

BUILT HERITAGE STATEMENT

76 Vine Lane, Uxbridge, UB10 0BE

JCH01758
76 Vine Lane, Uxbridge
V1.1
August 2022

REPORT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1.1	Final	Victoria Brocksopp	VB	VB	8.8.22

Approval for issue

VB

8 August 2022

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS Consulting on behalf of Westway Construction Limited with regard to this site at 76 Vine Lane, Uxbridge UB10 0BE (the 'Site', Figure 1).
- 1.2 The Site is located within the London Borough of Hillingdon. It comprises a detached residential property and associated grounds and driveway, located at the junction of Vine Lane and Court Drive. The house is not itself designated in any way, either nationally or locally (the London Borough of Hillingdon do have a Local List but 76 Vine Lane is not included). The Site is located within the Hillingdon Court Park Area of Special Local Character.
- 1.3 Areas of Special Local Character (ASLCs) are defined by the council as non-designated local heritage assets, which have a character and identity local residents value and the council wishes to preserve or enhance.
- 1.4 Proposals for the Site comprise a single storey rear extension and associated alterations to the front and rear elevations, including regularisation of fenestration.
- 1.5 Paragraph 194 of the National Planning Policy Framework (NPPF), requires that the significance of any heritage assets affected by an application is described, including any contribution made by their setting, as the basis from which to understand the potential impact of the proposal on their significance. This Built Heritage Statement presents a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development affecting non-designated heritage assets. It provides an overview of the history of the Site and assesses the significance of the ASLC within which it is located, including any contribution made by the Site to that significance. Finally, it includes a description of the proposals and an assessment of any impacts to the significance of the ASLC.
- 1.6 This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the works in relation to built heritage.
- 1.7 This Built Heritage Statement should be read in conjunction with photographs and other supporting documents which accompany the application.
- 1.8 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The statutory requirements and national and local policy provide a clear framework for the consideration of development proposals that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990, provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied. It is acknowledged that matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. This hierarchy of statutory duty, policy and best practice has been used to inform the assessment of the application proposals which is included in this statement.
- 2.2 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.3 There is no legislation which applies to Areas of Special Local Character, which is a locally identified heritage asset. There is, however, a clear requirement under the NPPF to give great weight to the conservation of heritage assets and their settings (see below).

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.4 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.5 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.6 Significance is defined within the NPPF Glossary as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.
- 2.7 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.8 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should

be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

- 2.9 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.10 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (Ministry of Housing, Communities and Local Government)

- 2.11 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.12 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.13 It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

BS 7913:2003 Guide to the Conservation of Historic Buildings

- 2.14 The British Standard 7913:2003 Guide to the Conservation of Historic Buildings provides guidance on the assessment of significance. It states that significance represents a public interest, and the planning system, and the policy and legislation which support it, reflect this.
- 2.15 In identifying how significance may be assessed it is stated that heritage has cultural, social, economic and environmental values, and that the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context.

- 2.16 The guidance identifies that there are many different ways in which heritage values can be assessed. It recognises that some heritage bodies of the United Kingdom have suggested that these fall into the following groups:
- a) aesthetic value, derived from ways in which people draw sensory and intellectual stimulation from a place (this encompasses things purposely designed for that effect and those that are not (e.g. the picturesque, the sublime));
 - b) communal value, derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals (this changes over time);
 - c) evidential value, derived from the potential of a place to yield evidence about the past (e.g. archaeology);
 - d) historical value, derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event (for example a battlefield or memorial).
- 2.17 The guidance goes further to suggest an alternative approach and to think of a historic building's significance as comprising individual heritage values from a list that might include:
- architectural, technological or built fabric value; townscape characteristics; spatial characteristics; archaeological value; artistic value; economic value; educational value; recreational value; social or communal value; cultural value; religious value; spiritual value; ecological value; environmental value; commemorative value; inspirational value; identity or belonging; national pride; symbolic or iconic value; associational value; panoramic value; scenic value; aesthetic value; material value; and technological value.

Overview: Historic Environment Good Practice Advice in Planning

- 2.18 Historic England have published a series of documents to advise applicants, owners, decision takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.19 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
- 1. Understand the significance of the affected assets;
 - 2. Understand the impact of the proposal on that significance;
 - 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - 4. Look for opportunities to better reveal or enhance significance;
 - 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 - 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

HEAN2: Making Changes to Heritage Assets (February 2016)

- 2.20 The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.
- 2.21 The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.
- 2.22 This document provides information relating to proposed change to a heritage asset, which are characterised as:
- repair;
 - restoration;
 - addition and alteration, either singly or in combination; and,
 - works for research alone.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.23 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which the assessment of significance precedes the design of the proposals.
- 2.24 The document illustrates that the first stage in the process to identify the significance of a heritage asset is to understand its form and history. This includes the historical development of a building or site, an analysis of surviving fabric or features and an analysis of the setting, including the contribution that the setting makes to significance.
- 2.25 Historic England describes heritage interest within the same context as set out in the NPPF and PPG. These are archaeological interest, architectural interest, artistic interest and historic interest. The guidance advises that assessments should describe the likely impact of development proposals and the way in which they may affect significance. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Strategic and Local Planning Policy

- 2.26 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations. The local planning context is currently prescribed by Hillingdon Council
- 2.27 The following policies are relevant to the Site and the proposals:

The London Plan (Greater London Authority, March 2021)

- 2.28 The London Plan is the overall strategic plan for London, setting out a complete framework for its development. The following policies are those most relevant to heritage, requiring that developments which may have an effect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy HC1 Heritage conservation and growth

- 2.29 This policy states the following (inter alia):

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

London Borough of Hillingdon, Local Plan Part 1 - Strategic policies (Adopted November 2012)

- 2.30 The Local Plan Part 1 sets out the overall level and broad locations of growth up to 2026. It comprises a spatial vision and strategy, strategic objectives, core policies and a monitoring and implementation framework with clear objectives for achieving delivery. These policies are supported by more detailed policies and allocations set out in the Local Plan Part 2.

Strategic Objective SO1:

- 2.31 This policy states the following:

Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

Policy HE1: Heritage

- 2.32 This policy states the following:

The Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features; Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments; Registered Parks and Gardens and historic landscapes, both natural and designed; Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and Archaeologically significant areas, including Archaeological Priority Zones and Areas.

2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.

4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

Policy BE1: Built Environment

- 2.33 This policy states the following (inter alia):

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

London Borough of Hillingdon, Local Plan Part 2: Development Management Policies (Adopted 16 January)

Policy DMHB 1: Heritage Assets

2.34 This policy states the following (*inter alia*):

- A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
 - ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
 - iii) it makes a positive contribution to the local character and distinctiveness of the area;
 - iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
 - v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials.

