



Heritage Statement

224-231 High
Street, Uxbridge

July 2021 | Project Ref 7009A

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



Project Number: 7009A

File Origin: <https://heritagecollectiveuk.sharepoint.com/sites/Projects/Shared Documents/Projects 7001-7500/7001-7100/07009 - 224-231 High Street, Uxbridge/HC/Reports/2021.07.26 224-231 High Street HS HC7009 PJV2.docx>

Author with date	Reviewer code, with date
PJ, 26.07.2021	

Contents

1.	Introduction	1
2.	Relevant Planning Policy Framework.....	3
3.	Statement of Significance.....	7
4.	Heritage Impact Assessment.....	20
5.	Conclusions	23

Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 GPA3 Assessment: Historic England's Guidance on Setting**

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of Ashford Developments Ltd as part of a forthcoming planning application for the construction of a roof extension at 224 – 231 High Street, Uxbridge.

1.2 Nos. 224 – 231 are situated at the south-eastern end of the High Street, and currently comprise a 2 storey building with retail / commercial on the ground floor and residential units at 1st and 2nd floors. The proposals include the addition of a single storey residential roof top extension which has been designed by Ibbotson Architects. The broader context and site location is shown on the Figure below.



Figure 1: Site location

The Context

1.3 The application site is not itself a designated or non-designated heritage asset, however it is located in close proximity to the boundary of the Old Uxbridge/ Windsor Street Conservation Area as well as within the settings of a number of listed and locally listed buildings.

Purpose of this Statement

- 1.4** The purpose of this Heritage Statement is to assist with the determination of the applications by informing the decision takers on the effects of the proposed development on the historic built environment. The heritage assets susceptible to impact have been observed and assessed by the author following a site visit in good weather in June 2021.
- 1.5** Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. The report sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹

2.2 For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁵ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 Paragraph 203 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

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

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁵ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

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.

2.10 Paragraph 203 of the NPPF is relevant to the locally listed buildings:

2.11 A full review of local policy contained within the Hillingdon Local Plan (Part 1 adopted November 2012 and Part 2 adopted January 2020) has been undertaken as part of this assessment. The following policies are relevant to the forthcoming proposals:

2.12 **The Local Plan (2012)** sets the strategic objective (*SO1*) to conserve and enhance the Borough's heritage and their settings by ensuring new development is of a high design quality. This will primarily be delivered through the implementation of *Policy HE1: Heritage*, which states that the council will 'conserve and enhance Hillingdon's distinct and varied environment, its setting and the wider historic landscape'. This includes both designated assets and 'locally recognised historic features' such as Locally Listed Buildings and relates to key elements of the area's form including 'historic village cores'. *Policy BE1 Built Environment* provides a broader complement to the specific heritage policy, requiring that all new development 'improve and maintain the quality of the built environment' with focus on the 'local distinctiveness of the area' and 'sense of place' and ensuring design is appropriate for the context of 'Hillingdon's buildings, townscapes, landscapes, and views'.

2.13 The **Local Plan Part 2 (2020)** includes the following relevant policies:

- **DMHB 1 Heritage Assets:** this broad policy states that the Council will 'expect developments proposals to avoid harm to the historic environment' and in general make 'a positive contribution to the local character and distinctiveness' relating 'appropriately in terms of siting, style, scale, massing, height, design and materials'. Furthermore, development in 'close proximity' to heritage assets should not 'comprise' their setting.
- **DMHB 2 Listed Buildings:** This policy states that: applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance; that substantial harm to or total loss of significance of a statutory Listed

Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required; and further that planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

- **DMHB 3 Locally Listed Buildings:** this establishes that applications should 'demonstrate a clear understanding of the importance of locally listed buildings, and proposals will be permitted where they retain the 'significance, appearance, character or setting' of the locally listed building.
- **DMHB 4 Conservation Areas:** this states 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'.
- **DMHB 11 Design of New Development:** complementing the heritage specific policies, this states that all development should harmonise with the local context, responding in terms of scale, plot size, building lines, architectural composition and detailing, local topography, materials and finishes and more broadly protecting and safeguarding heritage assets and their settings.

