

Heritage Note

This covering note explores the potential impact on the setting of heritage assets of a proposal for development at 98 Manor Way, Ruislip.

It involves the conversion of a garage to habitable accommodation, part first floor side and part two storey rear extension. This results in a form of development which could, by virtue of its proposed plan form, give rise to an impact upon the Manor Way Conservation Area.

The heritage impact has been written to reflect the planning requirements where developments proposals may impact upon heritage assets and has been prepared based upon current and existing planning legislation and guidance.

There are no statutory listed buildings within the immediate vicinity of the proposed which would directly be affected by the development. The basis of this report is to assess impact upon the setting and character of the Manor Way Conservation Area only, otherwise referred to as the heritage asset.

Having regard to the context of the NPPF and local development guidance, it is generally accepted that conservation is about managing sustainable change and that every reasonable effort should be made to avoid, eliminate or minimise adverse impacts on significant places.

In accordance with planning policy, however, it may be necessary to balance the public benefit of any proposed changes against the harm to the place. In this regard, an overall assessment on setting has been made balancing any public benefits and dis-benefits within a summary and conclusion. The heritage asset to which this report relates to is the Manor Way Conservation area.

The conservation area forms part of the Metroland development which formed part of Kings College, Cambridge's plans for a garden suburb in North London. To reflect Soutar's aspirations for the area, buildings were developed to a specific architectural style with a palette of materials.

Under application 74017/APP/2019/3897 (100 Manor Way) the case officer stated that the building formed part of a group of 3 dwellings designed and constructed to the same design. (96,98 and 100). The properties are identified by their steep cat-slide roofs with small dormer windows and projecting gables to the front. The three properties are identified to contribute to the setting of the area owing to these key features as well as their double canted bay window features, none of which are proposed to be lost as part of the current proposal.

Given the size and location of the development site, it is clear that the proposed development is unlikely to directly impact upon the setting of the adjacent heritage assets, in particular the character and setting of the conservation area and must therefore embrace all of its surroundings, in particular the immediate area from which it can be experienced.

The proposed rear extensions have been designed to mimic that which was approved at No.100 Manor Way which officers considered to be subservient to the main house and would not detract from the key features of the dwelling, notably its cat slide roof, bay windows or front dormer.

Concern was raised by Heritage officers in relation to the first-floor side extension proposed at 100 Manor Way. However, planning officers took the position that owing to the set-back of the first floor, its modest width and depth with a subservient roof it would overcome previous concerns raised by officers. The current proposal maintains around 1.2m from the flank wall of No.100 Manor Way which would maintain views between and beyond the dwelling, which is considered an important feature of the setting.

Mindful of the above, it is considered that the proposals would not result in any greater, substantial or less than substantial impact upon the character or setting of the conservation area.