Policy DMHB 5: Areas of Special Local Character

2.35 This policy states the following:

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Local Planning Guidance

Proposed Eligibility Criteria for designation of Conservation Areas and Areas of Special Local Character (undated)

2.36 The Council have provided criteria by which an area is assessed prior to being identified as an Area of Special Local Character:

- Townscape Significance
 - A character and hierarchy of spaces, and a varied topography providing interesting vistas along streets and views between buildings.
 - Demonstrable landscape quality, including trees, planting and other green features of quality.
 - The quality of public realm, with attractive street furniture and hard and soft surfacing.
- Architectural Significance
 - Buildings will have architectural quality and be of good design.
 - Buildings will have a unique architectural interest, or include good surviving examples of a particular architectural style or period, or have been designed by notable architect/s
 - There will be a coherence of architectural designs in the area and significant groupings of buildings.
- Historical Significance
 - The origins and historical development of the area will have been documented
 - The layout of property boundaries, roads and pathways will contribute to the character of the area
 - The area will contain features which illustrate important aspects of local or national socioeconomic, cultural or military history

2.37 The Council do not provide individual assessments or appraisals for the identified Areas of Special Local Character.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Historic Development

- 3.1 Historic mapping is included in Appendix A.
- 3.2 The site of 76 Vine Lane is shown prior to development on the 1866 OS map (Figure 3) as part of the wider grounds of the Hillingdon Court estate, possibly within a walled garden, adjacent to Vine Lane. Whilst the grounds appear to be altered, the Site remains undeveloped on the 1895 OS map (Figure 4).
- 3.3 By the time of the 1935 OS map (Figure 5) the Site is shown to be extant, with 76 Vine Lane and surrounding areas of housing developed along the newly laid out Court Drive and along the eastern edge of Vine Lane. Land to the west of Vine Lane remained undeveloped at this time, associated with the adjacent estate of Hillingdon House.
- 3.4 The 1964 OS map (Figure 6) shows 76 Vine Lane extended to both the north and south, with an immediately adjacent structure to the north within the grounds of 78 Vine Lane. By this time the western side of Vine Lane had been developed, in association with RAF Uxbridge.
- 3.5 The 1976 OS map (Figure 8) shows some redevelopment of earlier housing, with Abingdon Close laid out over the former plots of large properties to the south of Court Drive.
- 3.6 The 1995 OS map (Figure 11) shows some redevelopment to the west of Vine Lane (RAF Uxbridge closed in March 2010). The 2003 OS map (Figure 12) shows some infill development to the west of the Site, comprising a new residential property within the former gardens of Oak Tree Cottage.
- 3.7 The 2022 Aerial Photograph (Figure 12) shows the Site and its surroundings as they exist in the present day.

Planning Overview

- 3.8 Application 20770/A/88/1539 was approved for the erection of a first-floor rear extension (29 November 1988).
- 3.9 Application 20770/APP/2021/2770 was refused for a single storey rear extension and associated alterations to the rear elevation and roof including the provision of a rear dormer window, addition of rooflights and new fenestration (31 December 2021).
- 3.10 Application 20770/APP/2022/987 was refused for a single storey rear extension and associated alterations to the rear elevation and roof including the provision of two rear dormer windows, two rooflights and a new fenestration within the rear elevation (18 May 2022).

Site Description

- 3.11 Photographs of the Site are included in Appendix B.
- 3.12 The Site comprises a detached 1930s residential property, rising two storeys in height, with later rear extension and side element containing a garage. The main roof of the original building is gabled and covered with plain clay tiles, retaining its original chimney stacks. The front elevation includes a projecting bay with a gable that sweeps down to the left with a catslide element, which accommodates the ground floor entrance. The entrance is surrounded with a later porch, with contrasting classical detailing.
- 3.13 The building was extended to the rear during the late twentieth century, apparently in multiple phases of development, as indicated by the addition of a first floor extension in 1988. The present extension stretches the width of the house, with a shallow double gable roof form that extends from the original roof at right angles. The fenestration of this rear elevation is varied, including a range of openings and forms.

- 3.14 The elevations of the property are encased by pebble dash render. Whilst it is possible that the original building may have included some areas of rendering, which was common for 1930s housing, the current rendering which covers both the original and later extensions is clearly later in date and appears to be deteriorating in places.
- 3.15 To the front of the property is an enclosed driveway accessed from Vine Lane. It is bounded by a low brick wall and mature hedgerow. The hedgerow continues along the southern boundary, fronting Court Drive. The verdant rear garden is generous in size, despite the later rear extension to the house. It is bounded by the mature boundary planting which prevents views into the garden from the thoroughfare to the south.

Assessment of Heritage Assets

- 3.16 The Site is located within the Hillingdon Court Park Area of Special Local Character. No other built heritage assets would be affected by proposals at the Site.
- 3.17 Hillingdon Court is a Grade II* listed building c.200m to the northeast of the Site, comprising a mid-nineteenth century mansion now in use as a school. There is a historic association between Hillingdon Court and the Site insofar that it was developed on former estate land, but the Site has no visual relationship with the listed building due to surrounding development and mature landscaping. Aside from the acknowledged historical association, 76 Vine Lane does not otherwise contribute to the listed building's setting or significance, providing no insight into its special interest and the reasons for which it was statutorily listed. As such, Hillingdon Court is scoped out from further detailed appraisal.
- 3.18 The following section provides an assessment of the Hillingdon Court Park Area of Special Local Character as a non-designated heritage asset, informed by local research and a site visit undertaken in July 2022. The council have not published an appraisal of the area or outlined the specific reasons for its local designation, although there are general criteria available online, comprising: townscape significance, architectural significance and historical significance (fully outlined in Section 2).
- 3.19 The NPPF defines 'significance' as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic' (fully detailed in paragraph 2.12 of this report, as defined in the PPG).

Hillingdon Court Park Area of Special Local Character (non-designated heritage asset)

- 3.20 The local area associated with Vine Lane and Court Drive forms part of the wider entity known as Metro-land, which refers broadly to residential suburbs developed in association with the spread of the Metropolitan railway. When the railway was extended to Uxbridge, opening in 1904, there followed a period of growth as developers sought to meet the demand of those seeking affordable and spacious homes further away from the city.
- 3.21 The townscape character of the Hillingdon Court ASLC is derived principally from its garden suburb aesthetic. The area is largely characterised by low density, twentieth century housing, which includes a range of large, mostly detached properties built in various architectural styles. In terms of architectural significance, the area includes a number of properties which are good representative examples of 1930s architecture, but which are not of sufficient individual interest to warrant designation as statutory or locally listed buildings. The houses are mostly set within generous and established gardens, the greenery of which contributes to the character of the street scene, along with the numerous mature trees which line the roads.
- 3.22 Whilst the later decades of the twentieth century saw some replacement of larger properties and gardens with more concentrated developments, the original pattern of low density housing remains largely discernible in the present day within the ASLC. This built environment has historic

significance for the way in which it is representative of early twentieth century suburban development around London.

