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# Heritage Statement

Ainscough Crane Hire, Hayes, Hillingdon

May 2023

## **Heritage Statement**

### **Ainscough Crane Hire, Hayes, Hillingdon**

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## 1.0 INTRODUCTION

### Purpose and Scope

1.1 Barton Willmore, now Stantec has been instructed by Wrenbridge to prepare a Heritage Statement to accompany the submission for the demolition of existing structures and redevelopment for Use Classes E(g)(iii), B2 and B8 (applied flexibly) including hard and soft landscaping, servicing and associated works on land known as Ainscough Crane Hire Site, 84 Swallowfield Way, Hayes, London ("the Site").

1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this Statement.

1.3 This purpose is achieved through the following objectives:

- Identify the presence of any known designated heritage assets that may be affected by the proposals.
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival.
- Determine the contribution that setting makes to the significance of any sensitive (i.e., designated) heritage assets.
- Assess the likely impacts upon the significance of the assets arising from the Proposed Development (on how designated and non-designated heritage assets are understood and experienced through changes to their setting).

### Methodology

1.4 This Statement will set out a brief history of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposed development. It will go on to consider the residual impacts of the proposed development within the legislative and planning policy context.

1.5 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and

historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Making in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.6 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017). These stages are:

- **Step 1:** asset identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2:** assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3:** assess change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- **Step 4:** mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).
- **Step 5:** reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

1.7 To determine the historic environment potential of the Site, a broad range of standard documentary and cartographic were examined to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within the Site or within close proximity to the redline boundary. An online search of the HER

has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.

- 1.8 This Statement has been informed by desk-top research and a site visit, carried out in September 2022. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the study area, for the purposes of scoping heritage assets, as per Historic England setting guidance, and for the settings assessment itself.
- 1.9 This Statement focuses on the heritage significance of above ground-built heritage assets. It does not consider the known or unknown archaeological potential of the Site.

### **Legislative and Policy Framework**

- 1.10 A Summary of the legislative and policy framework is set out below. Full details are provided in **Appendix 2**.

#### *Legislation*

- 1.11 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Key sections are reproduced in full below:

**"S.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."**

- 1.12 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

### ***National Planning Policy Framework***

- 1.13 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.14 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

### ***Local Planning Policy***

#### *London Plan (2021)*

- 1.15 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Chapter 7 Heritage and Culture is relevant to the Site, particularly Policy HC1: Heritage conservation and growth which states the importance of preserving London's heritage.

#### *The Hillingdon Local Plan (2012 and 2020)*

- 1.16 The Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) has two key policies relating to Heritage, these are Strategic Objectives 1 and Policy HE1: Heritage.
- 1.17 Strategic Objective 1 focuses on conserving and enhancing borough's heritage and their settings by ensuring new development is of high-quality design and takes into account the significance of the heritage asset. Policy HE1 states that the council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.
- 1.18 The London Borough of Hillingdon Local Plan Part 2 Development Management Policies (Adopted 2020) has several relevant policies: Policy DMHB 1: Heritage Assets and Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes. Policy DMHB 1: Heritage Assets states that the Council will expect development proposals to avoid harm to the historic environment and details in which cases development that has an effect on heritage assets will be supported. Policy DMHB 8: Registered Historic Parks, Gardens and

Landscapes similarly focuses on the impact of development on Historic Parks, Gardens and Landscapes with a priority of focussing on its significance, in addition to its special character, environmental quality, important views and vistas and long-term management.

### **Consultation**

- 1.19 Pre-Application discussions have been held with Local Planning Authority Hillingdon, London (ref: 63099/PRC/2023/14). The consultation responses have been taken into account by the design team in developing the proposals. These are detailed in the Planning Statement, Design and Access Statement which is submitted as part of the planning application. In relation to Heritage, the response noted that whilst the proposed built form will be seen within the context of the surrounding business park, it will need to be demonstrated that it will not appear incongruous within the setting of the registered park and garden.

## 2.0 SITE ANALYSIS

### History of the Site / Map Regression

2.1 The Ordnance Survey Map published 1900 depicts the Site and surrounding area with a distinctly industrial character. The Site itself is shown to have a 'Brick Field' and 'Tramway' running to the east. The Grand Junction Canal (now Grand Union Canal) is depicted to the north of the Site with the Great Western Railway running to the south. There are additional industrial features throughout the surrounding area including a 'Smithy', 'Gravel pit' and further brick fields. This indicates the strong industrial nature of the area at the time.



Figure 1 Buckinghamshire Ordnance Survey Map, published 1900.

2.2 The area was further industrialised throughout the 20<sup>th</sup> century with the formation of the various business parks within the area. The changing nature of industry in this period saw the creation of large scale built form to reflect this.

