



Heritage Impact Assessment

Window Replacement

Cannons Bridge Farm
Bury Road
Ruislip
HA4 7TJ

14th November 2023

This report is submitted in support of listed building consent application for the replacement of existing single glazed windows at Cannons Bridge Farm

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Executive Summary

This impact assessment has been carried out to understand the implications of a proposal to replace the existing single glazed Crittall type windows to improve Cannons Bridge Farm's currently very poor thermal efficiency. The building and site are a "Designated Historic Asset" and are statutorily listed Grade II. The Farm has been significantly altered since its construction but retains the character that led to its designation and listing. The building was extended in the early part of the C20th and again, very poorly, in the late C20th. Further intervention will impact upon the existing character of the listed building. However, the applicant is of the opinion that any "harm" connected to the proposed replacement of the windows may be "less than substantial", particularly as a mitigation strategy has been developed in order to manage the impact. This report will carry out an assessment of the buildings "value" and "significance". It will then analyse the physical impact and potential "harm" that the proposals may represent. The assessment will recommend mitigation measures that will be adopted to minimise any perceived "harm". This report should be read in conjunction with the application drawings and schedules in this report.

These proposals have been developed with regard to historic environment planning policy, principle and practice; in that, a statutory designation does not and is not, intended to prevent change or development; but does compel quality and rigour in any proposed interventions.

1.0 PRECEPT

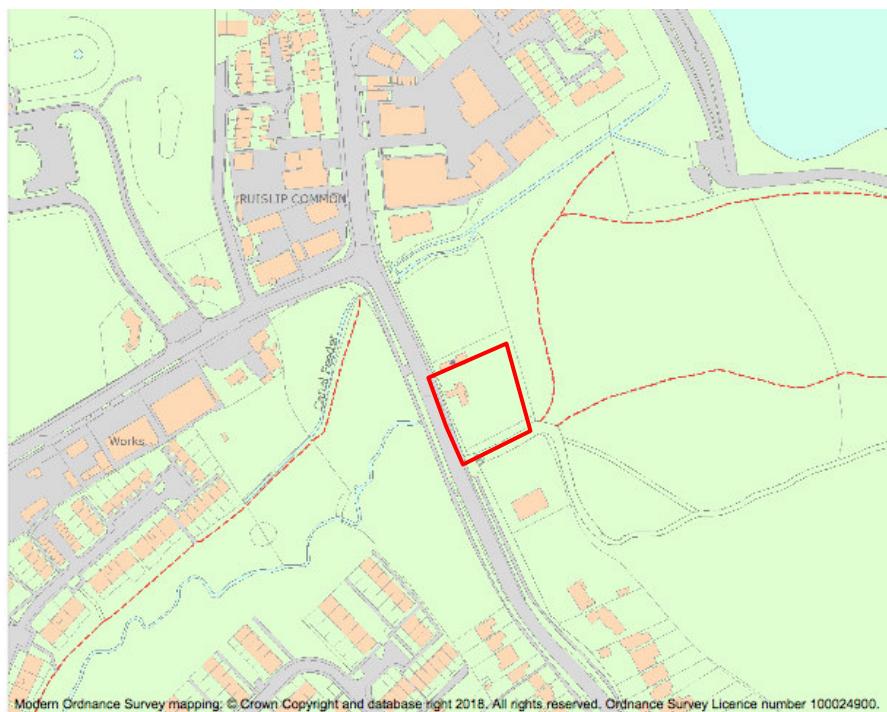
1.1 Background and Scope

1.1.1 This report is submitted as part of a listed building consent application seeking the replacement of the early C20th Crittall single glazed windows at Cannons Bridge Farm, Bury Street, Ruislip. At present the building is very difficult to heat and to keep warm because of the inefficient nature of the existing single glazed fenestration. The owner and applicant does not want to unnecessarily alter the building and potentially impact upon its character, but the building is becoming increasingly difficult to live and work in during the winter

1.1.3 The scheme is fully illustrated on the associated application drawings and other documents submitted to Hillingdon Council Planning department through the planning portal. VSA23/9 - 001 to VSA23/9 - 008

1.2 Site Location

1.2.1 The site sits on the east side of Bury Road, just south of its junction with Brakespear Road. The core of site is very open with heavily treed south and west boundaries and a woodland setting to the east. All boundaries are defined and demarcated by the heavy tree cover that defines the broader local character along Bury Road and Ruislip Common



Site Plan Cannons Bridge Farm: © Historic England/Ordnance Survey

The Farm's broader context has lost most of the early historic quality of its immediate setting, through the development of inter and post WWII suburban housing and the larger commercial buildings including a Petrol Station on the roundabout at the junction with Brakespear Road. However, the site is quite introverted and the trees that bound the garden now give it a narrower setting, screening The C20th developments from views inside the curtilage.



