

Heritage Statement

In Support of a Planning
Application at No. 60 High Street
Ruislip HA4 7AA

July 2023



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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared on behalf of AJ Plans in support of a planning application for the installation of replacement windows at No 60 High Street, Ruislip, London HA4 7AA.
- 1.2 This standalone document has been prepared independently of the planning application and as such offers an informed, expert, impartial view on the known heritage assets of the Borough and their relationship with the proposed development.

2 HERITAGE POLICY

- 2.1 The National Planning Policy Framework was most recently updated in July 2021 and outlines the specific requirements for, and of a heritage assessment at paragraph 194 as stated below:
- 2.2 *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.* (National planning Policy Framework, Paragraph 194, July 2021).
- 2.3 The adopted Hillingdon Local Development Framework provides strategic guidance on proposals that may impact upon heritage assets within the Local Plan Part 1 – Strategic Policies Document (adopted November 2012) further detailed, development management guidance, is then set out within the Local Plan Part 2 – Development Management Policies Document the following policies are considered to be of relevance to this application:
- 2.4 **Policy HE1 (Heritage)** states that the Council will 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 Character and Locally Listed Buildings; and
 - Archaeologically significant areas, including Archaeological Priority Zones and Areas.
- 2.5 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.

- 2.6 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.
- 2.7 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.
- 2.8 **Policy DMHB 1 (Heritage Assets)** states that the Council will expect development to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
- It sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
 - 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;
 - It makes a positive contribution to the local character and distinctiveness of the area;
 - Any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
 - The proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
 - Buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its settings; and
 - Opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.
- 2.9 Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.
- 2.10 The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.
- 2.11 **DMHB 3 (Locally Listed Buildings)** advises that there is a general presumption in favour of the retention of buildings, structures and features in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be

permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

2.12 Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

2.13 Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

2.14 **Policy DMHB 4 (Conservation Areas)** outlines that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area;
- Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area. Any such loss will need to be supported with a robust justification;
- Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

2.15 **Policy DMHB 13 (Shopfronts)** states with regard to heritage assets that the Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the register of Locally Listed Buildings.

3 HERITAGE ASSETS OF CONCERN

3.1 A review of the Heritage England online map and relevant Council record indicates that the site is both within the Ruislip Village Conservation Area and benefits from being a Locally Listed heritage asset. The importance of these heritage assets are considered in turn below.

3.2 Hillingdon Council first designated the medieval core of Ruislip Village to be worthy of protection in 1969, before extending the Conservation Area in 1973 and 2009 to include the High Street and newer residential suburbs to the west. Please refer to the map detailing its full, current extent enclosed at **Appendix 1**. to it being a *“unique example of Edwardian and later detached houses in the Borough”* (please refer to the original designation report at **Appendix 1**).

3.3 The area is characterised by a green and open setting benefiting from Park Wood (part of the Ruislip Woods National Nature Reserve), Ruislip Lido and the River Pinn. The High Street in particular lies to the immediate south west of the original medieval core of the Conservation Area and is characterised

by early 20th century shops of a variety of styles, architectural detailing and decoration of the era delivering a busy and traditional High Street.

- 3.4 The buildings down this area are typically two and three storey, purpose built commercial parades interspersed with good quality individual buildings and more recent infill development of varied quality. Shopfronts are typically unremarkable however decorative detailing at first floor and above is of considerable visual interest characteristic of architecture from the 1920's and 1930's.
- 3.5 No. 60 High Street in particular is identified at Paragraph 6.3 of the Conservation Area Character Appraisal to date from 1912 with an appearance heavily influenced by the Arts and Crafts cottage style with rendering, applied half timbering and a plain tiled roof.
- 3.6 The whole of the High Street is well preserved at upper floor levels, with the roof scape being a particularly strong and consistent feature throughout the street scene. The main negative feature in recent years has been the introduction of modern shopfronts and signage. Many of which are inappropriate in their size, position, design, materials, colour and illumination.
- 3.7 Nos. 56-78 High Street also benefits from being included in the Council's Local List of Buildings of Architectural or Historic Importance (please refer to list notice at **Appendix 2**) with the commercial parade stated to be of value architecturally due to it being the earliest example of modern shops on Ruislip High Street consisting of two stories with hanging eaves up to the soffit. The central gable is finished in white render with a mock timber frame whilst first floor windows vary in style and the shopfronts are much altered.

