

Heritage Impact Assessment

Barber Shop
9, Ickenham Road
Ruislip
Uxbridge
HA4 7BT

7th July 2020

This report is submitted in support of a full planning application for a first floor and two storey rear extensions to provide a new (1B1P) apartment. At 9, Ickenham Road. This application is a re-submission to secure permission for an alteration to the roof form

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Executive Summary

This impact assessment was produced to support an application for a single bed flat with a hipped roof that connected to the hip of the principle shopping adjacent to which it sits. However, since the applicant secured the permission the owner of the neighbouring shop is no longer willing to allow the attachment of the proposed roof to the existing parade. This application is identical to the one allowed at appeal but now proposes a new reduced roof form.

This application is a re submission following liaison between the Council's planning officers and the agent to explore alternative roof designs. However, following the development of two options it has been agreed that a dual hipped roof behind a parapet is perhaps the most sensitive to the building and the Conservation Area. (See 7.3.3 below)

The impact assessment was carried out to understand the implications of the proposal to extend the Barbers Shop at 9 Ickenham Road, construct a first floor roof extension and a two storey replacement extension to the late 29th early C 20th shopping parade within the "Ruislip Village Conservation Area". This report will establish the relative "Value" and "Significance" of the registered asset the Conservation Area and other assets that may be in close proximity. It will understand the role of the barbers shop in the immediate historic environment and within this part of Ruislip. Having established "Value" and "Significance", the report will analyse present condition, level of preservation and the overall integrity of the asset. Once "value" and "significance" is established and the as found condition of the shop is understood the proposals will be analysed to identify any impact either, negative or indeed positive on the character of the historic asset. The impact assessment will then develop and recommend a series of design led mitigation measures that will be applied through a collaborative design process. It is considered that appropriately designed interventions will at least; deliver a null impact and preferably an enhancement of the character and architecture of the Ruislip Conservation Area.

These proposals have been developed in light of national and local historic environment planning policy, principle and practice; which posits that a "Conservation Area" designation is not intended to enable refusal of planning permission and or to prevent extension or alteration. It is applied to compel quality and rigour in design, materials and construction.