3. Statement of Significance

Introduction

3.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 4 (Heritage Impact Assessment) and with the tabular methodology at Appendix 1.

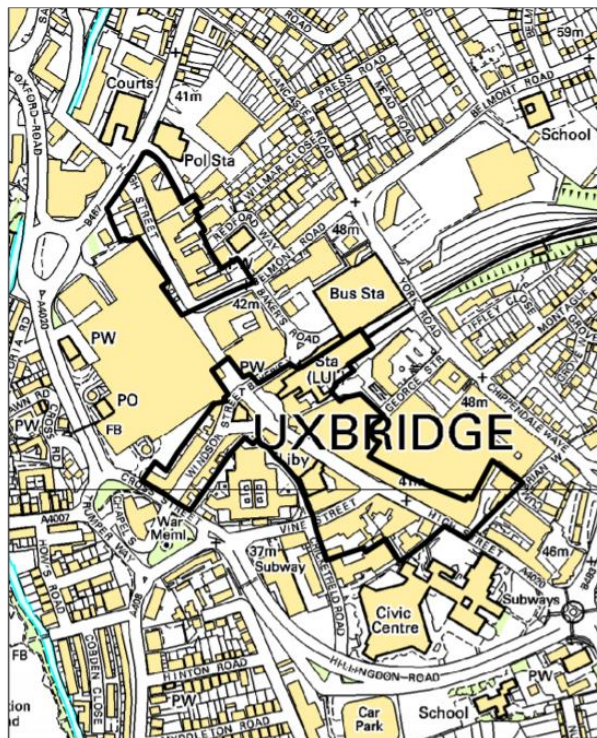


Figure 2: Boundary of the Old Uxbridge/ Windsor Street Conservation Area

Heritage Assets

Old Uxbridge / Windsor Street Conservation Area

3.2 The boundary of the Old Uxbridge / Windsor Street Conservation Area is indicated above on Figure 2. The application site is situated to the immediate southeast of

the CA boundary and therefore the potential effects of the proposals on the setting of the conservation area are relevant to consider. There is no Conservation Area Character Appraisal for the Old Uxbridge/ Windsor Street Conservation Area and as such, the following assessment is based on desk based research and a site visit.

3.3

Historically Uxbridge has been significant commercial centre, situated along an ancient routeway between London and Oxford along the River Colne. In the 18th century Uxbridge was a major corn market and flour milling centre, and in the final decade, the opening of the Grand Union Canal further enhanced its connectivity. As agricultural markets declined, Uxbridge remained a prosperous centre as a market town throughout the 19th century. Due to the significant suburban growth of London in the 20th century and the arrival of the Metropolitan Railway connection, the town expanded and increased in population considerably, eventually forming part of Greater London in 1965. Uxbridge is also a university town and houses Brunel University London as well as Buckinghamshire New University.

3.4

The Hillingdon Townscape Character Study (2013, 70)⁶ describes the key characteristics of Uxbridge town centre as follows:

- *Some good areas of historic building fabric and elements of the historic street pattern.*
- *Pedestrianised town centre with large shopping malls which internalise a large proportion of the commercial and leisure activity.*
- *Predominant character beyond the traditional High Street area of large commercial buildings from the post war period.*
- *Concentration of bulkier buildings up to ten storeys although these tend not to be point blocks.*
- *Dominance of vehicle movements and parking on the southern and western sides of the town centre which creates a barrier to connections.*

3.5

The character and appearance of the Conservation Area reflects its substantial growth particularly from the 18th century onwards, and historic buildings of clear architectural interest (many of which are listed or locally listed buildings) are

⁶ Hillingdon Townscape Character Study, Final Report (November 2013) Allies and Morrison Urban Practitioners

situated immediately adjacent or in close proximity to post-war and later 20th century developments.

3.6

While the character and appearance of the Old Uxbridge/ Windsor Street Conservation Area inevitably includes a range of both historic and modern buildings, the significance of the Conservation Area stems primarily from the architectural merit, variety of facades and retained historic fabric of the listed and locally buildings within its boundaries, the retention of which has conserved much of the historic High Street streetscape.