### Heritage Designations

2.3 Heritage assets may comprise below and above ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

2.4 Heritage assets may comprise below and above ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. They include both designated heritage assets (such as listed buildings, conservation areas) and non-designated heritage assets identified by the local planning authority (including local listing).

### ***Designated Heritage Assets***

2.5 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.

2.6 A desk-top review of the Site and its environs identified no assets within the Site itself and one designated heritage asset within the 750m study area.

2.7 The designated heritage assets listed below have therefore been identified as having the potential to be affected by the proposed development. Details of the designation entries are provided in full at **Appendix 1**.

- Stockley Park: Business Park Phases I and II, and country park and golf course—Grade II Registered Park and Garden

### ***Non-designated Heritage Assets***

2.8 Hillingdon Council have an adopted list of Locally Listed Buildings. Buildings and structures included on the Local List are considered to be 'non-designated heritage assets' as defined in the PPG. The Locally Listed Buildings within close proximity to the Site are those included within the Stockley Park boundary and will therefore be assessed as a whole.

2.9 An online search of the Greater London Historic Environment Record (HER) identified several entries within 500m of the Site. Most of these relate to findspots and sites of former buildings and settlements which will be covered in the accompanying Archaeological Desk Based Assessment. The two remaining entries are Dawley Road and Rigby Lane bridges. Given their location within the existing industrial built form it is not considered that these will be impacted by the proposed development and they have therefore not been assessed as part of this application.

### **3.0 STATEMENT OF SIGNIFICANCE**

3.1 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2021) (NPPF) as:

**"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."**

3.2 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).<sup>1</sup>

3.3 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

**"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 may be neutral."**

3.4 Setting is the way in which the asset is understood (i.e., evidential, and historical interests) and experienced (aesthetic and communal values). It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects). Guidance produced by Historic England (GPA3, The Setting of Heritage Assets, 2017).

3.5 The heritage interests of the assets identified in Section 2 are considered below:

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<sup>1</sup> Paragraph: 006 Reference ID: 18a-006-20190723

***Stockley Park: Business Park Phases I and II, and country park and golf course—Grade II Registered Park and Garden***

3.6 Stockley Park was listed in 2020 and dates to the 1980s when it was first established as a business park, golf course and public park. The masterplan for the Site was developed in 1984 and work on the first phase of 36ha began in April 1985; the first buildings opened in 1986 and the site was opened by the Prince of Wales in June that year. The main elements of landscaping were completed by 1993 as part of the later phase. Phase II is of 9.92 ha and was added between 1990 and 1998.

3.7 There is high historic interest in the registered park and garden as a result of the creative reuse of a contaminated land forming the site and its pioneering design as one of the early business parks established in England. There are high levels of design interest in the asset as a result of its innovative design created through a collaboration between several prominent 20<sup>th</sup> century designers, engineers and landscape architects including engineers Arup Associates, landscape architects Ede Griffiths Partnership, horticulturist Charles Funke and Florida-based specialist 'golf architect' Marshall Victor. There is further interest in the park through its historic connections to the team of designers detailed above. The design interest also stems from the careful consideration of design principles creating a contrast between naturalistic and geometric forms of golf course and public park within a business park environment. The consistent use of design parameters within the park is such that the business park and landscape have a unified and well-designed appearance, despite modifications being made to some of the buildings. Furthermore, the park is also well-preserved and maintained, serving to increase its historical and design importance.

*Setting*

3.8 Stockley Park covers a large area incorporating a public park, golf club and business park. The Grand Union Canal and railway line run to the south of the boundary creating a definitive edge of the park. The area to the north of the registered park is largely characterised by residential built form. The area to the south of the park is defined by light industrial development and a continuation of the business park use; some of these buildings are of scale. There are elements of green open space connecting to the boundary of the business park such as Lake Farm Country Park and Hale Field Park, continuing the landscape principles into the surrounding development.

3.9 The Site is located to the south of the park, beyond the railway and canal. As set out above, this area is characterised by industrial built form. In its current form, the Site has

only small-scale elements of built form through temporary structure and retains the industrial character through its use for crane storage. As a result of the separation distance, intervening built form and topography between the asset and the Site, there are limited intervening views. From the Site, the buildings of height within the business park are visible in the background of the streetscene. The Site simply forms part of the surrounding industrial townscape typical in this area and therefore provides a limited contribution to the setting and thereby significance of Stockley Park.