1.0 PRECEPT

1.1 Background

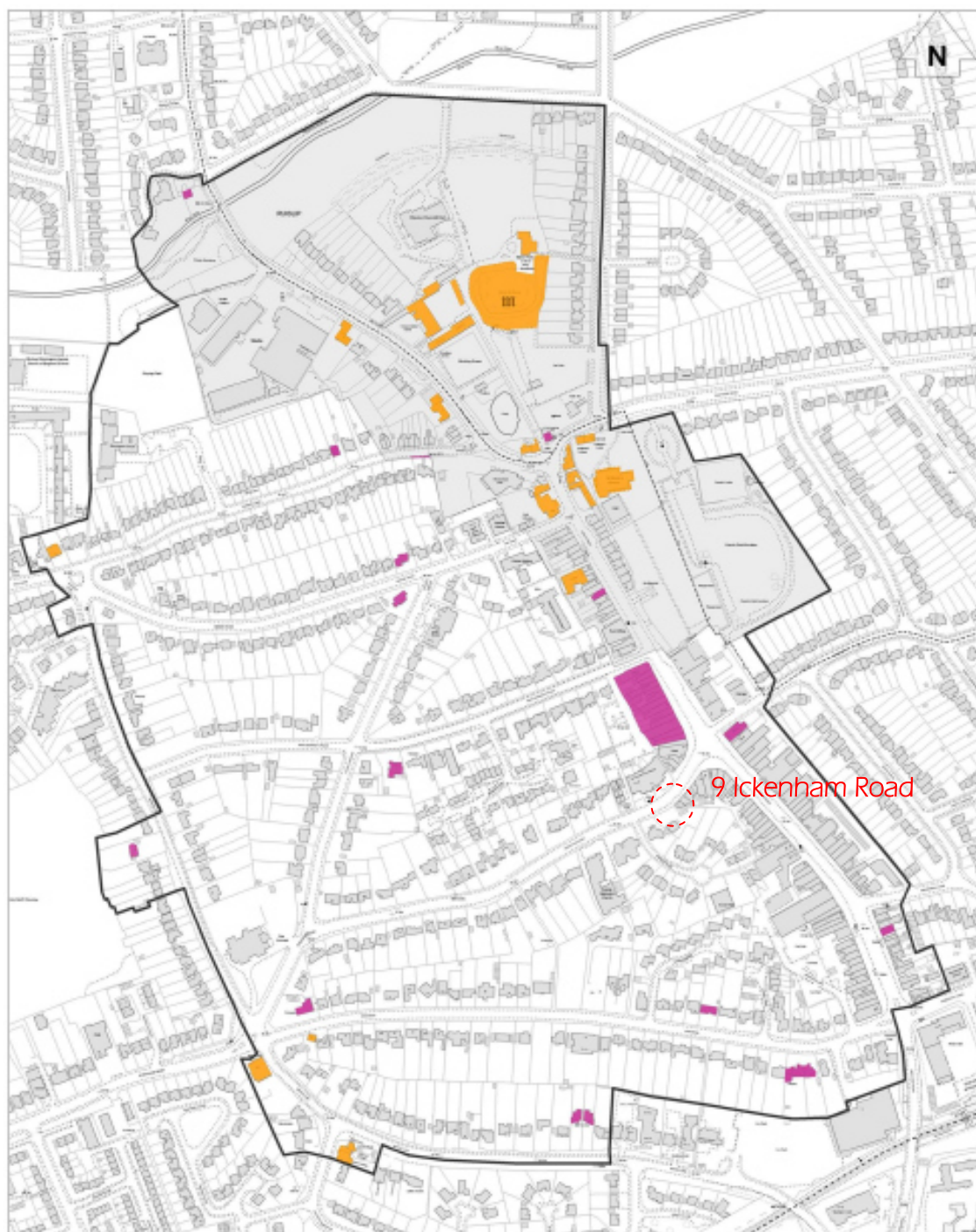
Summary

- 1.1.1 This report **was** submitted in support of a planning application for a first floor and the replacement of poorly constructed single storey rear extensions with a new single storey element over the existing single floor shop unit at 9 Ickenham Road. This application, henceforth referred to in this document as “02/20/20”, is new submission to secure an alteration to the design of the roof to ensure that all proposed development work is within the ownership red line. The new 02/02/20 proposals represent a reduction in the height and scale and massing of the approved roof form. This report is identical to the one submitted with the application eventually approved by appeal APP/R5510/W/19/3225709 and the planning and historic environment arguments remain the same. However, where appropriate comments have been added in bold. (Identical to this new text).

1.2 Site Location

- 1.2.1 The Barbers shop at number 9, sits on the South side of Ickenham road at the junction with High Street Ruislip. Its north elevation fronts onto Ickenham Road the rear is accessed via side alley. The shop is at the centre of the Ruislip Village Conservation Area





	This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. London Borough of Hillingdon 100019283 2010 <table border="0"> <tr> <td data-bbox="715 1809 890 1877">  Scheduled Ancient Monuments </td> <td data-bbox="900 1809 1123 1877">  Ruislip Village Conservation Area 1969 </td> <td data-bbox="1133 1809 1375 1877">  Ruislip Village Conservation Area (Extended) 2009 </td> </tr> <tr> <td data-bbox="715 1890 890 1937">  Listed Buildings </td> <td data-bbox="900 1890 1123 1937">  Locally Listed Buildings </td> <td></td> </tr> </table>	 Scheduled Ancient Monuments	 Ruislip Village Conservation Area 1969	 Ruislip Village Conservation Area (Extended) 2009	 Listed Buildings	 Locally Listed Buildings	
 Scheduled Ancient Monuments	 Ruislip Village Conservation Area 1969	 Ruislip Village Conservation Area (Extended) 2009					
 Listed Buildings	 Locally Listed Buildings						

