



Mortimer Wheeler House
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HERITAGE CONSULTANCY | ARCHAEOLOGICAL FIELDWORK | RESEARCH & ENGAGEMENT

Liz Arnold
Planning Officer
Resident Services
London Borough of Hillingdon
3N, Civic Centre

12 September 2019

larnold@hillingdon.gov.uk

Dear Mrs Arnold,

SITE: 16 Murray Road, Northwood

Planning Ref: 4626/APP/2019/629

Description of Development:

Two storey rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part Class D1 to Class D1 (Non-Residential Institutions - Nursery) and addition of rear dormer to allow for conversion of second floor into 2 x 1-bed self-contained flats..

Background

MOLA have provided the Heritage Statement to accompany the submitted above planning application. Mr Julian Seabrook Seabrook Architects Partnership (the agents), have been provided with response to the application from the LPA's Conservation Officer.

16 Murray Road – MOLA response to LPA's observations.

Alteration to front elevation

1. The LPA contends that the front elevation will be altered via roof remodelling to accommodate increased living space in the attic. This conclusion has been reached by looking at the side elevation to look at the roof lines. However, the proposed plans show that the front elevation does not change, any elevated roof height or change in layout behind the gables is not visible from the front elevation. The front elevation is not intended to be viewed from an oblique or side angle.
2. If there is an increase in roof height, this change is so slight that it is likely to be imperceptible to the naked eye and therefore will not affect the visual relationship of numbers 16, 18 and 20.
3. The Conservation Area appraisal and the observations by the LPA note that 16, 18 and 20 Murray Road form a group. Numbers 16 and 18 and retain their terracotta ridge tiles and



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4. finials on the top of the roof gables (p.27). None of these features will be removed or affected so the value of the front elevation remains as does its position amongst the group (numbers 16, 18 and 20).
5. Furthermore, the rear elevations of numbers 18 and 20 have been substantially altered and this has not affected their grouping or contribution to the Conservation Area nor their identification as positive buildings to the area.

Form of rear roof

6. The gable ends are set back behind a flat crown roof in order to reduce the bulk of the rear extension. The fact that this is not a traditional roof design will only be visible from the side elevations or from above. The side elevations are not visible from the public domain.
7. The flat section of the current roof will be significantly smaller than the current existing one which is incongruous with the rest of the property. The new proposed roof will make the rear elevation look more symmetrical and will make the overall roof appearance more traditional than it currently is.
8. In order to mitigate perceived incongruity with the character of the Conservation Area, further revisions to the roof design to make it more aligned with traditional construction may be undertaken.

Visibility of rear extension

9. The proposed rear extension will be slightly visible from neighbouring number 18. The Conservation Area focusses on the views from the streets, in this case Murray Road. The extension will only be visible from the rear and therefore not in the public domain.
10. Number 18 currently has a larger footprint than the existing number 16, as does number 14. The proposed plans may increase the footprint of number 16 so that it is larger than both number 14 and 18. This increase in size is judged not be unsympathetic to the neighbouring buildings.
11. In order to reduce the visible impact of the rear extension some further trees could be planted along both boundaries to limit visibility. Murray Road is noted in the Conservation Area appraisal for the presence of shrubs and trees along the property boundaries and the views of these trees that exist between the properties.
12. The extension to the rear of number 18 is substantial and it is not in keeping with the traditional architecture of the street. While the proposed extension may be substantial its style and finishing will be more in keeping with the architecture of the building as a whole.



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13. The protected views of the Conservation Area are north and south along Murray Road and north-east towards the railway station past the synagogue. Views in between the houses are incidental and not protected.

Floor plan

14. The LPA contends that the rear right hand room with bay window will be removed by the proposed extension. It will be removed by virtue of the fact that the extension is being demolished and replaced. This room is not original to the building as it is part of the later flat roof extension. The new room is not being sub-divided or joined with the front room to form an open plan style so it will remain as a principle room.

A further amendment to the proposed plans could be made to suggest the retaining of bay windows.

15. The left hand room at the rear on the ground floor is not being partitioned, this part of the building is being demolished to be replaced by the new extension. This will create two rooms and a portion of the hallway. Previously it encompassed a store, W.C and two small rooms. This change in layout is not substantial nor does it affect the flow inside the property.
16. The attic floor plan is not being entirely erased. It is being altered in line with the proposed rear extension. The rooms to the front elevation will remain in place, though their size changes slightly. The rooms to the rear are part of the new proposed extension.

Residential character

17. A section of the ground floor was converted into a veterinary surgery in 1983 and this area again was converted into a tuition room in 1998. The residence has already undergone various changes of use.
18. The proposed development will still retain an element of domestic use as the second floor will be Nos 2 domestic flats. Many of the houses on Murray Road have been converted and subdivided into flats.
19. The residential nature of Murray Road has already changed, including that of number 16. The introduction of a nursery will provide public benefit to the residential area.

Conclusion

20. Number 16 is not a locally listed building. It is identified as making a positive impact to the Conservation Area as are most of the other houses on Murray Road. Numbers 16, 18 and 20 form a group due to their street elevations though all have undergone some changes over



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21. the years. Their importance and contribution to the character of the Conservation Area is centred on their street elevations, not their rear elevations, all of which have seen redevelopment.
22. The proposed development will not affect the street elevation which is the one to be preserved. If there is a change in roof height, it is of the opinion that this is so small it will be imperceptible.
23. Internal changes to floor layouts are not considered within the Conservation Area appraisal.
24. The LPA objects to the rear roof design and possible visibility from the neighbouring sides. Adverse visual impact could be mitigated by further design alterations and the planting of new boundary trees.

Given the above views with response to the Conservation Officer's observations, it is therefore suggested that the LPA requests further amendments to the proposal instead of an outright refusal.

I trust this is helpful at this stage.

Yours sincerely,

Samuel Abelman MSc IHBC, Lead Consultant Built Heritage MOLA Developer Services