- 3.23 Vine Lane, to the west and northwest of the Site, retains a distinctive character of its own within the ASLC. Along its western edge is a dense belt of mature trees and planting, which screens development beyond and provides a sense of tranquillity and enclosure to the thoroughfare. To the east is the tall estate boundary wall of Hillingdon Court, which dates in origin from the eighteenth century with later alterations. The walls have been pierced in a number of places to provide access to later residential properties beyond. The walls are included on London Borough of Hillingdon's Local List, in recognition of the contribution they make to local character and the street scene.
- 3.24 In summary, the heritage significance of the Hillingdon Court ASLC is derived from the collective group value of the built environment within heavily sylvan surroundings, amounting to a modest and local degree of heritage significance.

Contribution of the Site to the Significance of the Area of Special Local Character

- 3.25 Along with other surrounding properties, 76 Vine Lane was built on land which had originally formed part of the Hillingdon Court estate to the north. The Site is located at the junction of Vine Lane and Court Drive. This position at the junction of the two roads gives some prominence to its western and southern elevations. The building is located within the southwestern corner of the ASLC, but this modern area designation should not retrospectively apply any sort of 'landmark' status to the building. It was developed simply as one of many properties along Vine Lane, both to the north within the ASLC and to the south outside of its boundary.
- 3.26 76 Vine Lane is in many ways typical of suburban domestic architecture of the period, inspired by the vernacular aesthetic of the earlier Arts and Crafts movement but pared back and reinterpreted for the mass market and a lower budget. Its 1930s architectural style contributes modestly to the character of the ASLC, as one of a number of styles found within its boundary. The projecting gable with catslide roof element is a distinctive architectural feature of the principal elevation and one that is found across other properties in the local area, establishing a loose degree of group value.
- 3.27 76 Vine Lane has historic interest for the way in which it illustrates the local pattern of housing development in the early decades of the twentieth century, as part of a larger group comprising the built environment of the ASLC. In its own right, it makes a modest contribution by the local interest of its architecture and the verdant character and appearance of its gardens and boundary, which contribute positively to the street scene.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 Proposals for the Site comprise a single storey rear extension and alterations to the front and rear elevations. Proposals for the front elevation of the house include the removal of the classical portico (a later addition). The proposed rear extension would be modest in scale (less than 4m) and height (single storey). Proposals to the existing rear elevation include the regularisation of the fenestration as part of a comprehensive design approach.
- 4.2 Exploratory work at the Site has confirmed that the original finish of the building was pebble dashed render, and this would be restored as part of the proposals.
- 4.3 In contrast to previous refused applications, the current proposals have been brought forward to restore and celebrate the original style of the building, and therein enhance the contribution that the property makes to the ASLC.
- 4.4 Full details of the proposals are provided in drawings and the Design and Access Statement accompanying this application, by GAA Design.

Assessment of Impact

- 4.5 The Officer Report for refused application 20770/APP/2022/987 stated the following:
- There would be no objection to the ground floor rear extension subject to all external materials, colours and finishes matching the existing building.*
- 4.6 On this basis it is considered that there should be no objection in principle to the proposals, subject to design details.
- 4.7 In assessing potential effects of the proposals, the principal consideration is any impact to the Hillingdon Court Park ASLC as a non-designated heritage asset. Paragraph 203 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It further states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.8 With respect to local planning policy, Policy DMHB 5 (Areas of Special Local Character) of the Local Plan Part 2: Development Management Policies requires that alterations within the ASLC should respect the established scale, building lines, height, design and materials of the area (Policy DMHB 5, part A). It further states that extensions to dwellings should be subservient to and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings (Policy DMHB 5, part B).
- 4.9 Proposals to remove the classical portico and restore the original finish to the front of the house would remove a later addition which visually jars with the vernacular Arts and Crafts architectural theme of the host property. This element of the proposals would enhance the architectural interest of the property, restoring visual prominence to the cat-slide element and reinforcing the positive contribution that it makes to the character of the ASLC.
- 4.10 It has been described that the fenestration to the rear of the property is irregular, comprising a mixture of window openings. This may be the result of multiple building phases, as indicated by the planning history. Proposals to regularise the fenestration of the rear elevation would assist to create a comprehensive façade, modestly enhancing its aesthetic appearance within the ASLC.
- 4.11 The rear extension would be single storey in height, extending no more than 4m from the host property. The modest scale of the proposed extension, combined with the maturity of garden

boundary planting to 76 Vine Lane, is such that the proposed extension would be largely screened in views from the surrounding streets (Figure 17). The extension would be detailed to match the host property.

- 4.12 It is considered that the proposed development, whilst resulting in localised changes within the ASLC, would not result in harm to its significance. In removing unsympathetic later additions and restoring elements of the building's original appearance the proposals would offer some important enhancements to the property, which would in turn enhance the positive contribution that it makes to the character of the ASLC.
- 4.13 With reference to Policy DMHB 5 (Areas of Special Local Character) of the Local Plan Part 2: Development Management Policies it has been demonstrated that the proposed development would be in keeping with the established scale, building lines, height, design and materials of the area. The proposed extension would also be subservient to and respect the architectural style of the original building and allow sufficient space for maintaining the generous sized gardens and their verdant character. As such, the requirements of Policy DMHB 5 are met by the proposed development. In avoiding harm to the ASLC as a heritage asset, the requirements of Policy DMHB 1: Heritage Assets would also be met.