*Figure 2 View from the Site looking towards Stockley Park.*



*Figure 3 View from within Stockley Park (junction with Roundwood Avenue) looking towards the Site.*

## 4.0 IMPACT ASSESSMENT & CONCLUSIONS

### Introduction

- 4.1 The management and mitigation of change to the historic environment resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF Section 16).
- 4.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 4.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.
- 4.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

### Impact Assessment

- 4.5 The development proposals are set out in the accompanying Planning Statement, Design and Access Statement and drawing pack. The Development does not include any direct works to the Registered Park and Garden and as such, there are no direct impacts as a result of the development. Any impacts would be limited to impacts on the setting of the registered park and garden.
- 4.6 The Site is considered to form part of the wider industrial surroundings of Stockley Park. The proposals will see the introduction of built form on the Site comprising an industrial building with an eaves height of 12.5m and ridge height of 15.7m. This height is comparable to surrounding built form and is therefore considered to be contextually appropriate. Whilst it will largely be screened by trees, the built form may be visible in glimpsed views from within the registered park and garden given its height. Nevertheless, it will be seen within the context of the surrounding business park and industrial area such that it will not appear incongruent within this existing context and setting of the registered park and garden.

4.7 Careful consideration has been given to the design and materials of the proposed built form to ensure it is successfully integrated into the surrounding context of Stockley Park. The design is typical of other industrial buildings within the local context and emphasis has been placed on creating active frontages to the front of the plot. The material palette is high quality with a contemporary finish, using curtain wall glazing and metal cladding. A combination of tones and textures has been used to create visual interest in the elevations. A monochromatic palette has been chosen to work successfully with the surrounding built form and have a timeless appearance. The design and materials will help to successfully integrate the proposed built form into the setting of the registered park and garden and as such, where the building may be visible in views from the park itself, it will be seen as part of the wider industrial character of the surrounding area.

4.8 In addition, the planting and area of greenspace to the north of the Site will also be retained and enhanced. This will aid in softening views, assisting in mitigating any perceived impact on the visibility of the proposed structure.

### **Conclusions**

4.9 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.

4.10 As set out above, the significance of Stockley Business Park is primarily derived from its well-preserved character as a 1980-90s business park. Currently the Site forms part of the industrial townscape surrounding the park. The proposed built form will continue to create and enhance this character and the structures will be successfully integrated into this setting through a careful consideration of scale, design, materials and landscaping.

4.11 For these reasons, the proposals are considered to result in no harm to the setting and thereby setting of Stockley Park, subject to detailed design, and landscaping. As such, they will accord with Policies HE1: Heritage, Policy DMHB 1: Heritage Assets and Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes of the Hillingdon Local Plan, Policy HC1: Heritage conservation and growth of the London Plan and Chapter 16 of the NPPF.

# **APPENDIX 1**

## **Designation/HER Records**

# Stockley Park: Business park Phases I and II, and country park and golf course

## Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: **1466074**

Date first listed: 18-Aug-2020

Location Description: to the east and west of Stockley Road, Uxbridge, Hillingdon

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

### [Understanding registered parks and gardens](#)

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

### [Corrections and minor amendments](#) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Hillingdon (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ0791680469

## Summary

A pioneering suburban business park, established to a master plan of 1984 by Arup Associates, led by Michael Lowe, and mainly developed from 1985 to 1993, with landscape architects Ede Griffiths Partnership, headed by Bernard Ede. The team included horticulturist Charles Funke. The design of course and public park was developed from 1984 to 1992 by Ede Griffiths Partnership, along with Marshall Victor of Robert Trent-Jones Senior, a Florida-based specialist 'golf architect'. Work on the first phase of 36ha began in April 1985; the first buildings opened in 1986 and the site was opened by the Prince of Wales in June that year. The main elements of the landscaping of the later phases were completed by 1993. Phase II is of 9.92 ha, and was added between 1990 and 1998.

## Reasons for Designation

Stockley Park, including the business park Phase I and II, golf course and public park, Hillingdon, Greater London is registered at Grade II for the following principal reasons:

Historic interest:

- \* first established in the mid-1980s, it was a pioneering design from the early phase of business park development in England;
- \* a skilled reuse of highly contaminated land.

Design interest:

- \* an important collaboration between several prominent late-C20 designers, engineers and landscape architects to create a business park in which design quality was a paramount selling feature;
- \* an award-winning design which continues to be held in high regard;
- \* the overall site has a fully integrated design with the cellular business park contrasting well with the naturalistic and geometric forms of golf course and public park.

Survival:

- \* carefully established and consistent design parameters have made for a unified and consistent landscape and, despite the redevelopment of some buildings and modifications to their immediate landscape context, overall the original design is well-preserved and maintained.

## History

The site of Stockley Park was historically Dawley Park, a house and landscape created by Lord Ossulston for which an engraving by Kip of 1707 survives, but only a fragment of wall on its eastern boundary survived its transformation into a farm, brick pit and gravel workings. The new name comes from C19 brickworks on the south side of the Grand Union Canal. From about 1912, the gravel workings on the actual site to the north of the canal were infilled by tipping, for which the canal gave easy access for waste from London. This site passed to the London Borough of Hillingdon after 1965, whose attempts at restoration were frustrated by overgrazing by horses. In the Central Hillingdon Local Plan the borough identified the potential value of open land amid its semi-suburban settlements, envisaging linking the little towns by 'environmental corridors' containing footpaths and bridleways. When tipping stopped in 1984 the site was topped with London clay.