1.3 Methodology

- 1.1.2 This document was structured and framed to adhere to the aims of guidance from Historic England (English Heritage), in particular *“Conservation Principles: Policies and Guidance”* 2008 and *“The Setting of Heritage Assets”* 2015. Both documents will assist in the production of coherent and most importantly, practical historic assessment that not only identifies significance and value, but applies its findings to the development of a sensitive but liveable design scheme that leads to a practical single persons home that contributes to the preservation of the character of Ruislip.
- 1.1.3 The report will deal solely with the assessment of the impact of the proposals on the heritage assets that are within proximity of 100m radius of number 9. The design rationale and other access matters will be expanded upon within the Design and Access Statement, also submitted with this application. The mitigation strategy that drives the design approach will be described in this document.
- 1.1.4 This report will endeavour to establish the “value” and “significance” of the Conservation Area and the contribution that the shop makes to this character and will rely upon the guidance in *“Understanding Place: Conservation Area Designation Appraisal and Management”* Historic England, (English Heritage) 2011. From these analytical processes, the report will also explain what measures have been taken to mitigate the balance made between the need to provide more living space in suburban centres and the need to preserve of historic character. However, as the proposals are a relatively small intervention into the environment of Ruislip Conservation Area, The National Planning Policy Framework” (NPPF), will expect that the report makes a “proportioned”, practical review of impact. The NPPF does not expect that this report will provide an in depth treatise on the historic and social history and provenance of Ruislip. In terms of proportionality, the report will not replicate the work carried out by Hillingdon council in appraising the character of the conservation area.

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

(NPPF) 2012 Para 128, P.30,

1.4 Pre-application Correspondence & Consultation

- 1.4.1 This assessment is submitted as part of a formal planning application the applicant and designers have reviewed planning policies and design guidance in the Design and Access statement. And have been guided by the reasons for refusal for a previous application for a similar development.

1.5 Aims & Objectives of the Application & the Report

Identification

- 1.5.1 Number 9 Ickenham Road Roupell Street, is within a statutorily designated Conservation Area. It is understood that although this application is for development to the rear of the building the rear elevations are important to the character of the area. This impact assessment will need to understand the implications of the proposals upon the following elements of the historic environment:

1.5.1.1 The Ruislip Village Conservation Area.

Analysis

- 1.5.2 The report will establish the importance and role of the asset above and carry out an analysis to understand their individual relative importance and individual collective value within the immediate and wider context. However, the Council has a rigorous and comprehensive Character Appraisal, so this impact assessment will rely upon its findings for significance and value and concentrate in impact and mitigation in this case

Mitigation

The impact assessment will also develop a design rational that mitigates for the intervention of a new storey and replacement rear extension to the historic asset

1.6 Site Context: General

Built Environment: General

- 1.6.1 This part of Ruislip has a broad profile of architectural styles comprising inter and post-war suburban housing. They flank both sides of Ickenham Road and many other roads in this area of early C20th residential development around the centre of Ruislip. However, the immediate locality of the site is defined by the early C20th Arts and Craft shopping parade of which the Barbers shop is a part... The area is typical of the small urban centres of Benjamin's "Metroland" throughout North West London. The shop is a single storey termination of the two/three storey shopping parade

Built Environment: Historic

- 1.6.3 The immediate context of Ickenham Road is defined by the "Arts and Crafts" shopping centre which is somewhat compromised by the much later C20th metallic shop fronts that have replaced the finely detailed original glazed frontages. The barbers Shop is inn building is in Ruislip Village Conservation Area, There are no statutorily listed or scheduled buildings or monuments in close proximity either physically or visually; so the proposals will not have an impact on a setting of an historic structure.

Built Environment: Site

- 1.6.3 9 Ickenham Road sits on a very small roughly triangular urban plot that backs onto very green and extensive garden spaces of poplars close. The north elevation fronts onto Ickenham road the side elevation face directly down the bend in Ickenham road towards Ickenham itself. The single storey building is an integral part of the shopping parade with a pitched roof and architectural detailing contiguous with the two/three storey elements of the parade.

Natural Environment

- 1.6.4 The natural environment does not have a designated status or of any special local interest. The plot to the Barbers shop is defined by a rear access alley that is completely of a hard paved finish. There are significant number of shrubs bounding the alley of the type and size expected within typical suburban garden.

Transport

- 1.6.5 The proximity of the site so close to the centre of Ruislip means that it has excellent transport links including bus stops on the high street enabling access to the rest of London. The Ruislip Underground Station is a 5 – 8 min walk, 380m from the site



View South from North side of Ickenham Road



Side: West Elevation



Rear: North Elevation

2.0 SITE DESCRIPTION & HISTORIC CONTEXT

2.1 Historic Context: Site & Buildings

- 2.1.1 The proposals have the potential to impact upon Ruislip Village Conservation Area and any work to the building will inevitably have a cumulative impact upon character either positive or negative of the Area. Poorly designed, proportioned and scaled intervention will have a negative impact. Therefore, in order to ingratiate the proposals into the Conservation Area the design of the proposals is the most important consideration.