Satellite Photograph: © Google Maps

1.3 Methodology

1.3.1

This document has been structured and framed to adhere to the aims of guidance from Historic England (formerly English Heritage), in particular *"Conservation Principles: Policies and Guidance"* 2008 (p.28 – p32.), and *"The Setting of Heritage Assets"* 2015. Both documents will assist in the production of a coherent and practical historic assessment that not only identifies "significance" and "value" and then applies its findings to the development of a sensitive but practical scheme of preservation and alteration. For the purposes of this study the proposed development site shown red on the image above, will be referred to as "Cannons Bridge Farm" or the "Farm". In understanding the value of broader historic environment, the report will also refer to the guidance in *"Understanding Place: Conservation Area Designation Appraisal and Management"* Historic England, (English Heritage) 2011.

1.3.2

The report will deal solely with the assessment of the impact of the proposals on the heritage asset itself because the enclosed nature of the site prevents the proposals impacting on the wider historic context. As "The National Planning Policy Framework" (NPPF) requires, the report will make a "proportioned", practical review of impact, it will not provide an in depth treatise on the archaeological, historic and social provenance of the building and its heritage.

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the 'assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

(NPPF) 2021 Para 128, P.30,

1.4 Pre-application Correspondence & Consultation

The applicant has not submitted a formal pre-application consultation for this element of work to the listed building (2023). There has been intermittent liaison with the Council's planning department with Mr J Patel during the process of planning and listed building consent applications 35387/APP/2021/3390 and 35387/APP/2021/3389. These applications were approved and enabled a new extension. This new element of work and new application has been initiated to help to reduce ongoing running costs by addressing the windows in the historic element of the building and the new windows for the extension at the same time. However, as part of a condition discharge visit by the Council's Consultant Conservation Officer, Ms Emma Lauze, the issue of window replacement was raised and discussed. It was advised that for an application for the replacement of the existing widows to be considered, the following factors would require careful assessment and review:

1.4.1.1 The method of improvement

The applicant was advised that the level of intervention should be kept to the absolute minimum necessary to deliver the energy efficiency requirements of the building regulations. The officer suggested a preferred sequence of interventions as follows:

- i) Secondary glazing system installed within the internal frame reveal.
- ii) Replacement of the glass elements in existing steel casements
- iii) Replacement of the steel Crittall-style casements in existing timber frames
- iv) Dependent upon level of preservation and significant thermal gains, the replacement of the complete window frame

The applicant has reviewed these alternatives and has addressed the individual solutions from the sequential analysis below in Section 4.2.1

2.0 SITE DESCRIPTION, STATUS & CONTEXT

2.1 Historic Development: Site & Buildings

2.1.1 Historic records and maps indicate the Farm has continued to enjoy a generous “garden” plot as its agricultural function diminished. Ruislip Common to the east has protected the site’s boundaries from development pressure and the woodland setting adds “value” to the Farm. The listing description places the building as C16th and site evidence suggests the building was constructed in the mid to later part of that century, as attested by the high quality and form of the stop chamfering and moulding on the internal exposed timber frame.

1. 5018 BURY STREET (East Side) RUISLIP Cannon's Bridge Farmhouse TQ 0888 9/47 11 2. Restored timber framed building possibly of C16 with gable end to road. Modern set back right wing. 2 storeys, 2 windows in each part. Old tiled roofs, that of older part with sprocketed eaves. Timber framing with modern brick filling on 1st floor, mostly replaced. Brick ground floor. Modern leaded casements. Heavy exposed chamfered beams inside.

Listing NGR: TQ08490887

2.2 Designated Heritage Assets

2.2.1 Any thorough and credible Heritage Impact Assessment must not only consider the historic “asset” subject to the development proposals but also any other designated heritage asset that may or may not be affected by the proposed development on or adjacent to the site; either through physical intervention, or through potential impact to “setting”. Equally, the context in which the asset sits must, also be assessed for any potential “harm”

2.2.2 A desk top review has identified that the site is not part of a designated or a non-designated Conservation Area; and is sufficiently remote not to impact unduly upon the setting of any other statutorily listed buildings or scheduled structures. (Section 2.3 will discuss this). The proposed works are to changes in fenestration which are mostly hidden within the secluded, visually shielded site (see VSA23/09 – 003).