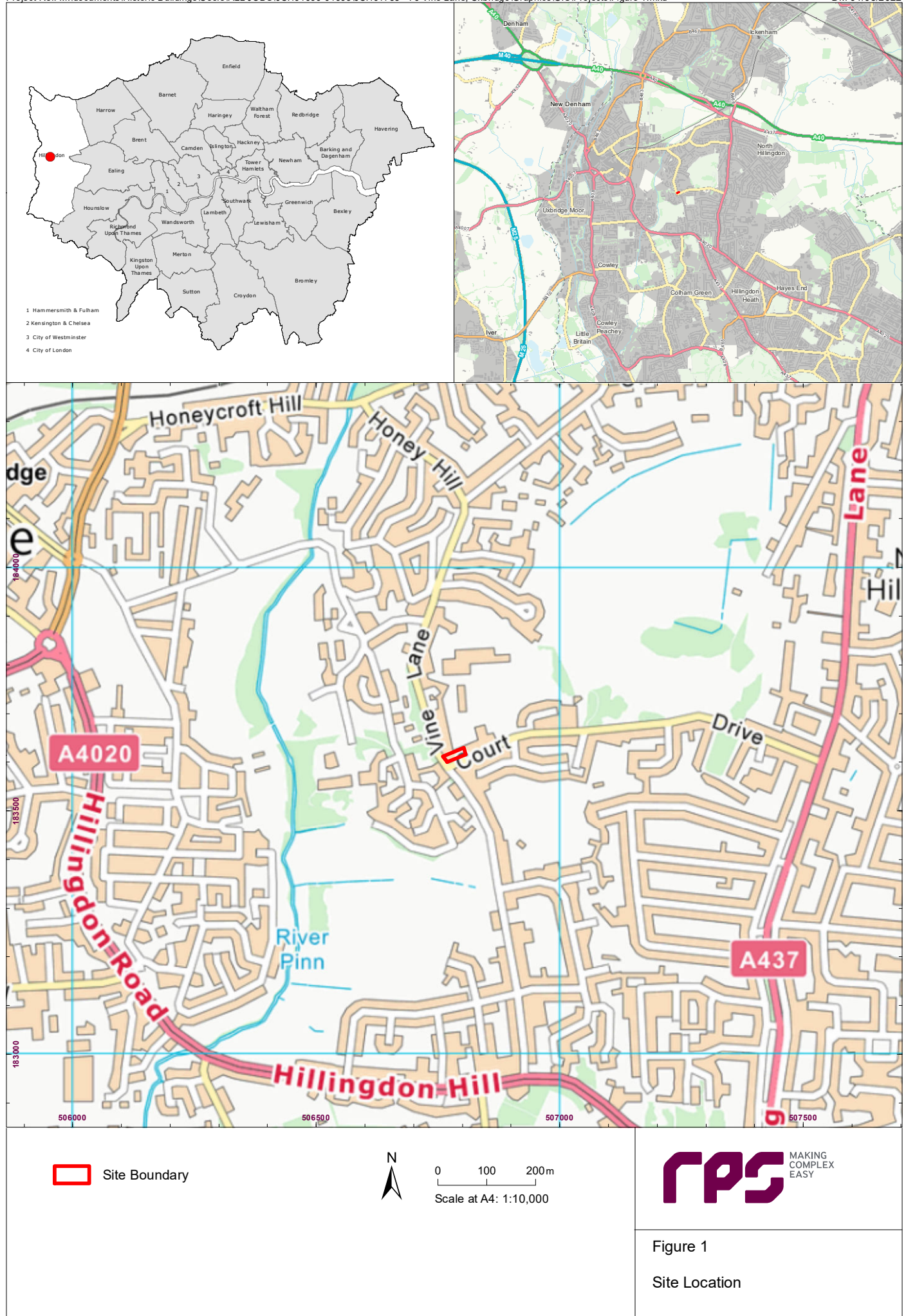
5 CONCLUSIONS

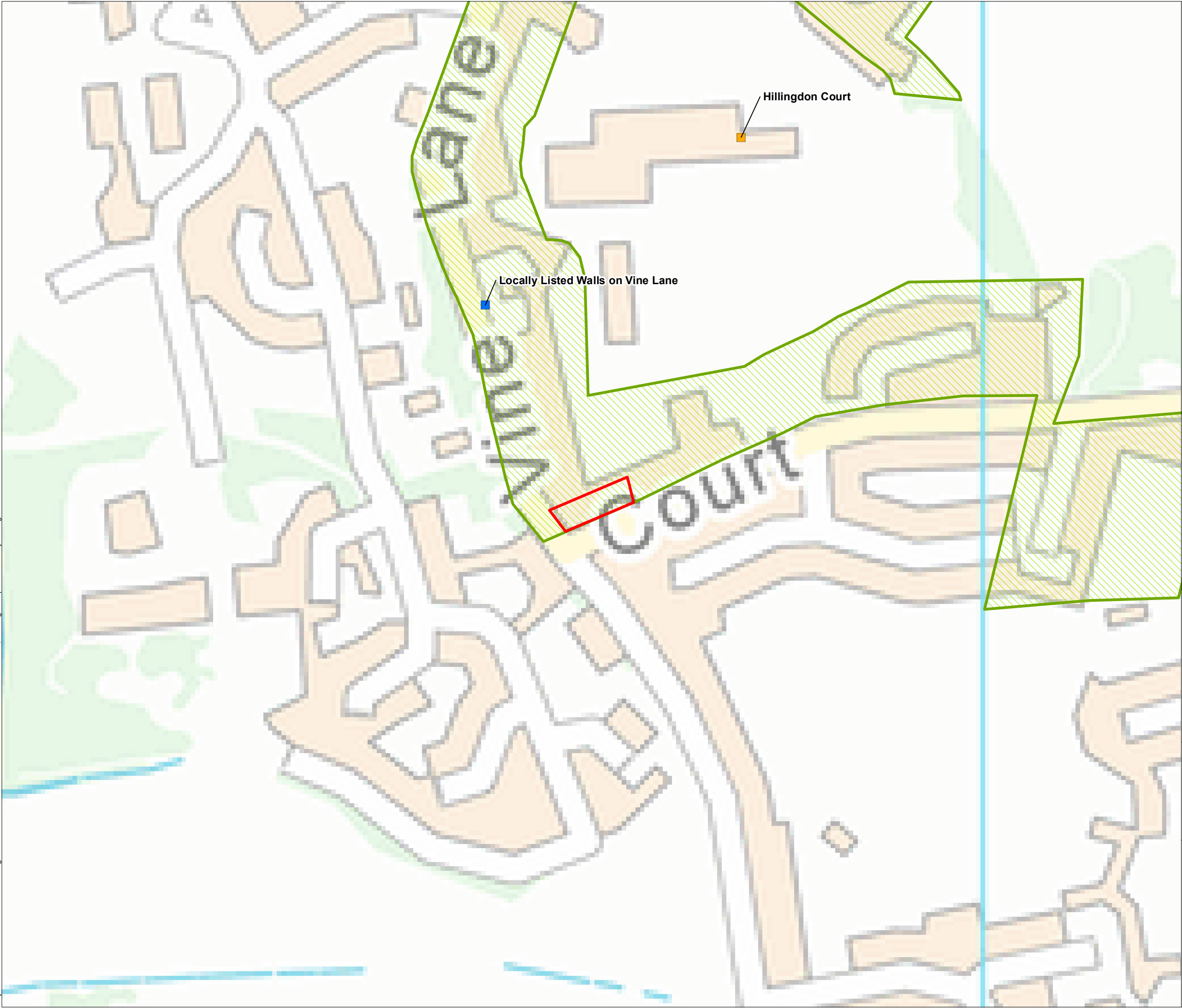
- 5.1 This Built Heritage Statement has been researched and prepared by RPS Consulting on behalf of Westway Construction Limited Ltd with regard to this site at 76 Vine Lane, Uxbridge UB10 0BE (the 'Site', Figure 1).
- 5.2 The Site is located within the London Borough of Hillingdon. It comprises a detached residential property and associated grounds and driveway, located at the junction of Vine Lane and Court Drive. The house is not itself designated in any way, either nationally or locally (the London Borough of Hillingdon do have a Local List but 76 Vine Lane is not included). It is located within the Hillingdon Court Park Area of Special Local Character.
- 5.3 Areas of Special Local Character (ASLCs) are defined by the council as non-designated local heritage assets, which have a character and identity local residents value and the council wishes to preserve or enhance.
- 5.4 Proposals for the Site comprise a single storey rear extension and associated alterations to the front and rear elevations, including regularisation of fenestration.
- 5.5 In contrast to previous refused applications, the current proposals have been brought forward to restore and celebrate the original style of the building, and therein enhance the contribution that the property makes to the ASLC.
- 5.6 The Officer Report for refused application 20770/APP/2022/987 stated the following:
There would be no objection to the ground floor rear extension subject to all external materials, colours and finishes matching the existing building.
- 5.7 On this basis it is considered that there should be no objection in principle to the proposals, subject to design details.
- 5.8 The proposed development, whilst resulting in localised changes within the ASLC, would not result in harm to its significance. In removing unsympathetic later additions and restoring elements of the building's original appearance the proposals would offer some important enhancements to the property, which would in turn enhance the positive contribution that it makes to the character of the ASLC.
- 5.9 With reference to Policy DMHB 5 (Areas of Special Local Character) of the Local Plan Part 2: Development Management Policies it has been demonstrated that the proposed development would be in keeping with the established scale, building lines, height, design and materials of the area. The proposed extension would be subservient to and respect the architectural style of the original building and allow sufficient space for maintaining the generous sized gardens and their verdant character. As such, the requirements of Policy DMHB 5 are met by the proposed development. In avoiding harm to the ASLC as a heritage asset, the requirements of Policy DMHB 1: Heritage Assets would also be met.