2.2 Designated Heritage Assets: Inventory

- 2.2.1 The detailed criteria for the selection of which assets require further fuller detailed assessment are described in Section 4.1. However, this section identifies designated assets within 100m of the centre of the site which includes: (See map in Section 1.2.1). The only historic asset that may be impacted upon by any interventions as 9 Ickenham Road is the Conservation Area there are no listed buildings statutory or local, within 100m or within an established view corridor or proximity.

Ruislip Conservation Area

- 2.2.1.1 The Conservation Area is typical of the historic development of large parts of northwest London some of the older even medieval settlements have been enveloped by the suburban pre, inter and just post war housing expansions. Hillingdon Council's "Ruislip Village Conservation Area Appraisal" 2010 best describes the development and character of the registered historic asset;

"1.1 The Ruislip Village Conservation Area was designated in 1969. It was one of the first of such areas to be agreed within the London Borough of Hillingdon. It contained Manor Farm, the administrative centre of the Manor of Ruislip, St Martin's Church, the ecclesiastical centre of the Parish of Ruislip and the ancient buildings at the northern end of Ruislip High Street and the southern end of Bury Street."

"1.2 On the 14th January 2009, the conservation area, which originally included only the medieval village centre, was extended to include all of the High Street and the later residential suburbs to the west. These had been built on the Park House Estate, Withy Crofts and the meadowland belonging to the King's College Estate. The conservation area also includes the old hamlets of Great King's End and Little King's End to the west of the original village centre."

- 2.2.1.2 The Character Appraisal goes on to define the character and significance that the area possesses and that led to the initiative to designate the village centre as a statutory Conservation Area. The Appraisal describes the fundamental of the areas character and distinctiveness and its juxtaposition with C 20th suburban development:

3.2 The medieval village forms the core of the conservation area. This includes (Ruislip) Manor Farm, St. Martin's Church and the buildings immediately surrounding them. This area contains a number of early timber framed listed buildings and Locally Listed buildings. Many unlisted buildings within the area also make a positive contribution to its appearance.

2.4 The High Street lies to the immediate west and southwest of the Church and forms the commercial centre of the area. In appearance it is very much a busy and traditional high street. It mainly comprises parades of early 20th century shops of a variety of styles characteristic of the period, with interesting architectural detailing and decoration.

2.5 Beyond the High Street and the buildings of the original village centre, are residential areas. These mainly date from the 1920s and 30s and have a spacious and leafy character. They include good quality houses of varied size and design, many set on tree lined roads.

9 Ickenham Road

2.2.1.3 The Barbers Shop is a single story termination to a two/three storey shopping parade on the corner of the high street and Ickenham road. The 1897 Ordinance survey map Shows that by this time the site is not developed so the paraded was an early C20th structure, which is born out by the Arts and crafts architectural revivalist "Jacobethan" style.

3.0 PLANNING POLICY CONTEXT

3.1 National Planning Policy & Guidance: Analysis and Implications

The NPPF, is essentially a strategic document and can only really be applied to "In principle" assessment, as the proposals are relatively modest in nature and only of a small scale in less prominent part of the Conservation Area.

- 3.1.1 National planning policy with regard to the historic environment flows from the National Planning Policy Framework (NPPF) Section 12, Page 30. This section of the report will analyse the policies that are relevant to and will impact upon the proposals for number 9 from "Conserving and Enhancing the Historic Environment". The broader development planning issues relevant to the proposed development will be dealt with in the Design and Access statement also accompanying this application.

Paragraph 126, 131

3.1.2 Overall, the proposals for Number 9 Ickenham Road can be considered sustainable in historic environment terms; in that they preserve the character of the historic asset itself, the Conservation Area in which it sits.

3.1.3 It is considered that the proposals will deliver an improvement in the quality of built interventions as the later C20th existing rear single storey outshut has been significantly structurally compromised and arguably may now represent potential harm to the “significance” of the parade. The owner will also enjoy a more sustainable liveable home in that it will provide improved and larger accommodation space.

Paragraph 132

3.1.3 The proposals for the extension of the Barbers Shop should be considered proportionally in light of the intention and spirit of Paragraph 132. The design calls for a modest contextually sensitive extension to an historic building in a Conservation Area and this intervention will not lead to damage or irreversible alteration to original fabric.

