

Heritage Note

This covering note explores the potential impact on the setting of heritage assets of a proposal for development at 68 Swakeleys Drive, Ickenham. It involves the conversion of a garage to habitable accommodation, new roof above an existing extension and two rear dormer windows. This results in a form of development which could, by virtue of its proposed plan form, give rise to an impact upon the Ickenham Conservation Area.

The heritage impact has been written to reflect the planning requirements where developments proposals may impact upon heritage assets and has been prepared based upon current and existing planning legislation and guidance. There are no statutory listed buildings within the immediate vicinity of the proposed which would directly be affected by the development. The basis of this report is to assess impact upon the setting and character of the Ickenham Conservation Area only, otherwise referred to as the heritage asset.

Having regard to the context of the NPPF and local development guidance, it is generally accepted that conservation is about managing sustainable change and that every reasonable effort should be made to avoid, eliminate or minimise adverse impacts on significant places. In accordance with planning policy, however, it may be necessary to balance the public benefit of any proposed changes against the harm to the place. In this regard, an overall assessment on setting has been made balancing any public benefits and dis-benefits within a summary and conclusion.

The heritage asset to which this report relates to is the Ickenham Conservation area. The conservation area is a large area based primarily on the historical hall of Swakeleys and land surrounding St Giles Church which form the historical aspects of the conservation area. In addition, the conservation area encompasses most of central Ickenham with a focus on the early 20th century development following post WW1 and inter war housing including mid 20th

century development. The buildings provide little architectural concession to their location within the conservation area and are architecturally and historically unremarkable.

The building itself has no heritage designated significance and whilst it is contained within the Conservation Area and close to heritage assets, in particular fronting Swakeleys Drive itself, the proposed development is wholly self-contained to the footprint of the existing building.

Given the size and location of the development site, it is clear that the proposed development is unlikely to directly impact upon the setting of the adjacent heritage assets, in particular the character and setting of the conservation area and must therefore embrace all of its surroundings, in particular the immediate area from which it can be experienced.

The proposed dormer windows are of a small-scale that are sympathetic to the resultant roof profile. Their size, scale and appearance would not harm the setting of the conservation area owing to limited vantage points into the site.

In addition, the proposed garage conversion would be of a small scale development that would be akin to other dwellings within the vicinity, which have appropriately been designed to reflect the setting. No concern is raised in this regard.

Mindful of the above, it is considered that the proposals would not result in any impact upon the character or setting of the conservation area.