2.3 Overview & Selection Criteria for (HIA) Assessment

2.3.1 The nature of the site at Cannons Bridge Farm, is such that at present its main contribution to the character of the locality and community is its rear elevation; just visible over the front boundary through the trees at back of pavement (See VSA23/09 – 003). The front of the building faces east, away from the north/south route of Bury Street. The Farm, despite its location with a defined suburban setting, is relatively isolated from any neighbours. There are a number of registered historic assets (Statutorily Listed) buildings in the proximity but they are sufficiently visually detached and shielded from the site for the replacement proposals not to impact upon their “significance” and or “character”.

The Historic England Map Search facility indicates thorough a blue triangle any registered historic assets (in this case listed buildings) that may need to be considered as part of this assessment. The following assess each asset for potential impact by the works to fenestration.

2.4 Designated Heritage Assets within Wider Proximity: Inventory

2.4.1 In terms of proportionality, this section of the report only identifies designated assets within 200m of the centre of the Farm site because the urban grain is relatively tight along Bury Street, keeping views and lines of site very narrow (See map in Section 1.2.1 above).

2.5 Selection Analysis for Detailed Assessment

The Six Bells Public House

2.5.1.1 The location of the Six Bells Public House means that it will not be affected by any development on the Cannons Bridge Farm and that development will not cause "harm" either physically or to the public houses setting

Details

1. 5018 DUCKS HILL ROAD (West Side) RUISLIP COMMON
The Six Bells Public House TQ 08 NE 41/101 10.4.72. II 2. C18
 with alterations. 2 storeys, 2 windows. Painted brick with brick dentil cornice. High pitched tiled roof, half hipped at right. Replaced recessed sash windows with glazing bars, those on ground floor with external louvered shutters. Half glazed central door under gabled hood on curved brackets. Long weatherboarded lean-to right extension.

Brill's Cottage

2.5.1.2 **Although** Brill's Cottage is closer to the Cannons Bridge Farm site, its location means that it will not be affected by any development at the Farm and that development on the site will not cause "harm" either physically or to the cottage's setting

Details

1. 5018 BREAKSPEAR ROAD (South Side) RUISLIP COMMON
Brill's Cottage TQ 0880 9/28 II 2. Early c16 small house of 2 storeys, 3 and a half bays, the short bay being 2nd from right. Exposed stout square framing with arch braces. Plaster filling. High pitched tiled roof with old brick chimney over right bay. Small modern casements. Much exposed timber inside including side purlin roof with wind braces. Smoke blackening visible on roof timbers of west bay only. Narrow bay to the east may have been passage, but now contains chimney.

The Burmah Oil Service station

2.5.1.3 **The** Burmah Oil Service station is immediately adjacent to Brills Cottage and as such will also not be unduly impacted upon by the proposed works to Cannon Bridge Farm

*Details***1. 5018 BREAKSPEAR ROAD (South Side) RUISLIP COMMON**

Burmah Oil Service Station TQ 0888 9/29 II 2. Late C17 or early C18 house of 2 storeys, 3 windows, with late C19 2-storey, 2 bay right extension. High pitched roof of old tiles. Walls now roughcast. Replaced sash windows with glazing bars in exposed moulded frames. Modern shops on ground floor.

Ruislip Motte and Bailey Archaeological Priority Area

2.5.1.4 The works to fenestration at Cannons Bridge Farm will not have any impact upon the ‘significance’ of the Motte and Bailey either physically or to its setting. The two assets although in relatively close proximity are visually separate physically and in terms of setting.

3.0 DESIGNATED HERITAGE ASSET: ASSESSMENT

3.1 Overview

3.1.1 Section 2.6 of this report (above) identified those assets within the locality of Cannons Bridge Farm and within a 200m radius that may or may not be impacted upon by the conversion proposals. The above assessment has lead to the conclusion that, of the 5 Assets identified and within a reasonable proximity of the site; only 1 of those assets (the Farm itself) require further detailed review of “value” and “significance” to fully understand the implications of the proposed development upon it.

3.2 Cannons Bridge Farm: Existing Situation and Condition

3.2.1 The Farm house at Cannons Bridge, dates, as the listing description suggests, from some time at the middle to the end of the C16th. The farm’s historic core is the north, east/west aligned wing that survives intact but significantly altered. The site also has a very large barn from the same period or a little earlier, just to the north of the now gravelled farm yard.



Cannons Bridge Farm: North “historic” Wing



Cannons Bridge Farm: South Elevation, North wing

3.2.2

The timber framing to the west gable is distinctive with very robust corner posts, collar and wind braces. However, over time the repair of daub and lime rendered infill has diminished the role of the secondary studs in the elevation. It is likely that they would have had the same width and character as the south elevation of the wing (see above). The close rhythm of the studding suggests a build date nearer to the middle of the C16th.