Paragraph 134

3.1.4 Overall, it is considered that the proposals represent a null impact (“harm”) to the original character of the character and or the Conservation Area. The new extension will sit comfortably against the original building; it will have very simple construction design so that if required it could be removed without damage to existing fabric. The design approach is ensuring that the building is of the smallest scale possible whilst enabling practical day to day policy driven living. The proposed materiality of the new extension will be sensitive to the parade and therefore the Conservation Area. It is considered that this intervention will lead to an improvement of the value of the shopping parade and subsequently, its contribution to and the value of the Conservation Area and the locality.

3.2 The NPPF does not suggest or state that any part of the Historic environment is so sensitive that it cannot accommodate change and or development; it is clear though that any proposal should at least preserve established character and significance and therefore .

4.0 HISTORIC VALUE/SIGNIFICANCE ASSESSMENT:

4.1 Historic Value Assessment

4.1.1 Historic England (English Heritage), in its publication *“Conservation Principles: Policy and Guidance”* April 2008, (p.28 – p32.), sets out four fundamental “values” by which an historic asset can be assessed to determine its value and so its significance. This study will assess the value and significance of 9 Ickenham Road which will in turn also establish any potential for harm to the Shopping Parade and the Conservation Area. The relatively simple intervention and low perceived impact of the proposals means that this “proportional” assessment will be short and concise

The three registered historic assets identified in section 4.0 above the criteria for assessment are:

1.0	Evidential Value
2.0	Historical value
3.0	Aesthetic Value
4.0	Communal Value

Assessment: Evidential Value: Ruislip Village Conservation Area

4.1.1.1 The Barbers shop on Ickenham road is an integral part of the shopping parade that continues on around the junction onto the High Street. The Councils Character Appraisal identifies the site as being part of the Character Area 2 demonstrating a more commercial retail character and is also a part of the High street visual interest area. This establishes the evidential value

Assessment: Historic Value: Ruislip Village Conservation Area

4.1.1.2 Again the Character Appraisal fully describes the historic development of the village and the historic development of the area. The Barbers shop sits in a relatively late building for the area but at the same time the Arts and Crafts parade has an historic value over and above many of the other commercial/retail buildings in the village

Assessment: Aesthetic Value

4.1.1.3 The shopping parade at the junction of the high Street and Ickenham Road demonstrates all the architectural grace and aesthetic charm of most buildings from that period. The parade is a very important part of the Conservation Area and contributes significantly to the aesthetic value of Ruislip Village.

Assessment: Communal Value

4.1.1.4 Number 9 is an integral part of the day to day experience of Ruislip and it is the character and personality of Ruislip that attracts its residents to it and subsequently develops the esteem and value in which the community holds the areas.

4.2 Statement of Significance

4.2.2 The relative value of Ruislip Village Conservation Area is set out and reviewed in section 4.2.1 above. This information feeds into and develops this “statement of significance” which then informs the design development process and therefore leads to a rigorous strategy for intervention and mitigation.

Significance: Fabric & Evolution

4.2.2.1 The mix of historic architectural styles dates and building type contributes to the significance of the historic asset. The Conservation Area demonstrates a richer historic environment than many other Conservation areas in northwest London where the character is more consistent.

Significance: Human Value

4.2.2.2 As with all Conservation Areas the present resident cannot but help value their area as they chose to move and live there. However the area is important and a chronicle of the development of the community in Ruislip

Significance: Heritage Value & Fabric

4.2.2.3 The Heritage value of the area is evident and described fully in the Councils Character Appraisal. The diversity of style and periods of the building that comprise the Conservation Area is relatively unusual.

Significance: Relative Heritage Value

4.2.2.4 The Ruislip Conservation area is perhaps one of the most significant in northwest London because of its rich historic and architectural diversity. However, it is not as historically consistent and well preserved as say Hampstead Garden Suburb.

Significance: by Association

4.2.2.5 The Conservation area has no nationally significant or regional associations that would increase basic significance over and above established human significance.

Significance: Setting & Context

4.2.2.6 Ruislip Village’s significance in terms of setting and context is supported by the statutory Conservation Area Designation. It is the setting and Context that led to the designation and it is difficult to see how this significance could be better established and proven.