The setting of the Conservation Area, and the contribution made by the application site

3.7

At its south-eastern boundary, the current setting of the Conservation Area includes the grade II listed Hillingdon Civic Centre, built between 1973-1979, the architecture of which is described in the listing as *"English Post-Modernism which creatively reinterprets the Arts and Crafts tradition as an expressive composition of revivalist form and detail"*. Opposite the civic centre are Nos. 224 – 232 (which includes the application site) and the Discotheque Royle⁷ listed grade II* (formerly the ABC Regal Cinema, 1930-1931). Glimpsed views towards the spire of Church of St Andrew, listed grade II, can be obtained from this section of the High Street although are not a clear or prominent feature because of the intervening trees within the grounds of the civic centre.



Figure 3: Extract from the Ordnance Survey Map of Buckinghamshire LIV Surveyed: 1875, Published: 1881

⁷ Apparently a typographical error in the statutory list for Royale.

3.8 Historic mapping shows the development of the area which is now occupied by Nos. 224-232 and 233-238 High Street (which includes the application site at Nos. 224 – 231) and the Discotheque Royle (Regal Cinema) between 1932 and 1938 (see Figures 3 – 5). Prior to this, the area formed part of the parkland and gardens associated with the Hillingdon House Estate, and was associated with the historic Lodge, marked on the 1st Edition Ordnance Survey as ‘The Shrubbery’ (Figure 3, above).

3.9 The application site therefore forms part of the varied mid and later 20th century streetscape which abuts the Conservation Area to the southeast, and while it does not directly contribute to the significance of the CA, it reflects the broader growth and development of the town.

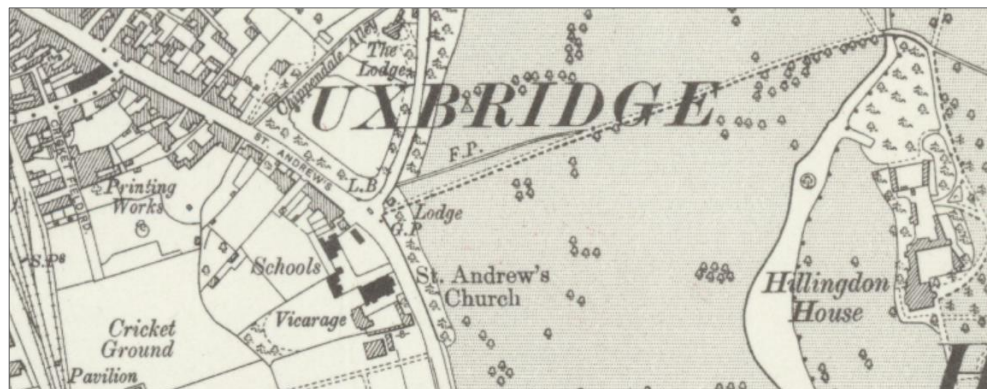


Figure 4: Extract from the Ordnance Survey Map of Buckinghamshire LIV.SW, Revised: 1932, Published: ca. 1935



Figure 5: Extract from the Ordnance Survey Map of Middlesex XIV.NE, Revised: 1938, Published: 1944

Listed Buildings

3.10 There are five listed buildings in close proximity to the application site, these include:

1. Discotheque Royle, High Street, listed grade II* on 15 November 1976, formerly the ABC Regal Cinema, 1930-1931.
2. The Shrubbery, High Street, listed grade II on 6 September 1974, late 18th century.
3. Hillingdon Civic Centre, High Street, listed grade II on 18th April 2018, built 1973-1977.
4. Nos 220 and 221 (Norman Reeves Motors) listed grade II on 6 September 1974, Late 17th century.
5. Church of St Andrew, listed grade II on 8 May 1950, built in the 1860s by Gorge Gilbert Scott.

3.11 Nos 220 and 221 High Street and The Shrubbery are also located within the Old Uxbridge/ Windsor Street Conservation Area.