Some time in the early part of the C20th the building was extended and altered with a rather romanticised "Arts and Crafts" medieval interpretation. The architect added another perpendicular wing to the south elevation and a lean-to entrance lobby to the north elevation of the medieval wing. The entrance to the building was then relocated into the new porch on the east now front elevation. The work was done to relatively high, but idiosyncratic standard, in timber frame with brick infill and tile hanging to the first storey. Other repairs and alterations were carried out; including the shortening of the corner posts onto a new brick plinth on the east gable elevation and a re-roof of the whole building complex. Fenestration was also altered and steel casements were either set into existing timber frames or original windows were completely replaced. The surviving timber elements of the windows appear to be of softwood leading to a conclusion that they were also replaced in the early C20th.

A further extension was added in the late 1980's or early 1990's in a mis-informed attempt to replicate the architectural character of the building. The design and detailing is very poor and the flat roof gives the extension poor proportions and rhythm. The late C20th extension will be removed to make way for the approved pitch roofed extension. Despite all the poor C20th interventions the Farm is a good example of a multiphase historic building and is now more interesting for the varied physical record that its fabric demonstrates. The building is a continuing archive of historic development and alteration. It would seem perverse to suggest that the archive should be frozen and not also record the day to day changes that the needs of C21st century household initiate.

3.2.3 Overall, the building is in a relatively good condition despite some of the poorly detailed repairs and alterations. The building is structurally sound and is wind and weatherproof. The roof will require some repair works as part of the construction process and the building exterior would benefit from some sensitive redecoration. Existing windows are a best just about serviceable but they are draughty and thermally very inefficient.

3.2.4 There is no doubt that the building is important locally and nationally as it benefits from a Grade II statutory listing; one of a significant number within Ruislip. The proposed works although not structurally damaging, (because the new windows will sit within the existing structural frame) will read differently because they will be double glazed. The rest of this report will need to identify the impact establish if there is "substantial harm" and develop mitigation measures for the proposed interventions.

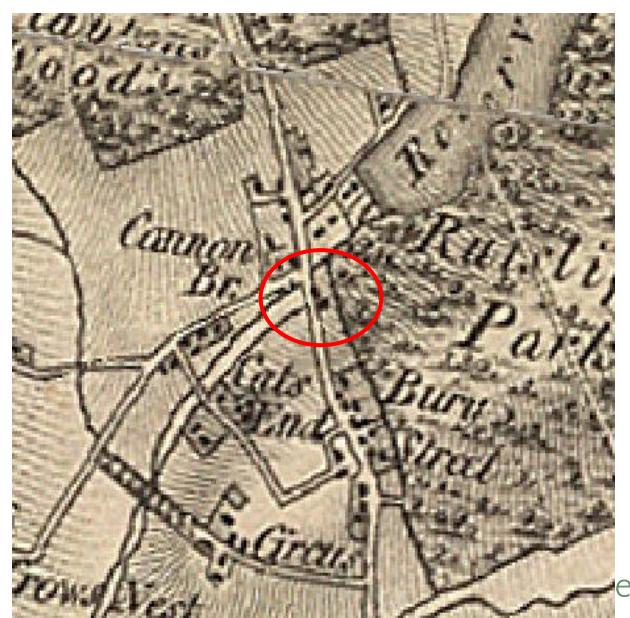
3.3 Cannons Bridge Farm: Historic Value Assessment

Assessment: Evidential Value

3.3.1 Evidential value is derived from the physical archive that the fabric of the building represents and its ability and potential to tell the story of the home life of a reasonably well to do farmer in this part of C16th Middlesex. The C20th alterations were probably instigated by the construction of a railway stop in Ruislip in c.1912 allowing some central London residents to move into what was then a rural village, whilst still being in commutable distance of Central London. The survival of the interesting and well preserved historic fabric of the Farm is undeniable evidence of its value.

Assessment: Historical Value

3.3.2 The buildings at Cannons Bridge Farm and the Cannons Bridge can be clearly seen on the 1752 Rocque's map of Ruislip and as such, make the building an important contributor to the early development of Ruislip. It was one of a number of farms in the area and is part of the archive that defines the historic development of Ruislip from agrarian settlement into a greater London suburb in the later C18th and early C19th.



