

# **Design & Access Statement**

**38 Bury Street, Ruislip, Middlesex, HA4 7SU**

## The Application Site

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### Is the development site (please tick relevant box):

|          |                                                  |
|----------|--------------------------------------------------|
|          | A listed building                                |
|          | A building of local interest                     |
|          | A scheduled monument                             |
|          | A site of archaeological interest                |
| <b>X</b> | Within a designated conservation area            |
|          | Within a registered historic park or garden      |
|          | Within a registered battlefield                  |
|          | In the setting of / adjacent to one of the above |
|          | A non-designated heritage asset                  |

## The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

The Ruislip Village Conservation Area was designated in 1969 and contained the medieval core of the village. The Conservation Area was extended in 1973 and more recently in 2008, to include the High Street and parts of the surrounding residential areas.

The original Conservation Area derived its underlying character from clusters of 16th and 17th century buildings mainly associated with farming. The medieval village core is centred around Manor Farm and St Martin's Parish Church and has remained remarkably intact, retaining a distinctive village character and atmosphere. There are a large number of listed buildings clustered around the High Street, Eastcote Road and Bury Street Junction.

The High Street and the surrounding residential areas to the south-west, recently added to the Conservation Area, were developed following the introduction of the railways in 1904. In response to the rapid and often haphazard urban expansion of the area, in 1908 Kings College held a competition, which was won by A & J Soutar, to develop a plan for a Garden Suburb. This was only partially built, and in 1914 was incorporated into a more ambitious Garden Suburb plan developed by the Ruislip-Northwood Urban District Council. Although, never fully implemented, residential development in the area was much influenced by the principles of the 'Garden Suburb'. This resulted in buildings of high architectural quality and the present spacious and green character of the area.

Ruislip High Street forms the commercial hub of the area, with parades of shops on both sides. These are of a variety of architectural styles and details, characteristic of 1920s and 30s Metroland development

## The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The proposed location for the structure (BBQ area) in question is located right at the end of the garden in the left hand corner. The proposed location of the structure cannot be seen from the road and therefore would not detract from the Metro-land look and feel of the road thus impacting the conservation area. The proposed structure is to be made out of brick, wood and slate roof tiles. The bricks will be matched to the property and the wood will be stained sympathetically in order not to

stand out. The choice of materials have been selected so as not to deter from the “rural feel” which is a key feature of the conservation area.

The rear of the property backs onto the car park of the Winston Churchill Theatre. There are a number of shrubs on the car park side and a large fence, these would soften / obscure the structure from those patrons of the theatre car park.

**Location Photo:**



## The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

The proposed site within the garden is currently laid to lawn with a number of newly planted shrubs. These will be re located as part of the proposed works.

The proposed structure would not alter the street view / metro land appearance of the road.

## The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

The proposed works will create a small BBQ sheltered area at the bottom of the garden. The structure will be no more imposing than a standard garden shed and its construction will be sympathetic to its surroundings in both building techniques and materials.

The proposed structure will sit on a shallow concrete base the base will be shallow (100mm – 50mm of which below ground level). This keeps ground disturbance to a minimum and not interfere with surrounding tree roots.

There are no original architectural features lost in the construction of the new structure.

## Relevant Planning History

Please discuss any relevant planning history which has influences the heritage asset.

N/A

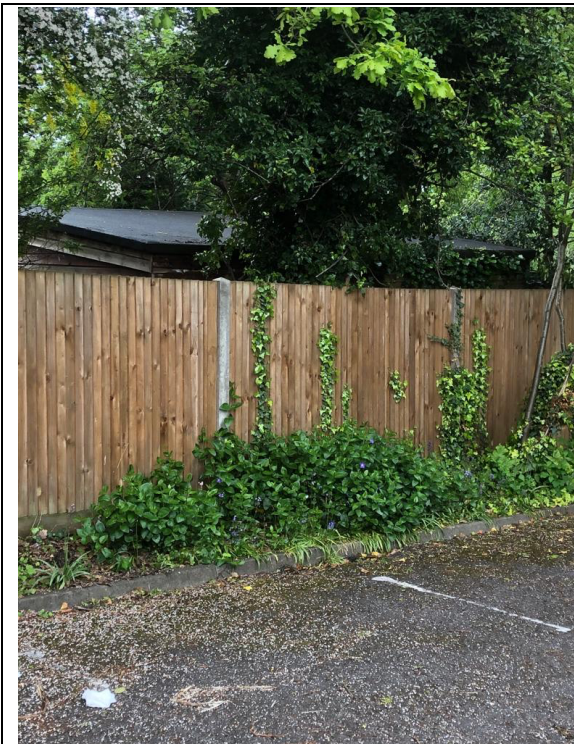
## The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

The impact of the change is considered to be minimal. There is no impact from the public highway or street level. The structure can only be seen from the Theatre car park and is obscured from the neighbouring property by a number of large fern trees. In both cases the structure would not obstruct any views or light entering any of the neighbours' properties.

There are a number of shrubs that are planted on the boundary on the theatre side that over time will have grown above the fence height and obscure the structure from view. In addition, there are a number of existing structures that can be seen from the theatre car park that are less sympathetic to the surrounding area vs this proposed structure.

**Photos have been provided for reference:**



## Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

No demolition is required.

## Preserve, Enhance and Mitigate

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

### Preservation

The proposal preserves and enhances the characteristics of the Metro-land style by ensuring the development does not interfere with the style and characteristics that contribute to the overall conservation area. The proposal is located right at the bottom of the garden and is not possible to be seen from street view.

### Enhancement

The addition of a bbq area provides our family with an area to socialise with friends and family. It will also enable us to enjoy the garden all year round.

### Mitigation

The proposal is achieved without impact to biodiversity and the heritage of the street scene. The materials chosen and style of the structure are in keeping with what other neighbours have achieved in order to ensure that the proposal does not stand out. The proposed location has been chosen to ensure that it does not block any light or views for any of the neighbours. The only adjoining property has large trees and shrubs that boarder our properties and block out most of the view of this proposal.

## Sources of Information

Please indicate which of the following sources you have consulted:

- Council Website
- Planning Portal
- Conservation Area Appraisal
- architecture.com
- The National Heritage List
- NPPF Planning Practice Guidance
- National Planning Policy Framework