Figure 6: Main elevation of the GII Discotheque Royle*

3.12

The Discotheque Royle (Regal Cinema) is located immediately adjacent to the application site. The coloured faience façade of the building is visually distinctive along the north-eastern side of the High Street while the bulk of the building extends to the rear. The list description provides the following details:

II Formerly listed as:- HIGH STREET (North east side) The ABC Regal Cinema Former Regal cinema, constructed 1930-31 for Uxbridge Entertainments Ltd. (a company controlled by the cinema speculator A.E. Abrahams). Architect: E. Norman Bailey. Faience frontage. Rear walls in a combination of stock brick and brown facing brick. Roof not seen on entrance front but from the rear, the pitched roof of the auditorium is visible. Stadium auditorium with small stage, behind long foyer.*

EXTERIOR: Symmetrical, two-storey, Egyptianising faience facade, consisting of one wide and two narrow flanking bays. Four original doors, over which is a cantilevered canopy. Above are five tall windows (stepping-up in the centre), standing on a shallow balcony. There is one tall window in each of the flanking bays. The parapet trim is of multi-coloured faience, culminating in a keystone of the same material. The name of the cinema, REGAL, appears in faience over the tall central windows. Chevron glazing to all windows. The returns are hemmed in by adjacent property. On one corner there is a stair tower expressed as a canted bay, with rendered dressings to the windows and doorways and a stepped-up parapet.

INTERIOR: A long foyer, originally with restrained decoration, leads to a large auditorium of the stadium type, ie, where the rear seating is raised on stepping rather than having a supported balcony. The main features of the auditorium are the richly scalloped three- dimensional ceiling in the Art Deco manner (there were no light fittings, all lighting being indirect) and a curvaceous proscenium. Over a dado, the splayed ante-proscenium grills are in quasi-Chinese mode, set in stepped-up panels. They stand on monumental false balconies of horizontal banding, between superimposed torches over circular banded terminals and flanked by fluted pilasters. Similar pilasters also divide up the side walls, which are enlivened with low relief cloud-like formations and sun bursts (some of it pierced for ventilation grilles). Cornice of broad fluting. There are particularly elaborate treatments for the surrounds to the side doors in the form of Egyptian sun disks flanked by stylized Iyiform horns, which are then connected beneath

the disks. In addition, there are two vomitory entrances in the raised seating area. The Compton cinema organ survives, although the console is no longer in its original position in the orchestra pit. Shallow stage.

ANALYSIS: A fine example of a 1930s super-cinema, having an interesting facade in the Egyptianising taste and an exceptional interior, which the author David Atwell refers to as 'one of the most highly developed exercises in Art Deco attempted in any cinema'. The finest surviving work of the cinema architect E Norman Bailey. The building closed as a cinema in 1977.

3.13 The significance of the building stems principally from its architectural interest, and particularly the distinctiveness of its façade on the High Street and its Art Deco interiors. To a lesser degree the building also possesses historical interest as a well-preserved example of a 1930s cinema.



Figure 7: The Shrubbery (GII) front elevation

3.14 The Shrubbery is set back from the High Street and situated within the Piazza. The listing provides the following description:

Late C18 house set back from road. Yellow brick, with stone coped parapet, hipped slate roof. 3 storeys, 5 windows, sashes with glazing bars under flat gauged brick arches and with wood lined reveals. 3 steps to modern half-glazed

double door in panelled reveal with patterned fanlight, pilasters and cornice hood on moulded brackets.

- 3.15** The significance of The Shrubbery stems primarily from its architectural and historical interest, although visually a relatively plain building it reflects its era and is a remnant of the later 18th century development of this end of the High Street.



Figure 8: View of the Hillingdon Civic Centre (GII) from the CA boundary

- 3.16** Hillingdon Civic Centre is the most modern listed building in the area, having been constructed in the 1970s. The list description provides the following reasons for its designation:

Architectural interest:

** as an early example of English Post-Modernism which creatively reinterprets the Arts and Crafts tradition as an expressive composition of revivalist form and detail; * through its planning and elevational treatment the building's large mass is broken down into more intimate spaces and forms, offering a revised approach to civic architecture; * for its high level of craftsmanship, with a creative take on traditional brickwork detail, finely executed; * the building stands little altered externally, complete with extensive integrated hard landscaping.*

Historic interest:

** as one of the first major works in England by a Modernist architect to embrace an overtly historicist aesthetic, marking the emergence of a new architectural zeitgeist.*

3.17 The architectural interest of the building, as outlined in the reasons for designation above, form the basis of the assets significance. As noted in relation to the setting of the Conservation Area, the civic centre occupies a large area on the south-western side of the High Street and visually dominates the streetscape.