Significance: Comparative Value

4.2.2.7 Ruislip Village is of a higher significance than 70% of Conservation areas in North West London but would not be considered to be a nationally or even regionally significant Conservation Area

Significance: Summary

4.2.3 It is perhaps the statutorily designated status that best sums up the relative value and importance of Ruislip Village Conservation Area; it is not of sufficient rarity and architectural merit to be nationally important but in the North West London context it is of a relatively high value.

5.0 IMPACT AND MITIGATION:

5.1 Impact of Proposals & Mitigation:

The Proposals

- 5.1.1 The alterations are minor nature in terms of volumetric and architectural change but the extensions require some alterations to existing fabric. This assessment will drive the design process to ensure that the impact of the proposed alterations have minimal; impact upon the character of the Conservation Area and preserve the principles and compositions employed in the original build. The applicant would be more than happy to entertain a contemporary extension to the building but considers impact on the Conservation Area is minimised by a sympathetic Arts and Crafts architectural design style. The potential impact is identified and assessed below:

5.1.2

The Erection of a new Extension: Proposal

5.1.2.1 The proposal to erect a new first floor and rear extension will provide a new single person apartment. It will enable the rebuilding of a poor later C20th extension and enable improvement to the shopping parade.

The Erection of a new Extension: Impact upon Ruislip Village C. A.

5.1.2.2 The impact is an increase in height of a single storey element of the Conservation Area and the enlargement of an established building within the area. Any negative impact would be most keenly felt by the parade itself that would consequently impart negatively on the character and setting of Ruislip Village **this revised 02/02/20 submission calls for a reduced roof height massing and scale over that approved by the appeal inspector so impact is reduced further.**

The Erection of a new Extension: Mitigation

5.1.3.5 The extension has been designed to respond to the findings of the Character Appraisal and this report. Analysis of the character of the Conservation Area and the shopping parade has led to the following mitigation measures.

- i) The extension has been designed to reflect the Arts and Crafts architectural style of the existing shopping parade and the shop over which it sits.
- ii) The original subservient nature of this terminating element of the Parade has been preserved with the adoption of a dual pitch, valley roof that enables the preservation of historic pitches but ensures a lower of resultant ridge height **the revised roof proposals further reduce visual impact and impact upon the shopping parade and Conservation Area.**
- iii) Form, massing and scale have been composed to reflect the architecture of the shopping parade, whilst at the same time employing the plan form and layout of the smaller shop.

iv) Fenestration has been designed to replicate the proportions arrangement and configuration of the existing windows in the parade.

They will be set as far back within the reveal as modern energy conservation guidelines permit.

iv) The rear extension has been designed to reflect the plan forms found in the original plan of the parade, rather than the later C20th crude triangular infill plan of the existing extension.

v) All existing historic architectural features will be retained and where practical used as design precedents including the Chimney and Parapet.

v) The construction materials will be chosen to match and compliment the existing materials found in the construction of the Shopping Parade.

6.0 ARCHAEOLOGY

6.1 Archaeological Implications

- 6.1.1 Number 1 Ickenham Road is not close to any archaeological action areas or indeed Scheduled Ancient Monuments but the Council may wish that as part of the excavations for the basement a watching brief is maintained. However, the likely hood of archaeological remains in this previously marshy scrub land is low

7.0 SUMMARY & CONCLUSION

7.1 Overview

- 7.1.1 As the NPPF alludes, heritage impact assessment must be proportional to the value and significance of the assets under review. Many hours can be spent on archival research and study, that whilst in themselves are very interesting and important in historical context terms, histories do not preserve buildings and historic fabric. This report then along with the materials published by Hillingdon Council has established the historic provenance of the "Registered Historic Asset" known as Ruislip Village Conservation Area. The designation is sufficient in itself to identify and understand the "Value" and "Significance" of the area. The Impact assessment has established the nature of the proposals and reviewed them in terms of potential harm. The report has also recommended some mitigation measure that have been adopted and integrated into the designs for the extensions.

7.2 The Designated Assets: Value, Significance & Setting

- 7.1.2 The area that comprises Ruislip Village Conservation Area is relatively rich in historic provenance terms, with registered historic buildings and landscapes.