Rocque's Map of Ruislip 1752 © Hillingdon Council

3.3.3 The building is distinctive within this part of Ruislip in comparison with its C20th residential and commercial neighbours. The Farm still retains its rural character, albeit heavily altered to reflect the aspirations of middle class Edwardian professionals. The early C20th alterations were carried out to increase the accommodation available and to give the building what architects at the time, considered an "Authentic" if romanticised medieval character reflecting the success of the buildings owner. The alterations have made the building more "decorated" than an unaltered medieval timber framed building

Assessment: Communal Value

3.3.4 Cannons Bridge Farm has managed to continue to make a valuable contribution to the character of this part of Ruislip since its construction in the C16th. The building, although behind a high impermeable boundary of trees, still gives glimpses to local residents indicating of an historic and long established community. The building contributes to lifting the less than distinctive architectural quality of the area. (Please see VSA23/09 – 003)

3.4 Statement of Significance

3.4.1 The "value" of the listed building is established above in Section 3.3 and its findings will inform this section of the report and will help establish the "significance" of the designated asset. The methodology and criteria employed is described in section 2.3 above.

Significance: Fabric & Evolution

3.4.2 Again the statutory listed status of the building is an immediate and understandable determinant of "significance" and establishes the importance of the building nationally and locally. This application does not propose any alteration work to the historic fabric. Although the historic core of the building has been altered; the Farm's provenance remains distinct within the surviving C16th architecture. The historic alterations have not obliterated the building's core and its character and evolution are clear to see.

Significance: Human Value

3.4.3 This assessment of "value" and in particular the "Communal Value" has identified that although the building no longer has a predominance in the local landscape along Bury Street, its historic presence and provenance contradicts local suburban character giving the community a sense of long established place. The building has obviously been significant to the families who have lived in it for the past 400 years and no least the present owners and applicants.

Significance: Heritage Value & Fabric

3.4.4 Cannons Bridge Farm is identified as valuable in terms of the UK's heritage in that it has been listed and deemed by Local Authority specialists and Central Government surveyors as requiring protection from insensitive alteration and demolition. In this case, it is the fabric, the timber framing and overall composition of the building that is the basis on which the statutory designation was confirmed. Apart from its pre 1840 date, all the other basic listing criteria would not apply in this case to Cannons Bridge Farm.

Significance: Relative Heritage Value

3.4.5 In comparison with other vernacular buildings of this period throughout the United Kingdom, Cannons Bridge Farm holds its own as a Grade II listed building. However, it is not exceptional or worthy of a reconsideration and re-grading to Grade II* because of the Edwardian interventions. It is not exceptional when compared to some of the better preserved timber framed buildings of the Weald but it remains an important building within Ruislip and deserves its statutory status. It is the C16th element of the building that substantiates its statutory listing. The early C20th fabric is interesting but not list-worthy on its own merits.

Significance: by Association

3.4.6 Cannon Bridge Farm does not secure any heightened significance through association with important famous people, artefacts collections and or cultural associations. Its significance is in its historic vernacular role.

Setting & Context

3.4.7 Setting and context are perhaps the most important considerations in terms of this application and a definitive understanding of the setting of the building is essential. The Farm has a long established garden plot that has been an integral part of the historic transition from farm to family home. It is the treatment of the existing open spaces and the buildings around it that is as important as the proposed alterations to the building in reducing potential harm and preserving character. The design configuration and materiality of the proposed window units are central to the preservation of the character of the building and therefore its historic setting.

Summary of Significance

3.4.9 The later C16th construction date, the significance of the buildings timber frame construction and detailing coupled with its contribution to local character, make the Farm significant to people in Ruislip. The building is significant nationally as it has statutory protection. However in comparison with the other unaltered Grade II listed buildings it is not exceptional. However, to its owners it is exceptional and they need the building to provide a warm, draft free environment to enable them to continue to live at the Farm

3.5 Cannons Bridge Farm: Impact of Proposals & Mitigation

The Proposals and Methodology

3.5.1 The proposal drawings submitted with this application, describe the nature of the proposal for the re-fenestration of the existing Farm house. The impact has been assessed in the analysis table below; identifying the proposed intervention, the potential for "harm" and the mitigation that will reduce or negate "harm".