APPENDICES

Appendix A Maps





Legend

- Site Boundary
- Designated Heritage Assets:**
 - Grade II* Listed Building
 - Locally Listed Wall
 - Area of Special Local Character



0 25 50m
Scale at A3: 1:2,000



Figure 2

Built Heritage Assets



 Site Boundary

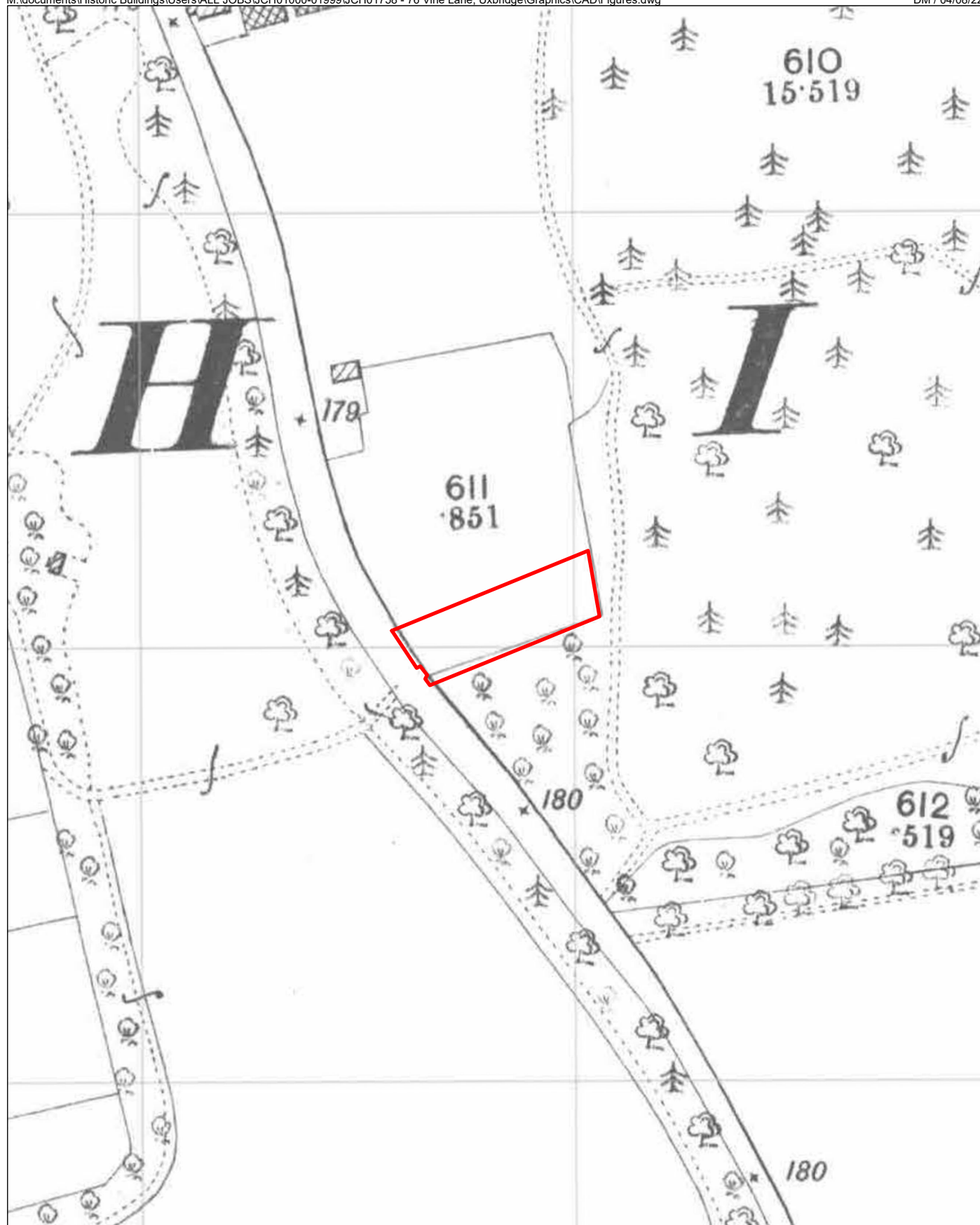


0 25 50m
Scale at A4: 1:2,000

rps MAKING
COMPLEX
EASY

Figure 3

1866 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 4

1895 Ordnance Survey



 Site Boundary

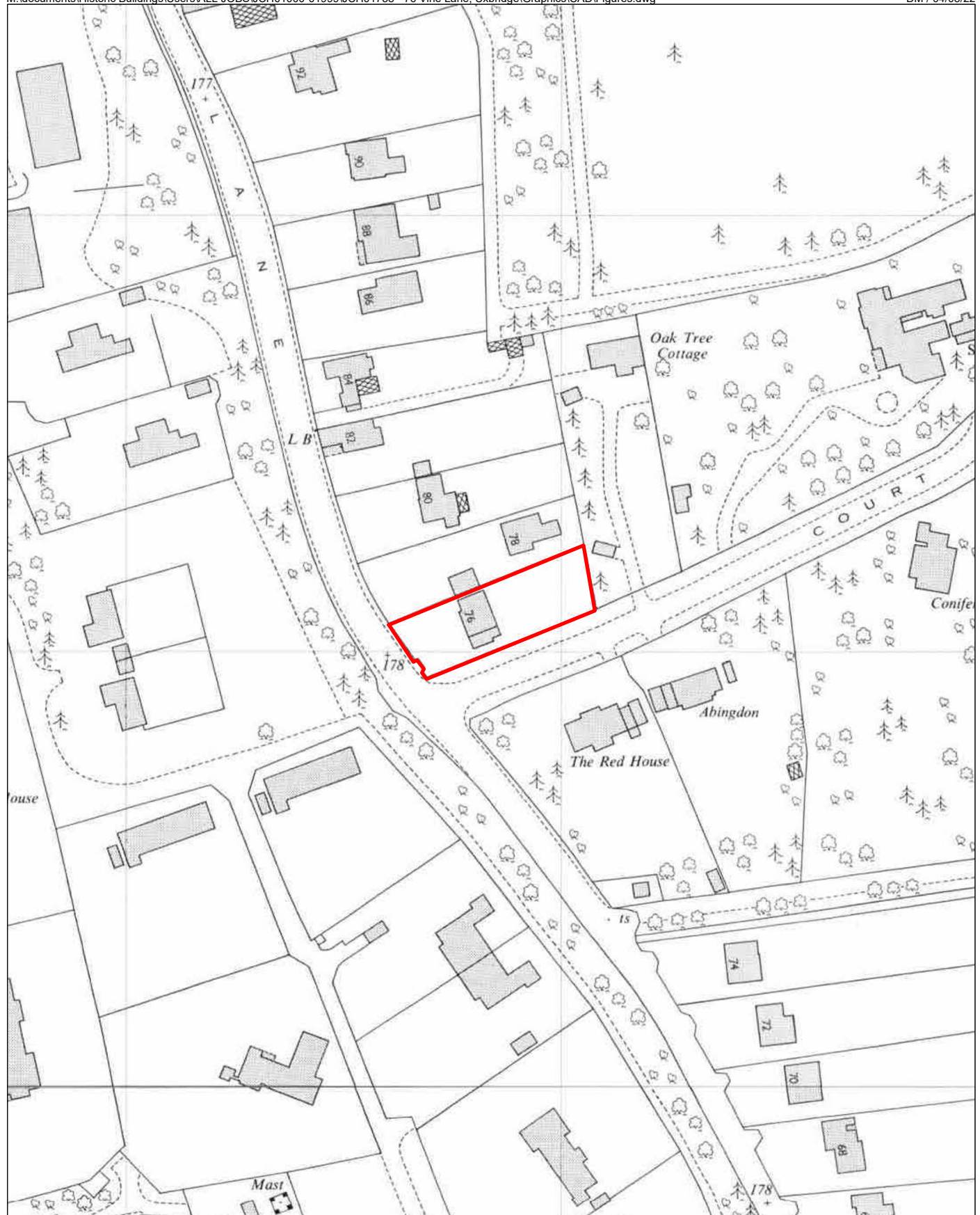


0 25 50m
