Archaeological Priority Area and adjoins a grade II listed building - no.14. The site is within the Harefield Local Centre and is a Core Shopping Area.

## **SECTION 3 APPLICATION PROPOSAL**

### **3.1 Planning Application Proposal:**

As set out on the submitted floorplans and elevations which accompany this submission:

- The application seeks consent for a Retention of an internally illuminated fascia sign and alterations to shopfront.

Officers' comments received via email stated that conservations officer raised concern about the less than substantial harm that the illuminated sign would lead to without having justifiable public benefit. It is noted that there are other illuminated signs on the high street, but this would amplify the issue.

## **SECTION 4 PLANNING POLICY CONSIDERATIONS**

4.1 The National Planning Policy Framework (NPPF), published in March 2012 sets out a policy approach to determining applications and formulating policy, including development affecting heritage assets.

4.2 With regard to heritage assets, the NPPF at paragraph 132 stipulates that when considering the impact of a development proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

4.3 The application building is not listed and therefore the Harefield Village Conservation Area comprises the designated heritage asset.

#### 4.4 Heritage Impact Assessment:

A heritage impact assessment is set out in Section 5 of this report. This notes that there will be no adverse impact on the character and appearance of the Conservation Area because of these proposals.

4.5 The London Plan provides strategic policies for London. Policy 7.6 deals with architecture and requires a high quality of design including the use of appropriate materials and providing spaces, which integrate well with the surrounding area.

#### 4.6 Policy 7.8 Heritage Assets and Archaeology:

Policy 7.8 of the London Plan, heritage assets and archaeology, confirms that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. The proposals will conserve the character of the conservation area and are sympathetic as discussed in the heritage statement at section 5 of this report.

#### 4.7 The Development Plan for Hillingdon Council consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The London Plan (2021)

4.8 The National Planning Policy Framework (NPPF) 2023 provides policies which are also a material consideration in the determination of the planning application.

4.9 Policies within Hillingdon's Development Plan that are applicable to the application proposal are as follows:

- PT1.BE1 (2012) Built Environment
- DMHB 11 Design of New Development
- DMHB 1 Heritage Assets
- DMHB 14 Trees and Landscaping
- DMHB 4 Conservation Areas
- DMHB 12 Streets and Public Realm
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings

4.10 Policies within the NPPF 2023 that are applicable to the application proposal are as follows:

- Paragraph 131

- Paragraph 135 (a – f)
- Paragraph 137
- Paragraph 139
- Paragraph 200
- Paragraph 201
- Paragraph 203

## **SECTION 5 HERITAGE IMPACT ASSESSMENT**

### 5.1 Application Site:

The site is located within the Harefield Village Conservation area.

Site is not listed, however within an area of special character and within the Harefield Village Conservation Area. And next to Grade II Listed building.

### 5.2 Neighbouring locally listed building 14 High Street:

The building at 14 High Street, Harefield is Grade II Listed and situated within the Harefield Village Conservation Area. The premises is currently in use as an A3 unit with residential accommodation above. The area at the rear of the property, which is the subject of this application, is accessed via Taylor Close, and was previously used for fire escapes and storage of bins for the commercial units in the ground floor of 12, 14 and 16 High Street and the residential units above. It is also the main access route for the flats above number 14 and provides access to the rear gardens of 1-3 Taylor Close. The area was poorly maintained and unsecure, and did not contribute at all to the listed building, the conservation area, or the village centre in general.

### 5.3 Shop fronts:

There are number of illuminated signs around application site and aluminium framed glazing shop front adjoining to the to the proposal site.

### 5.4. Impact of the Proposals on the Conservation Area:

In terms of the front elevation, there is a minor change to the front of the Façade from previously approved shopfront application ( 11022/APP/2021/2923). Current shop front reflects the pre-existing shopfront and its design and character in Glass and timber framed screens.

The proposed Elevations will not intrude into the street scene and should therefore be considered acceptable.

There is no immediate property has been affected by the proposal.

The previous shopfront have been omitted and The amount and design of the front glazing is keeping with other properties along the parade.

The proposed shop front is keeping in line with the locally traditional shop fronts.

Given the scale and layout of the proposal it has been given immense thought in order to preserve the appearance of the Conservation Area.

Based on the above the proposal should be considered acceptable in terms of the national and local heritage policies.