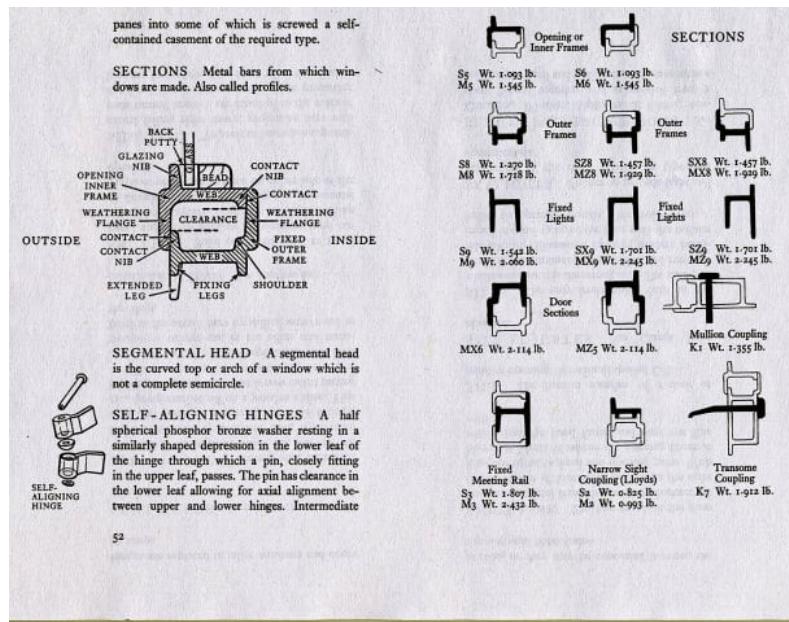
Proposal/ Principle	Potential Impact	Mitigation
LB 01 Alterations within and without the "setting" of a Listed Building	Potential for the proposed works to unduly impact upon the character of Cannons Bridge Farm	i) The proposed replacement units are from the Alitherm "Heritage" range and provide a very similar sight line to the existing "Crittall" units in elevation. The colour of the metal framed units will be specified in white to match existing
LB 02 Replacement of existing windows from a statutorily listed building	Potential loss of important historic fabric and damage to special character of listed building.	i) The existing windows are an early C20th replacement of what may have been timber or metal casements. They sit in very roughly detailed softwood timber frames. ii) The loss of the windows is mitigated by the significant improvements in the energy efficiency of the house and the liveability and therefore ongoing "preserving use" of the Farm house iii) The windows have been fully recorded both photographically and through measured survey (see drawings attached). Their character and form have been recorded and will become a part of the building as an archive
LB 03 Removal of C20th fabric from C16th timber frame	Potential damage to the C16th fabric of a listed structure	i) Prior to commencement of building work, a methodology can be conditioned to set out how the existing glazing units will be removed and made good where wet and dry rot damaged the external frames
LB 04 New windows in the existing historic elevations	The new windows have the potential to have a negative impact upon the design character of the listed buildings elevations.	i) The new windows have similar section sizes in elevation and the deeper reveals will sit within the already deep reveals (See drawing VSA23/09 – 007) .

3.5.2 The schedule above only deals with the changes that may have potential to harm historic character and fabric. Repair and restoration works have not been included because by inference, if properly managed by an experienced historic buildings architect and carried out "like for like", they should represent improvements in the character and condition of the historic building.

4.0 THE WORKS

4.1 Overview

4.1.1 The existing windows were a "builders solution". In other words, the builder (as typical with the "Arts and Crafts" movement) was allowed to carry out his/her own construction detail design. In the early part of the C20th Crittall produced a number of standard glazing sections (see below) that a builder arranged to be made into a number of modular sizes by a local supplier. In this case, the structural openings were not square or consistent enough for the precision of the metal units. Therefore, the builder used 1¹/₂ (36mm) lining battens within the reveal of the structural frame into which the Crittall units were scribed.



This page from a 1953 Crittall catalog demonstrates the wide variety of Universal Range windows, widely used from 1912 to 1964. It was superseded by the W20 profile.

4.2 Design/Heritage Approach

4.2.1 Following the site discussion between the Council's Conservation Officer and the applicant, a design/heritage approach has been established to help understand the implications for the window replacement process. The strategy has first considered the advice received described in Section 1.4 above in terms of the principal objective of the project to improve the thermal efficient of Cannons Bridge Farm. The applicant is very keen to retain the "character" and "significance" of the building and with this in mind would respond to the guidance given as follows:

Advice
 i) *"Secondary glazing system installed within the internal frame reveal."*

Applicants Response

The applicant has considered this approach and indeed over the years, a number of systems have been tried by previous owners (Please see Window Schedule W11 internal view). However, the reveal of the timber scribed linings are not sufficient for an effective system to be installed. The applicant is also of the opinion that this sort of installation is more visually obtrusive and impacting upon character than a simple honest contemporary metallic glazing unit.

Advice
 ii) *Replacement of the glass elements in existing steel casements*

Applicants Response

This is an attractive solution in that it enables increased thermal efficiency without the expense of a replacement unit. The applicant's research has established that a "slimline" double glazed unit can be sourced. However, this does not improve the efficiency of the existing glazing frames as they would still not have a thermal break between exterior and interior spaces; the extra expense of the double glazed panes would be negated by the existing cast iron frames.