3.18 Nos 220 and 221 (Norman Reeves Motors) is currently occupied by Millers Tap public house and sits immediately adjacent to the Odeon Cinema, fronting the pedestrianised section of the High Street and within the Conservation Area. The list description is as follows:

Late C17 house of 2 storeys now with wide, 2-window front. High pitched tiled roof of M-section. Dark red brick with stone coped parapet. Gauged brick window arches remain although modern windows have been inserted on 1st floor and modern shop fronts on ground floor. Back of house less damaged but largely concealed.

3.19 While the building has been much altered and is concealed by the 20th buildings which now surround it, it does retain a degree of architectural interest externally, particularly from the High Street, and ties in with contemporaneous buildings within the Conservation Area contributing to the group value of these assets.

3.20 The Church of St Andrew is a grade II listed building, built in the 1860s by Gorge Gilbert Scott. The church is located to the south-east of the High Street beyond the roundabout and Hillingdon Road. The list description provides the following information regarding the church:

Parish church of West Hillingdon. 1864-6 by Sir George Gilbert Scott. Red and grey brick with stone dressings. Five-bay nave and aisles, chancel with side chapel under broad south-east tower and broach spire, north-east vestry added 1870s. South porch. Steep tiled roofs. The church is in the Decorated style with some plate tracery in tower glazing. Three light east window, three lancets to window, the aisle windows paired lancets. No clerestorey, but two dormers added by George Jack in 1927. Organ in north-west corner from Christ Church, Blackfriars, rebuilt 1898 and moved in the 1920s. Font designed by Scott and

moved to present position in 1924. Reredos by Farmer and Brindley. Chancel screen designed 1872 by Sir G Scott, executed perhaps by John Oldrid Scott, with painted scenes. Upper part 1925 by George Jack. Excellent stained glass included east window by Clayton and Bell; west windows by Lavers, Barraud and Westlake; south aisle includes an Annunciation by James Powell and Sons; a Nativity and 'Christ preaching to the Elders' by Clayton and Bell; 'Christ healing the Lame Man' and 'Baptism of Christ' by Jones and Willis. The chancel murals are by Alfred Hemmings, 1892, when the floor was tiled and the altar replaced. Pulpit 1927. Side altar with angels on screen; benches.

- 3.21** The significance of the church stems from its primarily from its architectural and historic interest, as well as its communal values as a place of worship and commemoration. The church is now experientially separated from the town centre by the surrounding ring road which creates a sense of division and distance, although occasional views and glimpses of its spire assist in creating a visual link from the south-eastern end of the High Street.

Locally Listed Buildings

- 3.22** There is one locally listed building, 223 High Street, located adjacent to the Shrubbery on the Piazza. No 223 is orientated away from the application site, however the rear elevations of 224-231 High Street are visible when looking at the front of No 223, and proposals may therefore pose a change within the setting.

- 3.23** No 223 is an attractive reconstructed timber framed building, rebuilt from the remains of a 16th century building. The Local List provides the following reasons for its inclusion:

Architectural: Rebuilt from elements of a 16th C timber framed building that originally stood on the site of Uxbridge Library (High Street). Carefully reconstructed, using traditional materials and techniques. Adjacent to 222 High Street, grade II listed.

Townscape: Group value within the Old Uxbridge Windsor Street Conservation Area. Key landmark and contribution to local street scene.

- 3.24** The significance of No 223 stems from its architectural interest, and also from the remaining historic fabric which has been conserved during its rebuilding.