By this time developers were becoming interested in the site because of its proximity to Heathrow Airport and the growth of office building nearby. The first to establish an interest, in 1981, was Peter Jones, who approached the

borough with a scheme for a golf course, public park and science park. Michael Aukett Associates provided feasibility studies and an initial plan, but after a dispute with Jones declined to compete for the job of designing the scheme. LB Hillingdon and Jones's company, Trust Securities Holdings PLC, financed by USS pension fund and advised by RIBA president Owen Luder, held a limited competition between 27 practices, subsequently shortlisted to six who made detailed submissions, from which it appointed Duffy Eley Giffone Worthington (DEGW) in 1983. The northern part of the site was identified for a golf course, with a new north-south road through the site – the Yiewsley by-pass, now Stockley Road, completed in 1988. The main part of the business park was on the south-east part of the site, with buildings arranged broadly symmetrically around a 'U'-shaped road backing on to the Grand Union Canal. A smaller group of office buildings was planned to the west of Stockley Road, again adjoining the canal. Research by DEGW led by John Worthington established that the area particularly suited international technology companies who wanted flexible buildings that combined offices, research and product assembly in one unit.

Trust Securities ran into financial trouble and in January 1984 were taken over by Stuart Lipton of Stanhope Securities, who created a new company, Stockley PLC, to develop the site. Lipton had made his reputation as the person behind Greycoats' innovative building programme in the City, and was just beginning to develop Broadgate with Peter Foggo of Arup Associates, whom he was also employing for a scheme at Victoria. Another development firm, Mountleigh, gained control of Stockley Park for 17 months in 1987 but Lipton organised a consortium to buy the project back in 1988. His management company retained the freeholds. Lipton remained a consultant into the 2000s, though Stanhope's share passed to the Japanese company Kajima in 1995.

On the advice of the Dutch company Grontmij, Stanhope Securities did not compact the existing fill as is usually the case, but instead removed the refuse (save from some areas of car parking) and reshaped the underlying gravel in thin layers that were compacted and rolled.

In April 1984 Arup Associates were confirmed as the architects, invited to produce most of the buildings as well as the master plan. Michael Lowe was the team leader of Arup Associates Group 6 and directly appointed by Stuart Lipton to be responsible for developing the Stockley Park master plan. Lowe was invited to join Arup Associates in 1978 by senior partner Philip Dowson. His previous work included being appointed in 1968 by the Anglo-American Corporation to design Marina da Gama a major waterfront residential and golf course development around a lagoon off False Bay, Cape Town. Lowe took many key design concepts from this project to his work at Stockley Park. Lowe was assisted in the master plan of Stockley Park by his Arup colleagues including James Burland and Graeme Smart.

Arup Associates led a multi-disciplinary team including engineers Ove Arup & Partners, landscape architects Ede Griffiths Partnership reclamation consultant Dutch company Grontmij, Robert Trent-Jones and planting consultant Charles Funke. This multi-disciplinary team was key to solving such a complex problem in a very short timescale.

An outline planning application was approved in November, with additional funding from the Universities Superannuation Scheme, while Arup Associates produced a master plan from 1984 to 1985. It established a loop of roads around a string of settling lakes, with to the north a central amenities building and beyond it an eighteen-hole golf course crossed by public paths.

About five million tonnes of refuse and 1.5 million tonnes of clay and gravel were shifted between 1985 and 1986, creating a landscape of hills and swales for the golf course on the northern part of Stockley Park. A complex system of clay buffers and drainage pipes diverted polluted groundwater from the site so that it can be properly treated, and methane produced on the site is collected and burned off. Gravel from the golf course was used to fill holes in the business park. David Gordon, a civil engineer with Arup Associates, evolved the whole land reclamation strategy for the park and closely with Grontmij. The poorest of the capping material was mixed with landfill to create a 750mm transition layer, which was topped with the better clay capping mixed with sludge cake to give a more fertile layer of 600mm. The result was a carefully constructed zone three metres deep through which methane passively vents over the whole area at a steadily diminishing rate, allowing a greater depth of oxygenation below the depth of future root penetration. More earthworms were introduced in 2018 to break up the compacted soil. Underneath, Ove Arup & Partners created a complex draining network that controls the contaminated leachate from the landfill, including an underground wall on the north side of the site. When work began in April 1985 it was the largest single civil engineering contract involving landfill transfer in Europe.