Scale at A4: 1:2,000

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Figure 5

1935 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 6

1964 Ordnance Survey



 Site Boundary

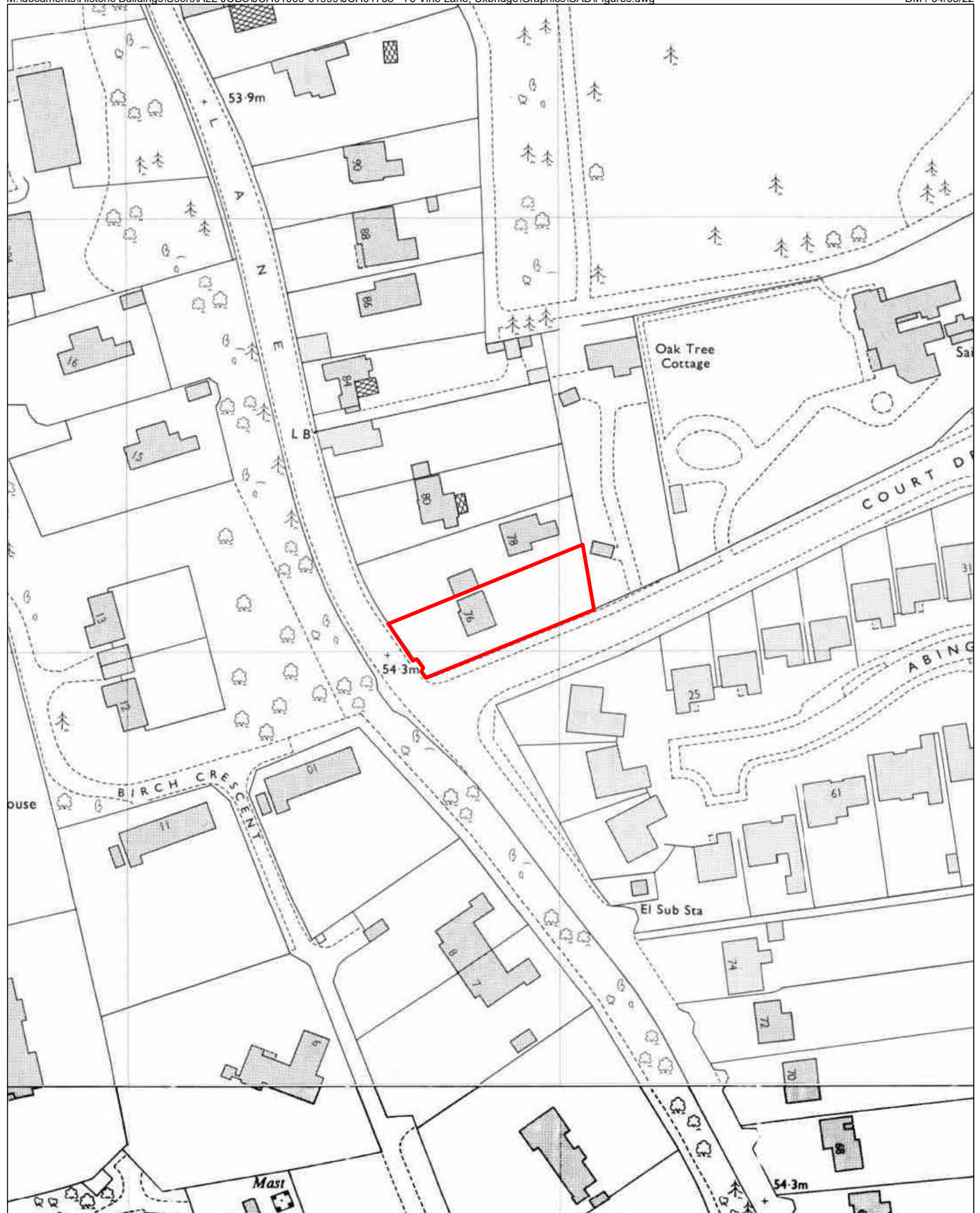


0 25 50m
Scale at A4: 1:2,000



Figure 7

1966 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 8
1976 Ordnance Survey



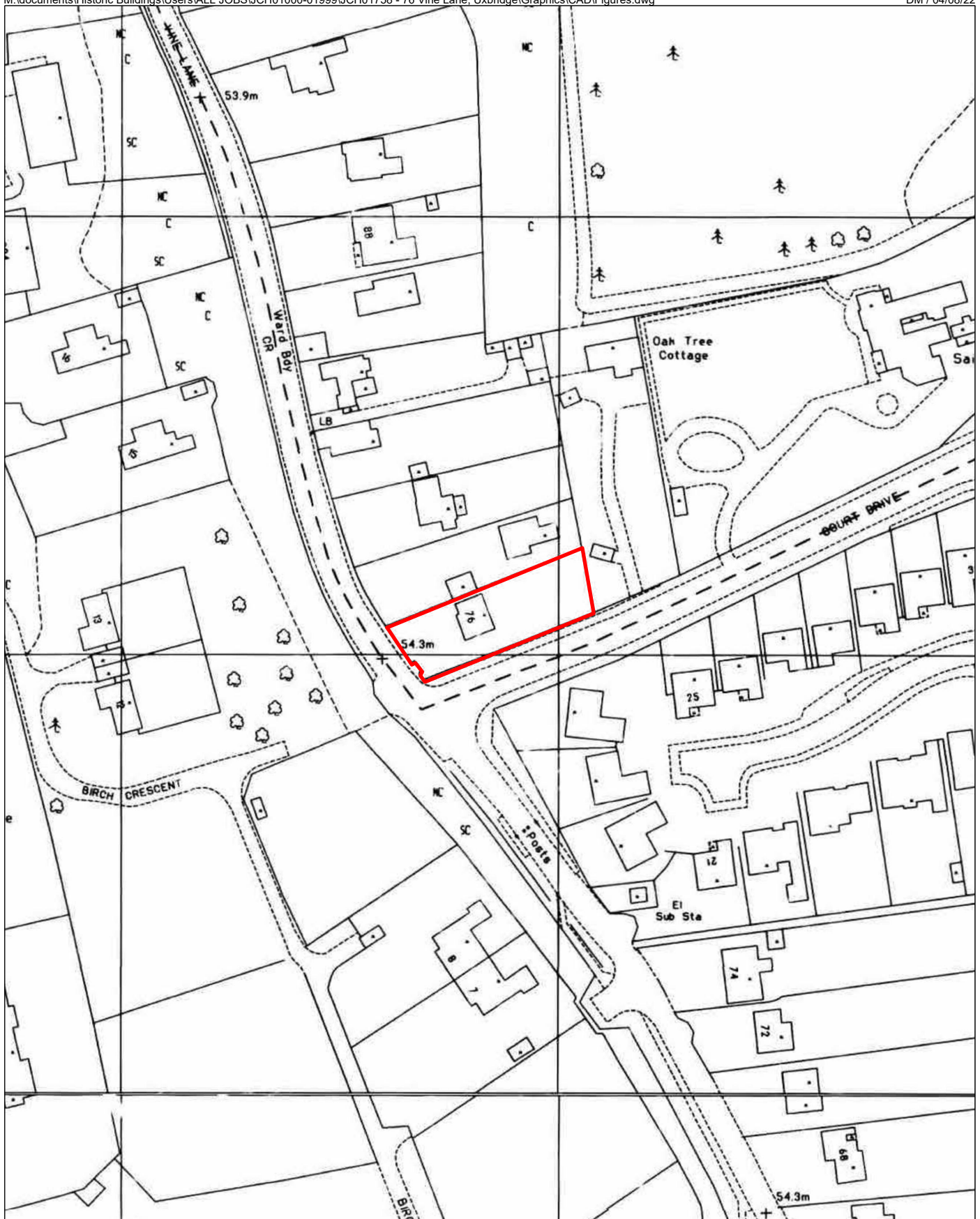
 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 9
1989 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 10