Advice
 iii) *Replacement of the Steel Crittall Style Casements in existing timber frames*

Applicants Response

The replacement of the existing "Crittall" frames with a more efficient system would be the simplest and most sensitive solution to the character of the building. However, the existing timber scribed liners are in some cases rotten. It is expected that when work commences most will have some element of degradation because in the main they are made from soft wood. The existing frame liners are also too narrow to accommodate the extra depth that a properly thermally broken window unit requires, so will need replacement.

Advice
 vi) *Dependent upon level of preservation as a last resort replacement of the complete window frame*

Applicants Response

After considering all the advice received it has become apparent that the complete replacement of the existing glazing liners and units is the only option to make the thermal improvements sustainable. In historic building terms this is not as drastic as it may seem; the softwood liners within the reveal of the C16th timber frame are all early C20th fabric.

4.3 Summary

4.3.1 Having carefully considered the options that the Council's Conservation Officer suggested, it seems that the complete replacement of the "Crittall" style steel casements and softwood liners is the only way to deliver sufficient thermal improvements. The options that allow for less intervention do not deliver sufficient thermal improvement to justify the works because the existing metallic casements will always create a cold bridge. As a result they will continue to threaten the fabric of the building through condensation. The combination of the "thermally broken" frames with double glazing will significantly improve the thermal efficiency of the house and so provide a more efficacious place to live thus preserving the building through continued ongoing use as a home

Lead Cames

4.3.2 The existing single glazed panes are also leaded providing a mix of rectangular and rhomboidal quarries. As all of the windows are contemporary, it would seem that this variation was a design conceit instead of a chronological development. The introduction of double glazed units will prevent the replication of leaded panes.

5.0 ARCHAEOLOGY

5.1 Overview

5.1.1 The built archaeology of Ruislip is very interesting and is a contributory factor in the formal understanding and assessment of the "value" and "significance" of the area and in turn the Farm house. The potential for impact upon archaeological remains within the site is relatively low. The installations and interventions of the Edwardian period have an archaeological value, if only as a record of building techniques and the contemporary approach to conservation of the early C20th. The impact upon the "Ruislip Motte and Bailey Archaeological Priority Area" has been discussed in 2.2.1.3 above.

6.0 PLANNING POLICY CONTEXT

6.1 National Planning Policy Framework 2019: Analysis

6.1.1 National Planning Policy with regard to the historic environment derives from the new National Planning Policy Framework 2021 (NPPF 2021) Section 16, Page 55. This section of the report will analyse the policies that are relevant to and will impact upon the proposals for the replacement of the buildings windows at Cannons Bridge Farm. The implications of the NPPF and its policies dealing with the historic environment are discussed as follows.

Paragraph 190

6.1.2 Overall, the proposals for Cannons Bridge Farm can be considered sustainable in historic environment terms; in that they preserve the character of the building and the historic environment of the farmhouse

and Ruislip. The proposals will lead to the removal of late C20th interventions with a more sympathetic and complimentary addition. The works will ensure that the building continues to provide an efficacious place to live

Paragraph 194

6.1.3 This report has gone into sufficient detail to understand the “significance” of the building and the impact of the proposed interventions. The assessment is and was proportionate to the “value” and “significance” enabling a sensitive and complimentary extension to be proposed.

Paragraph 195

6.1.4 Most importantly this re-application has been developed and designed to require the minimum intervention in its historic fabric, whilst still enabling the resultant proposals to deliver the requirements of the applicants brief. The applicant considers that the proposals have carefully balanced the need to preserve the character of the building and the inevitable compromises required to alter any listed building.

Paragraph 195

6.1.5 In compliance with the NPPF 2019 and paragraph 190 in helping the London Borough Hillingdon Council to positively determine the application:

- a) The proposals will lead to the removal of C20th interventions.
- b) The building will also benefit from “like for like” repairs to the existing fabric ensuring long term preservation.
- c) The completed scheme will not negatively impact upon the quality of the historic environment.

Paragraph 202

6.1.6 The NPPF is clear that special attention should be given to ensuring the conservation of an historic asset. This report illustrates that the scheme will lead to improvements in the liveability of the building and therefore its continued occupation and subsequent ongoing preservation.

Paragraph 203

6.1.7 In compliance with the requirements of paragraph 197, the proposal will not lead to any substantial “harm”. Arguably the removal of the late C20th Crittall units may lead to improvement.

Paragraph 205

6.1.9 Although very little of the existing C16th historic asset will be altered and none lost, there is a very comprehensive set of as existing survey drawings of the whole building as found in the C21st, which form part of the archive and evidential value of the building..