Within the business park to the south, DEGW had established the need for buildings that combined facilities for research, product assembly, marketing and consumer services under one roof, mainly for computer and high-tech industries. LB Hillingdon approved, discouraging large-scale office use because it worried at the amount of commuter traffic, though there are now regular bus services. Arup Associates studied business parks in the United States, then produced a crisp, standard design for buildings that were flexible for this mixed office and laboratory use (differing only from normal office suites in having a rather higher ground floor), with a few sites given over to more elaborate bespoke structures, including signature buildings by Norman Foster, Troughton McAslan, Ian Ritchie and Geoffrey Darke that provide a contrast. The park attracted many Japanese and American companies, originally including Toshiba, Fujitsu, Apple Computers and Dow Chemicals. Prince Charles opened the first buildings by Arup Associates, those nearest the site of the future amenities building, in June 1986 and the first phase was largely completed in 1989 to 1990. This included The Arena, containing shops, a public house and a gym, with the golf club house, built in 1987 to 1988, served by an area of car parking.

The main elements of the landscaping of the later phases, including the ponds and lakes, were completed by 1993.

Arup Associates added The Square to the east as Phase II between 1990 and 1998. It comprises five larger purely office buildings arranged symmetrically around a central rectangular strip, the first completed in 1993. It continues the landscaping principles of the Phase I.

Space for a third phase was reserved to the west and a line of settling ponds were laid out along Iron Bridge Road in 1992. The rest of the third phase was planned in 2000 and begun in 2009, planned by Arup Associates as a group of offices and amenity buildings surrounded by landscaping; the planning and landscaping is rather different from that of the earlier phases.

The design of Stockley Park was recognised with several design awards, including the Civic Trust Award (1989), and the Landscape Institute for Design (1996).

Early in his career, landscape architect Bernard Ede worked with Peter Swann, Architect and Landscape Architect, in developing the 50-year China Clay Area Development Plan in his native Cornwall. Ede later became landscape planning group leader for the new city of Milton Keynes before establishing his own practice in Warminster. During the design of Stockley Park, Bernard Ede worked with other members of his practice, Ede Griffiths Partnership, including his partner Roger Griffiths, and associates Christopher Eason, Peter Chmiel and David Coomes (site representative).

Horticulturist & planting consultant Charles Funke worked for planting company Craigwell House Nurseries and Flower House International before forming his own practice in the mid-1970s. He developed an understanding of microclimates of poor soils, and also worked with Arup Associates (led by Peter Foggo) and James Russell in 1974 to 1976 on Gateway (now Mountbatten) House at Basingstoke, which included a rooftop garden, (listed and registered Grade II).

## Details

A pioneering suburban business park, established to a master plan of 1984 by Arup Associates, led by Michael Lowe, and mainly developed from 1985 to 1993, with Ede Griffiths Partnership Landscape Architects, headed by Bernard Ede. The team included horticulturist Charles Funke. The design of course and public park was developed from 1984 to 1992 by Ede Griffiths Partnership, along with Marshall Victor of Robert Trent-Jones Senior, a Florida-based specialist 'golf architect'. Work on the first phase of 36ha began in April 1985; the first buildings opened in 1986 and the site was opened by the Prince of Wales in June that year. The main elements of the landscaping of the later phases were completed by 1993. Phase II is of 9.92 ha, and was added between 1990 and 1998.

### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

The site is part of the London green belt, flat land lying between West Drayton and Hayes on the boundary of Greater

London due north of Harlington and Heathrow Airport. Immediately to the south of the business park is the Grand Union Canal. To the north is the Stockley Park Golf Course and public park which was integral to the development of the business centre. The dual carriageway of Stockley Road, which serves the M4 motorway between it and Heathrow was created between 1985 and 1988 and divides the site into two unequal halves.

The total site of the original tip was 131.5ha, of which 37.26ha was the original business park, extended by 9.67ha to the east. An additional 9.92ha added to the east with a higher plot ratio of offices makes 56.85ha in 2019. 6ha were identified as public open space in 1984. The rest became a 98ha, 6,750 yard, 72-par championship municipal golf course, with parkland area, playing fields and horse-riding facilities.

## VIEWS

There are no views out of the business park, which is turned inwards to limit the effect of the new by-pass, Stockley Road. Views within the business park are concentrated round the lakes as growing planting obscures the buildings from many of the roads. There are limited views of the buildings from the golf club to the north. The golf course has an undulating landscape and includes high points which have expansive views out to the surrounding landscape, there is also a bridge which connects the east and west side of the golf course which has expansive views to the north and south.

## ENTRANCES AND APPROACHES

The main business park is entered off a roundabout from Stockley Road (A408 between Heathrow and Uxbridge), leading to Bennetsfield Road and this is the main access route. The smaller part to the west is entered via Horton Road and a secondary roundabout down Iron Bridge Road. The golf course and public park has an access road off Colham Roundabout which leads to a car park; the park is also entered via various footpaths and bridleways including a pedestrian entrance at the junction of Gould's Green and Harlington Road and from a car park near Chestnut Avenue.