1992 Ordnance Survey



 Site Boundary

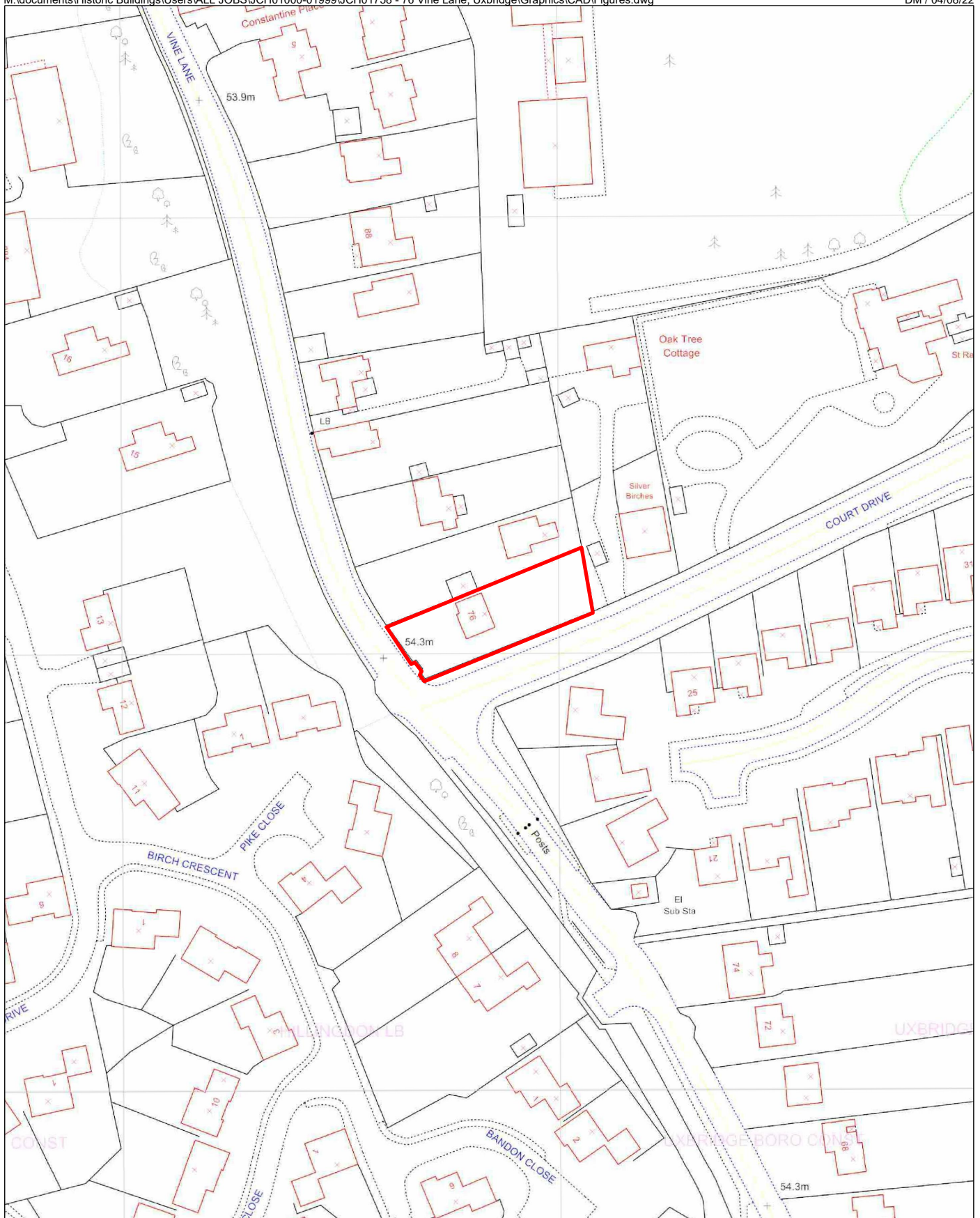


0 25 50m
Scale at A4: 1:2,000

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Figure 11

1995 Ordnance Survey



Site Boundary



0 25 50m
Scale at A4: 1:2,000

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Figure 12

2003 Ordnance Survey



 Site Boundary



0 10 20m
Scale at A4: 1:1,250

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Figure 13

2022 Aerial Photo (Google Earth)

Appendix B Photographs



Figure 14: 76 Vine Lane



Figure 15: View from the junction of Vine Lane and Court Drive, showing the Site.



Figure 16: Rear elevation and garden of 76 Vine Lane.



Figure 17: View from Court Drive, revealing that the garden boundary planting would largely screen the proposed rear extension.

Appendix C Proposals



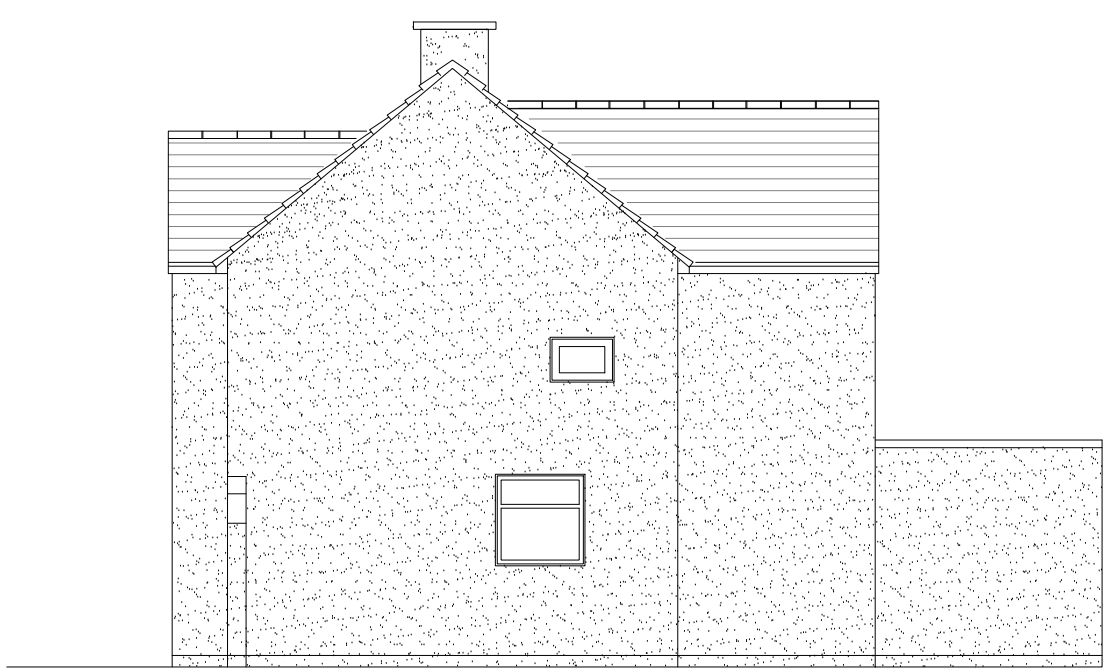
1 Proposed Front Elevation
1:100



2 Proposed Right Elevation
1:100



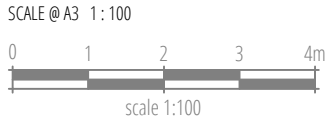
3 Proposed Rear Elevation
1:100



4 Proposed Left Elevation
1:100

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Rev.	Date	Description	Drawn	Check	Rev.	Date	Description	Drawn	Check



PROJECT NAME
76 Vine Lane, Uxbridge, UB10 0BE
DRAWING TITLE
Proposed Elevations
PROJECT NO.
22036
SCALE
1:100
PURPOSE
For Information

DOCUMENT NUMBER
22036-GAA-ZZ-XX-DR-T-2101
Date
14/07/22
Status
S2
Rev
P01
Reviewed
CS
Check
DB
SB
Approved
CS