## **SECTION 6 DESIGN AND ACCESS STATEMENT**

### 6.1 Requirements:

This statement has been produced in accordance with the requirements of Section 62 and Section 327A of the Town and Country Planning Act 1990, as inserted by Section 42 of the Planning and Compulsory Purchase Act 2004, and sets out an assessment of the development proposal based on the criteria included within the non-statutory guidance provided by CABE, as follows.

a) Use:

6.2 The proposed property will be continued use as a restaurant.

b) Layout:

6.3 The proposal respects the pattern and character of the established context, design out crime and makes good connections with the neighbourhood.

The commercial units are on the ground floor only.

c) Amount and Scale:

6.4 The site area is approx. 110 sqm. The existing restaurant would occupy approx. 51 sqm of the footprint of the site at ground floor level.

The height, width and depth of the proposed development is in balance to its existing surroundings.

d) Appearance:

6.5 Due to the location within a conservation area our design seeks to utilize high quality materials. The proposal will incorporate elements that will match those already present in around the existing site. Brickwork, white render, glazing are the main external materials.

The use of durable, low maintenance materials will maintain the building's appearance and ensure the building continues to contribute positively to the street scene. The massing of the proposal has been generated with consideration to the established scale and massing of the surrounding buildings. As such, it will not result in any material harm to the character and appearance of the conservation area.

**Addressing matters arising in the comments of conservation officer reviewed via email.**

***Effects on the character / appearance of the conservation area and the Listed Building***

Whereas the previous design was radically different, we have now adopted a traditional style in form, fenestration and materials. It is compatible with existing architecture and sympathetic to the street-scene.

Existing illuminated signs will be replaced with externally illuminated sign from top hanging LED bar and project of lettering will be reduced along with its brand logo. and adopted a compatible design of an unassuming traditional, simple design so as not to diminish the stature of no. 14 or the way the building is seen. This detailing softens the impact and enhances the setting of the listed Building.

The existing structure has no architectural merit, is of insubstantial construction and in poor condition. As such the proposal enhances the character and appearance of the conservation area.

e) Landscaping:

6.6 There will be no detrimental impact with regard to the proposed rear garden amenity space of Hard landscaping will be formed for access, Soft landscaping (green landscaping)

f) Access:

6.7 The main front access to the property will be unchanged in principle. A level entrance area provides unobstructed access to commercial entrances at ground floor level.

A flush threshold is provided at the entrance to the entrance and all circulation is to be in accordance with the Building Regulations Approved document M.

The proposed alley way to the rear is ramped to the rear, in order to level the difference between ground floor and public pavement. Internally all door openings will comply with Part M will be in accordance with Part K & M.

Safe and convenient access and circulation is provided for residents and visitors alike.

All accessible windows are to be certified to BS7950, flat entry doors certified to PAS24 and other entry doors to LPS1175SR3 or LPS1175 SR2 standards.

Provision of communal lighting (passage way) and bulkhead lighting over all entrance/ access doors will be provided.

Controlled entry system at entrance, including audio and/or video with close circuit links will be provided

Sustainability:

The proposed development has been designed to save and use less energy. Improving the thermal efficiency of the walls, windows, and roof will be provided as far as practically possible. (by using more insulation or better glass for example).

Reducing air permeability will be provided to the minimum consistent with health requirements.

The design and layout of the development utilises generally natural systems and traditional measures such as insulation and double glazing.

The proposal would not have any adverse impact on crime and disorder in the area so it would comply with policy 7.3 of The London Plan (2011).

## **SECTION 7 CONCLUSIONS**

7.1 This application seeks consent for Retention of an internally illuminated fascia sign and alterations to shopfront

7.2 The proposed development conserve the existing heritage assets and do respect their settings and overall context. The overall aim of the proposed development is to preserve the character and appearance of the Harefield Village Conservation Area and has tried to reduce any possible harmful impacts on the existing context or any residential amenity of surrounding occupiers.

Design, appearance and character including proportion, scale, height and bulk have been carefully designed with consideration of Hillingdon Local Plan Part 2 (2020) Appendix B and Policy DMHB 13 &13A outline how shop frontages and Advertisements.

Given the current existing derelict situation of the existing site the proposed development offers not only a fantastic opportunity to fill the current gap with the proposed sympathetic development, it will fit very well into the existing context with it's overall traditional design & approach.

7.3 The proposals will be constructed without causing harm to the structural integrity of either the application building or neighbouring properties.

7.4 In the light of the above, we ask the Council to look favourably upon this application.