## BUILDINGS

At the northern point of the site is The Arena, a bastion-like building containing a gym, public house (not currently in use), bank and shops set around a circle behind the largely blind façade to the water. It was built by Arup Associates in buff concrete blockwork from 1988 to 1989, with the involvement of leading designers David Thomas and Peter Foggo. On the north side of The Arena building, a hotel is currently under construction on site after obtaining planning permission in January 2018. To the north is the golf club house in similar blockwork, 1992. In all, Arup Associates designed 13 buildings in Phase I of Stockley Park, including the golf club house.

The office buildings within Phase I are contemporary with the landscape, though a few are starting to be remodelled. In the first phase, 1,500,000 square ft of business space was built on the 36 acres with 4,500 car parking spaces. Arup Associates (job architects Michael Lowe and Richard Noble of Group 3) designed a standard two-storey pavilion (the so-called B1, like its use-class order) with classic proportions to a common grid and crisp detailing, each providing twin units that could be subdivided in several ways off a central service spine. The 18m depth allowed good levels of natural light and awareness of the surroundings, and a high level of servicing met the stringent requirements for computers in the 1980s. The buildings were constructed on steel frames with prefabricated cladding and pitched roofs to hide mechanical plant; even the building services were assembled in a module off site, tested and craned into position. The management of the contracts was also designed for speed: Arup Associates had pioneered the involvement of contractors in the design process at its Horizon Factory, Nottingham, from 1969 to 1972, but at Stockley Park the developers also took an active involvement in the contracts. The shell and service core of a building was erected in 26 weeks for £480/m<sup>2</sup>, compared with £540 for 590/m<sup>2</sup> for conventional buildings in the area. 2 Roundwood Avenue was a larger variant for the American toymakers Hasbro, designed by Arup Associates and built from 1987 to 1988. 4 Roundwood Avenue was remodelled by ESA from 2016 to 2018, the most significant building alteration on the site. Other buildings were created at the south of the site by private architects, but repeating many of the ingredients established by Arup Associates. These are by Ian Ritchie and Foster Associates, 4 and 5 Longwall Road (notable for its 'Y'-framed structure), respectively built from 1988 to 1990 and 1987 to 1989; Geoffrey Darke Associates

at 1 Furzebrook Way, 1988 to 1989, stone clad; and Troughton McAslan at 2 and 4 Furzebrook Way, built from 1988 to 1991 (built for Apple, in two phases with a curved roof). The three buildings west of Stockley Road were designed by Skidmore, Owings and Merrill (SOM) to a similar pattern to Arup Associates' blocks.

Phase II, The Square, lying to the east of Furzebrook Way, contains six larger and more individual buildings by Arup Associates (notably 2, 3, 4 and 8 The Square from 1996 to 1999), with James Burford as senior architect, using a variety of styles and shapes around a central square or round core, all with distinctive double skins for energy efficiency. Eric Parry designed 1 The Square using the old long atrium plan from 1990 to 1991.

## SCULPTURE

There are several sculptures located within the business park.

At the junction of Longwalk Road and Furzeground Way near Lots Lake, is Osirisisis, sculpted white Diorite marble from Egypt; Stephen Cox was commissioned in 1990 by the Stockley Park Consortium, and the sculpture was unveiled in September 1991.

Outside 1 Furzeground Way is Lot's Wife, a stone sculpture; the date and designer is unknown.

Outside 3 Roundwood Avenue is In the Garden II, sculpted from Bath stone in 1983 by Peter Randall-Page.

Outside the GlaxoSmithKline building on Iron Bridge Road is a large unidentified figure holding a sword; the date and designer of this sculpture is unknown.

## BUSINESS PARK

The removal of the spoil left a bare site stripped to its subsoil for the business park. All the landscaping is new, therefore, and Philip Dowson, one of the founding partners of Arup Associates, took his colleagues and Bernard Ede to study French classical landscape design with its emphasis on clipped hedges or chamilles, a nod to the landscape at Dawley Park as illustrated in 1707. The remaining gravel was rolled and landscaped.

The first and principal phase has a structure comprising two green valleys – one broad and one narrow – each containing a necklace of lakes. They run from a large catchment lake to the north to a slightly smaller sheet of water (Lots Lake) at the southern end of the site alongside the Grand Union Canal. The resulting rectangle defines the core of the business park. Gravel from the eastern part of the site and the golf course area was used to line the lakes as well as to create level building plots for the buildings. Small waterfalls denote changes in level between the lakes and to provide movement, with standardised wooden boardwalks and bridges providing access, while the water course and surrounding banks are extensively planted, mainly with shrubs but with some predominately yellow flowers in and around the water. Around this the main road forms a loop, with prime views facing the landscape and car parking to the rear. The main road to the west is Longwalk Road, leading to Furzeground Way to the south, and Roundwood Avenue to the east, where there is car parking on both sides and single-aspect offices to the east. The largest offices are on the south side of this loop. The roads are formed of brick pavements. The loops of lake, roads and footpaths (see below) contrast with the rectilinear buildings and car parking.