Figure 9: No. 223 High Street (locally listed building)

The settings of the listed and locally listed buildings and the contribution of setting to significance

- 3.25** All of the listed and locally listed buildings share a setting which is characterised by a diverse and varied streetscape, which includes buildings (predominantly) dating from the 18th through to later 20th centuries, and a material palette which spans traditional red brick, faience and expanses of modern glazing.
- 3.26** As a 1930s building the application site is an alteration within the setting of the pre-20th century listed buildings discussed above. None of the Georgian and Victorian-era listed buildings rely on the present condition of the application site for any particular aspect of their heritage significance.
- 3.27** While the spire of the Church of St Andrews is a visible historic element within the views looking out of the High Street, views from the church towards the application site along the High Street are separated by the intervening roads and are characterised by a dense array of buildings. This aspect of the setting of the church, which comprises a the ring road and broader townscape. does not directly contribute to its significance as a heritage asset in a manner which would mean

that minor changes to the existing built form within this view could pose harm to its significance.



Figure 10: Looking towards the Conservation Area with the application site and Regal Cinema on the right and civic centre on the left



Figure 11: Nos. 224 - 232 (including the application site)

3.28 The application site and neighbouring GII* listed Discotheque Royle, constructed in the 1930s, along with other nearby mid-20th century buildings, form part of the setting of the GII listed Hillingdon Civic Centre, but do not contribute directly to its significance as a heritage asset.



Figure 12: View across the High Street from outside the Shrubby and 223 Hugh Street towards Hillingdon Civic Centre (application site visible on left)



Figure 13: View from Church of St Andrews (GII) towards the High Street and application site

4. Heritage Impact Assessment

Introduction

- 4.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

Impact Assessment

- 4.2** The proposals comprise the construction of a single storey residential roof extension at Nos. 224 – 231 High Street. It is anticipated that a second phase of development will see this proposal extended further to include No. 232.



Figure 14: View of the proposed extension from in front of the Regal Cinema (Discotheque Royle GII)*

- 4.3** The site visit undertaken as part of this assessment confirmed that because of its close proximity and its scale the existing building is visible within views from the other nearby listed and locally listed buildings as well as alongside them, and more broadly from within the boundaries of the Old Uxbridge Windsor Street Conservation Area.

4.4 The assessment of significance in the preceding section of this report addressed the contribution made to the significance of the designated and non-designated assets by their settings and concluded that they all share a common setting which is characterised by a wide variety of buildings dating from the 17th through to the later 20th century. While this variety of architectural styles and materials adds to the visual interest of the local streetscape, it does not directly contribute to the significance of the individual heritage assets. The application site specifically, which forms part of this setting, has been found to make no direct contribution to the significance of any of the heritage assets.

4.5 The designs have been developed in order to respect and contribute to the varied character of the existing streetscape, and have taken into account the level of visual change they could potentially pose within the settings of the nearby heritage assets. The set-back position of the extension, materials, and overall scale and massing are considered to be appropriate with regard to the surrounding and immediately adjacent heritage assets.



Figure 15: Proposed front elevation

4.6 Setting back and aligning the roof extension to match the roof height of the neighbouring Regal Cinema (the GII* Discotheque Royle) maintains the current rhythm of the buildings at this end of the High Street and within the broader streetscape, and will ensure that the extension does not visually dominate the asset.

4.7 The visualisations and illustrations of scale and massing (all of which are included within the Design Development document) demonstrate that while the extension will pose a visual change to the appearance of the application site it will not compete with or distract from any of the designated or non-designated heritage assets in its vicinity.

4.8 While there are no key views formally identified, it was noted during the assessment that there are glimpsed views from the High Street towards the spire of the Church of St Andrews. The proposals will not pose any change to these views, the character of the built form within them, or in any regard obscure them. Views from the church looking across the roundabout and roads towards the High Street also include the application site, however the site is seen within the context of densely built form and a backdrop of buildings of far greater height, bulk and massing which dominate the view. The addition of a single storey roof extension to Nos. 224-231 will not pose a change within this current setting of the church that will consequentially cause harm to its significance.



Figure 16: Aerial 3D view

4.9 Overall, while the proposals will present a visible change to an existing building within the local streetscape, this will be entirely consistent with the varied character of the area which has historically reflected its continued development and growth. Taking into account the considerations set out in the preceding chapter and in Appendix 2, the proposals are not considered to alter any aspect of the settings of the designated and non-designated assets which contributes to their significance, or which could consequentially cause any level of harm to that significance.