Overview

6.1.10 The applicant feels that the proposals for the replacement of windows at Cannons Bridge Farm comply with the requirements and intent of the NPPF 2021 Section16. The work is a substantial intervention but a small overall alteration to a listed building particularly with careful choice of a “heritage” replacement glazing units, that have already been approved by the Local Authority.

7.0 SUMMARY & CONCLUSION

7.1 Overview

7.1.1 Ruislip is a suburban town with some surviving high quality historic character. The historic buildings, including some significant large barns, that do survive are in good condition and are largely self preserving through continued use. The area still demonstrates its historic origins but these have been somewhat blurred by the less than sensitive housing interventions of the C.20th. Cannons Bridge Farm is an important part of the evidential value of the area, albeit somewhat hidden from the public setting of Bury Street. (See VSA23/09 – 003)

7.2 The Designated Assets: Value, Significance & Setting

7.2.1 The assessment of the impact upon the wider historic environment within close proximity (200m) of the area of the site, established that it is only really the Farm itself that will be impacted upon by the replacement of windows. The analysis methodology published by Historic England was applied to all local assets. By implication they have “value” and significance because they are “Designated Historic Assets” described and recorded (registered) as a statutory entity in planning law. The philosophical problem with this application is the fact that all of the existing windows although attractive, were the result of a rather brutal total replacement of earlier historic fenestration in the early C20th.

7.2.2 This creates a philosophical problem because if the C20th interventions are now considered as defining elements of “significance” and “character”, it would seem that this sort of wholesale intervention in historic buildings has been and is acceptable. The interventions of the C20th are now a part of Cannons Bridge Farm’s history. In conservation terms, if the C20th windows are now considered to be a defining element of the buildings character, then a contemporary replacement may also become an integral part of character in the future.

7.3 The Proposals Impact & Mitigation

7.3.1 Following on from the assessment process, the findings have helped to deliver a design that will secure the “ongoing viable” future of a designated historic asset. Having tested the proposals, it is considered that they represent less than “substantial harm”.

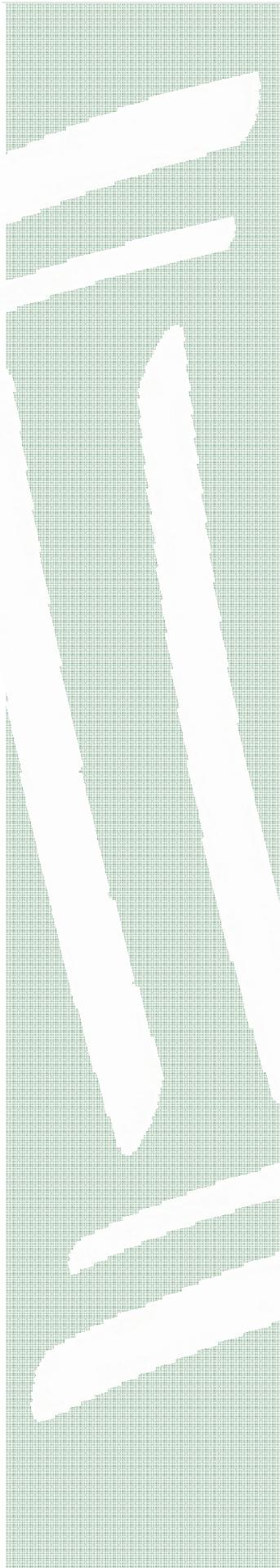
7.3.2 The design mitigation measures employed to minimise “harm” to the designated historic asset are summarised as follows:

- (i) There will only be removal of C20th fabric and existing C20th architectural features have been thoroughly recorded.

- (ii) The new replacement windows will ensure the long term occupation and therefore the preservation of the Farm house. .
- (iii) The section sizes and configuration of the replacement windows will maintain the overall historic sight line and therefoire design quality of the building
- (iv) The principal form of construction will be a combination of scribed timber sub frame, with new metallic casements reflecting the "as found" situation.

7.4 Conclusion

- 7.4.1 The applicant considers that the development described in this application will not unduly and certainly not substantially, "harm" the character or setting of Cannons Bridge Farm. The assessment of the "value" and 'significance" of the historic asset affected by these proposals has established that there will be change but that change, with the proper mitigations described above and in the design narrative, will not "harm" value, significance, character or setting. Indeed, there may be indirect improvements.
- 7.4.2 Overall, the applicant feels that the proposals comply with both National and Local Planning and Historic Environment Policy. The completed scheme will deliver a sensitively altered building that enables and delivers a number of significant direct and indirect benefits in ensuring the long term occupation and therefore preservation of the Farm.



END

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