More formal landscape elements and axial devices are used around and between buildings and to create courts screened by hornbeam hedges to conceal car parking (all at grade) in large garden rooms overladen by canopies of whitebeam trees in the centre of the larger parking areas. More hornbeam line the entrances to each building plot. Yew hedges conceal service areas, with flowers confined to areas in and around the water, and the tenants' own planting around the larger buildings. Avenues of paired clipped lime trees line pedestrian routes through the site, with clumps of plane trees to provide a focus at the south of Roundwood Avenue. Lower shrubs such as cotoneaster and juniper line the paths. Thick screens of native trees screen the Yiewsley by-pass and the Grand Union Canal. The designers made extensive use of planting mature trees after the garden festivals, which saw cultural regeneration of large areas of derelict land in Britain's industrial districts during the 1980s and early 1990s, had pioneered new methods.

The largest catchment lake is to the north of the site, which serves The Arena. The eastern side of The Arena, containing the gym, is set into a bank, cut into with turf steps in the manner utilised by Alvar Aalto at Säynätsalo Town Hall, Finland between 1949 and 1952. A path to the side rises to the golf course. To the west the car parking is set around a sunken arena that provides the road entrance to the shops and gym. Public footpaths extend from the golf course through The Arena to the business park and the canal.

At the east end of the business park is Phase II which was laid out between 1990 and 1993 as The Square, in fact a loop of road around a long, rectangular central area that includes a café and street food outlets. Only one building was erected at that time (1 The Square), but the basic planting of laurel and hornbeam bushes and lines of lime trees was established, repeating the form of Phase I, with car parking behind hedges to the rear and screens of trees as a boundary to the site. The rest of the buildings had been laid out by 1998.

To the west of Stockley Road is a smaller part of Phase I. The layout of the three office buildings by SOM repeats the same planting pattern around walkways and car parks as the eastern Phase I Business Park. This site is wholly fenced off from the public and the surrounding roads are planted with limes and red oaks.

#### PUBLIC PARK AND GOLF COURSE

The public park and golf course, created between 1985 and 1992, have a dome-like form rising from the canal to 60m which appears as an existing feature bisected by the major road; the east and west sides are linked by a bridge. It comprises 104ha of man-made hills, laid out as a 6,750 yard, 72 par championship eighteen-hole municipal golf course, with a parkland area, playing fields and horse-riding facilities. The landscape architect was Ede Griffiths Partnership, headed by Bernard Ede. The project manager for Stanhope Construction was John Cottingham, and the golf course consultant Robert Trent-Jones Senior. The rubbish from the business park site was moved and shaped into a series of mounds, while gravel from the golf course was used to fill holes in the business park.

There are public footpaths and nearly 7,000m of bridleway, and 58 bunkers. There are also several ponds and lakes located across the park, most acting as features within the golf course. The trees are far more informal than in the business park, with alders, poplar, willow, oak and ash. The west side of the park is bounded on all sides by a band of trees. The larger eastern side is bounded by a band of trees to the west, north and east, with the business park to the south.

The golf course is principally laid out over the larger east side of the park, with further holes at the southern end of the west side. In the northern part of the west side is the rest of the public park which consists of a series of largely open spaces bordered by bands of trees and linked by footpaths. Near to the Colham roundabout entrance is a circular area of trees from which footpaths radiate, including some curving tree-lined paths.

This list entry was subject to a Minor Enhancement on 18 March 2021 to amend the description.

