

HERITAGE STATEMENT

180 Church Road, Hayes, UB3 2LS

Local history and its significance

The Hayes Village Conservation Area is in the south-east of the London Borough of Hillingdon. It is bounded to the north by the Uxbridge Road (A4020) and to the south by Freemans Lane. Church Road, an old north-south route, runs through the east of the Conservation Area, which is bounded to the west by Botwell Lane, Wood End Green Road and Wood End/Grange Road.

The Conservation Area is surrounded by predominantly low rise residential areas, mostly developed following WWI. One of the defining features of the area is its open spaces. Residents make good use of these, both the formal ones, for example Barra Hall Park, Dr Triplett's School fields and the cricket field, and the more informal ones, for example St Mary's Field and Bell Field. These spaces are important to the community and they are used for annual events, such as the carnival in Barra Hall Park and the Fayre on the Village Green. There are also water gardens around the Beck Theatre and in the Norman Leddy Gardens.

The old village core, around the southern part of Church Road, is tightly developed. Elsewhere the building layout is less dense and provides a lower level of enclosure to the street scene. This highlights the contribution made by the trees and hedges to the local skyline. There are also gaps between buildings that allow views through

Most buildings are of two storeys and this is an important feature and characteristic in terms of the appearance of the Conservation Area. Although in some cases, houses have additional attic rooms with small dormers in the roof.

The part of Church Road to the north of the modern development of flats and terraced houses at Parsonage Close has a distinctive appearance. It consists mainly of large detached and some semi-detached houses dating from the 20th century and standing in substantial private gardens.

Houses frame Church Road on both sides and although they have a varied building line, they are each set back from the footway behind low brick boundary walls. The houses are brick built with varied pitched, or hipped roof forms, in plain tile with brick chimneystacks. They are predominantly two storeys in height, many with single storey side extensions or garages and with front porches. There is an overall cohesiveness in scale and form of the buildings in this sub-area, although with a variety of architectural

The buildings within the Conservation Area are predominantly residential, with a few commercial properties (mainly along the southern part of Church Road) and

some community buildings (for example Dr Triplett's School, the Village Hall, the Beck Theatre and Barra Hall). Historically, there were more commercial buildings in the village centre on Church Road, such as shops and public houses. Earlier still, the area was farmed and many of the ancient field boundaries survive within the landscape.

Location

The property is a two storey semi detached dwelling on Church Road currently used as C3b- Residential Care home. The existing building is not listed. The property is finished in Brick with Clay Plain Tiles and White UPVC Windows and is a more modern and dating from the 20th century.

The surrounding streetscape is dominated by 2 storey family dwellings of a mixed style with various properties have been extended to provide additional accommodation.

The site area is 381m²

Design Development Proposal

The proposal is to Conversion of property from C3b toC2. Pre- Application (ref 44204/PRC/2020/156) process was carried out and the drawings have been revised to reflect the planning advice given.

An Outhouse is also proposed which is on a smaller scale to that of 176 & 184. This will house a gym and play area for the patients. Refer to drawing **PL/180CR/04** for further details and photographs of adjoining Outhouses which have been granted permission.

The design aims to preserve and enhance the appearance of the area.

The alterations will not have cumulative impact on the street scene as the dormer, the rear extension have all been scaled down. The separate units have also been omitted. The sachem will not create an unacceptable loss of outlook to the neighbouring properties.

In view of the above use it is considered that the Planning Officers will give recommendation of Approval to the scheme.

Appendix

Front Street & Rear View