The proposals have been examined to understand the potential for damage to character and it seems that it is the impact upon the Conservation Area that requires most mitigation and design intervention. The subsequent design complies with the guidance published by Hillingdon Council and calls for the application of historic construction detailing and materials.

7.3 The Proposals Impact & Mitigation

7.3.1 The application drawings **showed** that a sensitive and subservient extension that is sympathetic to number 9 and the parade **had** been developed. The intervention is similar in structure and construction and employs high quality materials and to assimilate it into the architecture of the parade and the local historic environment. **The proposed extension now has no immediate physical ~~has delicate~~ connection to the historic fabric and sits even lower** in the streetscape. This means that the proposed works would not be visible from the heart of the Conservation Area and would not be obtrusive to immediate neighbours. The new **02/02/20** propos represent a **reduced impact on neighbours over the appeal approved scheme.**

7.3.2 The design mitigation measures to minimise the impact on designated historic assets are summarised as follows:

- (i) The extension is sensitively designed to compliment the proportions and scale and form the Shopping parade.
- (ii) The extension will be similar in nature allowing the form and composition of the original parade.
- (iii) Connections for the **02/02/20 proposals** between the historic fabric and the extension are now **significantly reduced** and will be designed to have minimal impact and be reversible.
- (iv) Construction materials will be sympathetic to number 9 and the Parade in general. They will be executed with care and rigour.
- (v) Construction detailing will be sensitive to the needs of the terrace and designed to preserve historic fabric

Roof Design Options Analysis

7.3.3 The proposed site layout is shown on VSA18 12 – 003 the layout is driven by the existing footprint of the Barbers Shop; the new floor will be set back from the original building line to sit over **and behind** the original parapet line. The roof will a dual hipped and pitched to match local precedents

Following consultation and liaison with development management and conservation officers', alternative roof designs have been explored and two options were considered; a parapet with no pitch element behind, and a double hipped pitch that resolved at the same eaves level as the parade. Neither of these alternative approaches are considered appropriate by the Council's Conservation Officer (see elevations below) and in light of other existing double hip roofs behind parapets within the Conservation Area (See photographs below).

It has been accepted that the design of 02/02/2020 is the most appropriate to enable the applicant to build within his own red line



North Elevation

1:50



North Elevation

1:50



High Street Ruislip

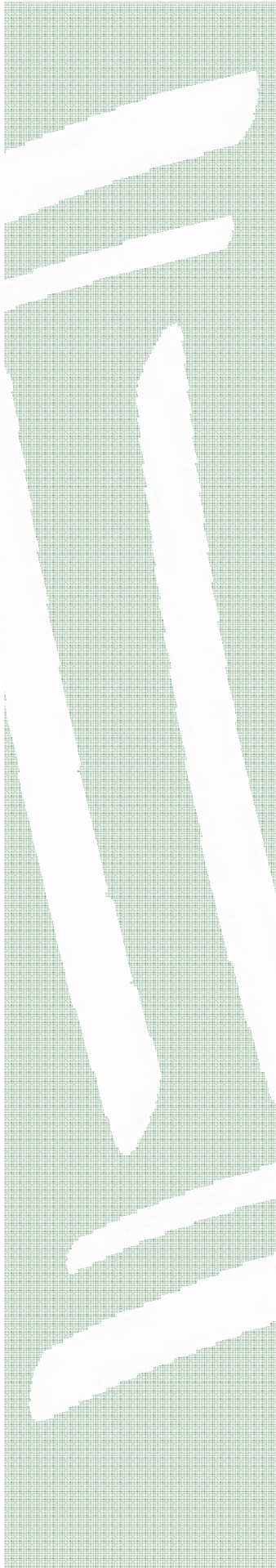


High Street

7.4 Conclusion

7.4.1 The applicant considers that the proposals will not have a negative impact upon the character of Ruislip Village Conservation Area, There will be change in the immediate environment but that with the mitigation described and applied to the proposals those changes will be not significantly “harm” value, significance, character or setting. **The applicant also asserts that the new proposals 02/02/20, have even less impact.**

7.4.2 Historic England suggests that assets “settings” will inevitably change but it is the nature of the change that decides whether the change is acceptable. In terms of number 9 the change will deliver a small but liveable home, appropriate to contemporary housing needs. There will be change but that change will be sensitive and discreet in the wider context and only really be perceived from Ickenham Road.



END

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