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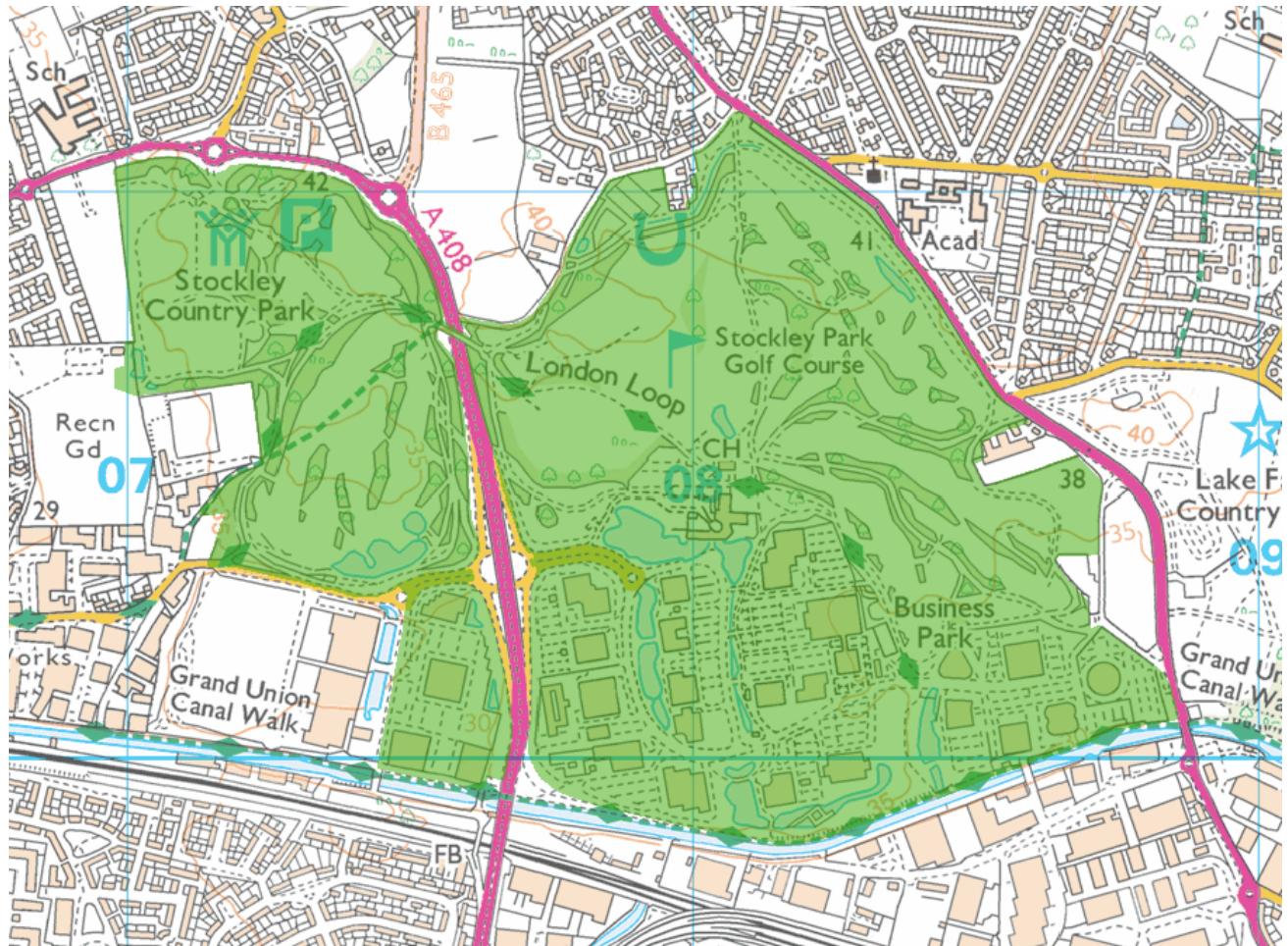
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## Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



## Map

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# **APPENDIX 2**

## **Decision-Making Framework**

## **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

Paragraph 194 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

Paragraphs 201 and 202 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 202 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 of the NPPF guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset in determining applications affecting non-designated heritage assets.

Paragraph 206 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

## **Local Planning Policy**

### ***London Plan (2021)***

The London Plan 2021 is the Spatial Development Strategy for Greater London. Chapter 7 Heritage and Culture is relevant to the Site, the following policy is most relevant:

#### ***Policy HC1: Heritage conservation and growth:***

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
  - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
  - 2) utilising the heritage significance of a site or area in the planning and design process
  - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
  - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

### ***The Hillingdon Local Plan: Part 1***

The Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) has two key policies relating to Heritage, these are set out below:

*Strategic Objectives 1: Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*

### ***Policy HE1: Heritage***

*The Council will:*

1. *Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:*
  - i. *Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;*
  - ii. *Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;*

### ***The London Borough of Hillingdon Local Plan Part 2***

The London Borough of Hillingdon Local Plan Part 2 Development Management Policies (2020) has several relevant policies:

***Policy DMHB 1: Heritage Assets***

- A. The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
  - i. it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
  - ii. 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;
  - iii. it makes a positive contribution to the local character and distinctiveness of the area;
  - iv. any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
  - v. the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
  - vi. buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
  - vii. opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.
- B. 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.
- C. 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.

***Policy DMHB 8: Registered Historic Parks, Gardens and Landscapes***

- A. Development within, or adjacent to a registered or historic park, garden or landscape, must respect its special character, environmental quality, important views and vistas.
- B. Development proposals should make provision (based on detailed research) for the restoration and long term management of the park, garden or landscape.

- C. Applications which impact detrimentally on the significance of a registered park or garden will normally be refused.