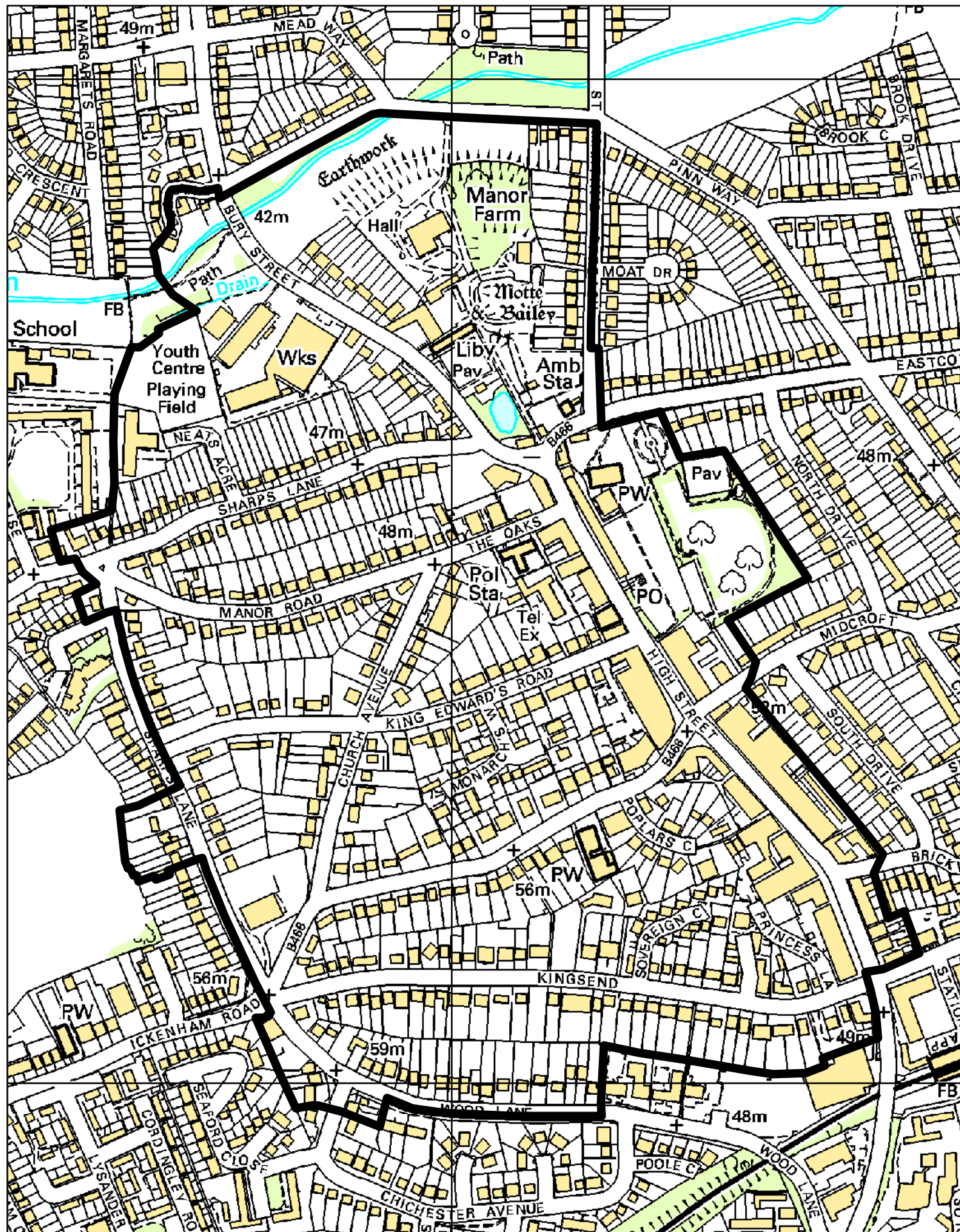
4 POTENTIAL IMPACT AND PROPOSED MITIGATION MEASURES

- 4.1 As stated within the Conservation Area Appraisal summarised above the existing glazed shopfront window at first floor level is considered to negatively detract from the character and appearance of the site and surrounding host block of Nos. 56-78 High Street. Accordingly, its removal is considered acceptable in principle.
- 4.2 The proposed first floor fenestration features a mock timber frame with leaded fenestration and will be framed by a traditional white render in place of the existing unsympathetic glazed element. It is considered that the proposed fenestration has been highly influenced by other properties within the host block of Nos. 56-78 High Street in its siting, size and design. As a result it is our view that the proposed alterations at first floor level will make a positive contribution to the visual appearance of the host property and will have a positive impact on the visual character of the surrounding Conservation Area.
- 4.3 As confirmed within the list notice at **Appendix 2** the first floor windows of the host block are considered by the Council to be variable and make no noteworthy contribution to the architectural value of the existing building. As such, the reinstatement of windows of the original design, materials and size is considered to positively impact upon the architectural value of the host building.

5 CONCLUSION

- 5.1 It may be concluded that the proposed alterations at first floor level at No. 60 High Street will have no negative impact upon architectural integrity of the Locally Listed parade at Nos. 56-70 High Street nor would the proposal have a negative impact upon the character or setting of the Ruislip Village Conservation Area. Conversely, it is considered that the proposed alterations will result in an overall positive contribution to the Locally Listed building and Ruislip Village Conservation Area in reinstating a number of original features to the host building.

Appendix 1



Ruislip Village Conservation Area

0 100 200 400 600 Meters

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Appendix 2

Building Name/No:	56-78	Serial No:	183
Address:	High Street, Ruislip, HA4 7AT		
Ward:	West Ruislip	Use:	Retail

Photograph



Statement of significance/ Reasons for designation

Architectural: The earliest modern shops on Ruislip High Street. Central portion 1912. Two storey, hanging eaves up to soffit. Central gable in white render and mock timber frame. First floor windows variable. Shop fronts much altered.

Townscape: Contributes to local character and street scene.

Information provided by: Eileen C Bowlt, Ruislip, Northwood and Eastcote Local History Society

Photograph: Eileen C Bowlt

Location Map



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Authenticity (I c): 1; Architectural (II d): 2; Townscape (III g): 2;

Total = 5

Included in the Local List