5. Conclusions

- 5.1** This Heritage Statement has been prepared by HCUK Group on behalf of Ashford Developments Ltd as part of a forthcoming planning application for the construction of a roof extension at 224 – 231 High Street, Uxbridge.
- 5.2** Nos. 224 – 231 comprise the application site and are situated at the south-eastern end of the High Street. The proposals include the addition of a single storey residential roof top extension which has been designed by Ibbotson Architects.
- 5.3** The application site is located in close proximity to the boundary of the Old Uxbridge/ Windsor Street Conservation Area as well as within the settings of a number of listed and locally listed buildings, all of which have been fully assessed in accordance with the guidance set out in GPA3.
- 5.4** The heritage assets identified all share a setting which is characterised by a wide variety of buildings dating from the 17th through to the later 20th century. While it has been noted that this variety of architectural styles and materials adds to the visual interest of the local streetscape, it does not directly contribute to the significance of the individual heritage assets. Moreover, the application site, which forms part of this setting, has been found to make no direct contribution to the significance of any of the heritage assets.
- 5.5** While the proposals present a visible change to an existing building within the local streetscape, this is considered to be entirely consistent with the varied character of the area and the existing settings of the assets, and will not consequentially cause any level of harm to the significance of the designated and non-designated heritage assets which have been identified.
- 5.6** The proposals are considered to be proportionate and, compliant with relevant policies contained within the NPPF and the Hillingdon Local Plan. There would be preservation for the purposes of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 195 and 196, and guidance on NPPG).⁸

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁸ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed roof extension on the setting and significance of designated and non-designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations in general terms given the shared setting of the designated and non-designated assets under assessment.

Relevant Considerations

<i>Proximity of the development to the asset</i>	The heritage assets under consideration are all within the immediate vicinity of the application site (within 100m).
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	No key views have been identified for the Conservation Area (no Conservation Area Character Appraisal has been adopted which identifies Key Views), however visualisations have been undertaken as part of the design development process which include views from the Conservation Area as well as from and towards individual designated and non-designated heritage assets.
<i>Orientation of the development</i>	The development will not alter existing orientations.
<i>Prominence, dominance and conspicuousness</i>	The existing building is prominent within views out of the Conservation Area when looking south-east along the High Street and the proposals have taken this into account in the design development. The scale, massing and positioning (set-back) of the extension as well as its intentional continuation of existing rooflines will minimise its conspicuousness within the settings of the nearby heritage assets. The proposal will not cause the existing building to become visually dominant within the streetscape.
<i>Competition with or distraction from the asset</i>	Taking into account the above regarding the intentional set-back of the extension and the deliberate continuity of the

	existing roofline presented by the neighbouring Discotheque Royle (GII*), it is not considered that the proposals will in any regard distract from or compete with this potentially susceptible asset.
<i>Dimensions, scale, massing, proportions</i>	The dimensions, scale and massing of the extension are proportionate with the existing building (application site) and the surrounding streetscape.
<i>Visual permeability</i>	The proposals will not alter existing levels of visual permeability.
<i>Materials and design</i>	The materials are not finalised at this stage of the assessment, however it is considered that the use of complementary or matching brick to extend the existing parapet and distinctive modern materials for the extension itself will be in-keeping with the variety of the surrounding material palette which characterises the area.
<i>Diurnal or seasonal change</i>	N/A
<i>Change to built surroundings and spaces</i>	The addition of a single storey roof extension will not substantially alter the already densely developed and built surroundings and spaces of the heritage assets.
<i>Change to skyline, silhouette</i>	The proposals will not alter the skyline or silhouette of the adjacent heritage assets, and have been scaled and positioned in order to maintain the level of the roofline set by the neighbouring Discotheque Royle (GII*).
<i>Change to general character</i>	Due to the varied character of the local streetscape, which encompasses buildings from the 17 th – 20 th centuries it is not considered that the proposals can pose any material change to the general character of the area.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2019

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)