

The Barn Hotel, Ruislip

London Borough of Hillingdon

HERITAGE, TOWNSCAPE & VISUAL IMPACT ASSESSMENT | SEPTEMBER 2024

On behalf of Chase New Homes



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Section 1

Introduction.

Overview

- 1.1 This Heritage, Townscape and Visual Impact Assessment ('HTVIA') has been prepared on behalf of Chase New Homes ('the Applicant') to support a full planning application at The Barn Hotel, West End Road Ruislip ('the Site') within the London Borough of Hillingdon (Local Authority). It provides an assessment of the anticipated heritage, townscape and visual impacts of the proposed development.
- 1.2 This report will:
 - Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Assess the effects to the significance and setting of identified heritage assets resulting from the proposed development;
 - Assess the effects to the townscape character of the Site and surroundings arising from the proposed development; and
 - Undertake a visual assessment of the effects of the proposed development on visual receptors (people experiencing views and visual amenity) using a selection of key representative viewpoints.
- 1.3 The methodology used in this assessment is set out in Appendix 1. In line with the GLA's Practice Note on Heritage Assessment, the methodology for heritage assessment is completely separate from the methodology for townscape and visual impact assessment, both of which are compliant with respective industry best practice guidance.
- 1.4 The baseline was prepared using ongoing desk-based research and fieldwork undertaken in November 2022 and March 2024.
- 1.5 The report has been produced by Icení Projects. Specifically, it is authored by Georgina Mark BA (Hons) MSt (Cantab), Senior Consultant and Georgia Foy, Associate, with review by Laurie Handcock MA(Cantab) MSc, IHBC, Director Built Heritage & Townscape.

Understanding of the Site

- 1.6 The Site is located immediately south of Ruislip Station, and bounds West End Road; a significant arterial route through Ruislip. More generally, it is situated in an area of transition from a prevalingly low-level residential character to the south-east, via some mid-rise residential blocks within the Site's immediate surroundings, towards the Ruislip town centre and high street.
- 1.7 The Site comprises the Grade II listed assets of Sherley's Farmhouse and the Barn & outbuildings listed separately under two list entries (see Appendix). A collection of contemporary buildings comprising The Barn Hotel are distributed amongst the Site.
- 1.8 The Site does not sit within a conservation area, however the Ruislip Village Conservation Area is located approximately 100m north of the Site, beyond the railway line. The Midcroft Area of Special Local Character is located approximately 200m north of the Site, also beyond the railway line.

Design Involvement & Pre-application Feedback

- 1.9 Icení have been involved in advising the design development of the proposed development since March 2024. Our team also supported the application process for a previous scheme for the Site's redevelopment (refs. 7969/APP/2023/1473 and 7969/APP/2023/1833). As such, our team are familiar with the opportunities and constraints of the Site and have encouraged the design development process to respond appropriately to the Site's unique context.
- 1.10 The Design Team engaged in pre-application consultation with LB Hillingdon in March 2024 and provided further design information for Council officers to review in April 2024. The Team met with Council officers on Site to discuss the proposed development in situ and feedback from Council officers, issued in July 2024, has steered design progression. Key points from this feedback are summarised below:
 - Officers are supportive in principle of the proposed development and acknowledged its opportunity to improve upon the existing Site quality and better establish the Site's role amongst the townscape.
 - Officers commended the '*considerable improvement to the previous iteration (ref. 7969/APP/2023/1473)*' by reducing the proposed height of development. However, officers noted that the proposed height of the northern block (6 storeys) was inappropriate and was not supported. Officers suggested that development between 2 and 4 storeys across the Site '*may be more fitting*'.
 - Officers strongly encouraged the proposed development to facilitate a generous public realm at the north-western corner of the Site and provide a gateway which could better define the approach to and from Ruislip town centre and the station. Officers further acknowledged the opportunity for the proposed development to better activate and create a positive frontage along the existing northern alleyway.
 - Officers welcomed the introduction of built form along the southern edge of the Site as they acknowledged the opportunity for the development to help '*complete the urban block with 1-36 Garden Close*'. This effect was further noted to contribute a better defined and more active street line.
- Officers acknowledged the opportunity for proposed development to introduce new architectural character to the Site. They noted that the layout, appearance and scale of the development should nevertheless balance a responsiveness to the Site's heritage context and the surrounding residential character.
 - Officers acknowledged the efforts made to evoke a historic architectural character amongst the design of new buildings. However, they noted that this created an '*undesirable pastiche*' which contrasted with the listed buildings, making them '*stand out isolated and alien to the rest of the proposal*'. Officers encouraged the design of new buildings to reflect the character of Garden Close, thereby creating a, '*unified yet varied backdrop to the listed buildings*'.
 - Officers welcomed the proposed creation of a public realm open space around the listed buildings located centrally within the Site. They acknowledged the proposal's provision of a distinct setting, separate to new development which allowed the assets, '*to breathe visually*'.
 - Nevertheless, officers noted that the landscape design of the square surrounding the listed buildings, whilst positively green and open, was overly formal. Officers encouraged a more rural, informal character to this space.
 - Officers expressed concern regarding the potential structural effects of the proposed removal of existing modern additions to the Leaning Barn and Oak Room. They encouraged the proposed development to address how such structural effects will be mitigated.



Figure 1.1 Site Location (approximate site boundary
Source: Google Maps

1 | Introduction

Scope of Heritage Assessment

Heritage Assets

- 1.11 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 200.
- 1.12 The Site is located within proximity of the following heritage assets:
1. Sherley's Farmhouse (Grade II) - located within the Site
 2. Barn and outbuildings to south east of Sherley's Farmhouse (Grade II) - located within the Site
 3. Ruislip Station with associated footbridge and signal box (Grade II) - located approximately 50m north of the Site
 4. Ruislip Village Conservation Area - located approximately 100m north of the Site



Figure 1.2 Heritage Assets Map
Source: Google Maps

Scope of Townscape and Visual Assessment

Townscape Character

- 1.13 The townscape assessment considers the changes to the character and qualities that define the townscape. Scoping an assessment of townscape character can be based on dividing an area into character areas or by analysing visibility. Regardless of method, the emphasis in GLVIA3 and TIN 05/17 is ensuring a full understanding of the many factors influencing the character of an urban context that may be significantly affected by the proposed development.

Representative Viewpoints

- 1.14 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors).
- 1.15 The following selection of viewpoint locations [Figure 1.3] is based upon the scope of viewpoints submitted in ref. 7969/APP/2023/1473.
- View 1 – West End Road/Wood Lane, looking north-east [Visualisation Type 2 - 3D Model]
 - View 2 – Site Entrance/West End Road, looking north-east [Visualisation Type 2 - 3D Model]
 - View 3 – Masters Court/West End Road, looking north-east [Visualisation Type 2 - 3D Model]
 - View 4 – West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 5 – Railway Bridge on West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 6 – Kings Lodge/West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 7 – Ruislip Station Car Park, looking south-west [Visualisation Type 2 - 3D Model]
 - View 8 – Eversley Crescent/Willow Grove, looking west [Visualisation Type 2 - 3D Model]
 - View 9 – Eversley Crescent/Garden Close, looking west [Visualisation Type 2 - 3D Model]

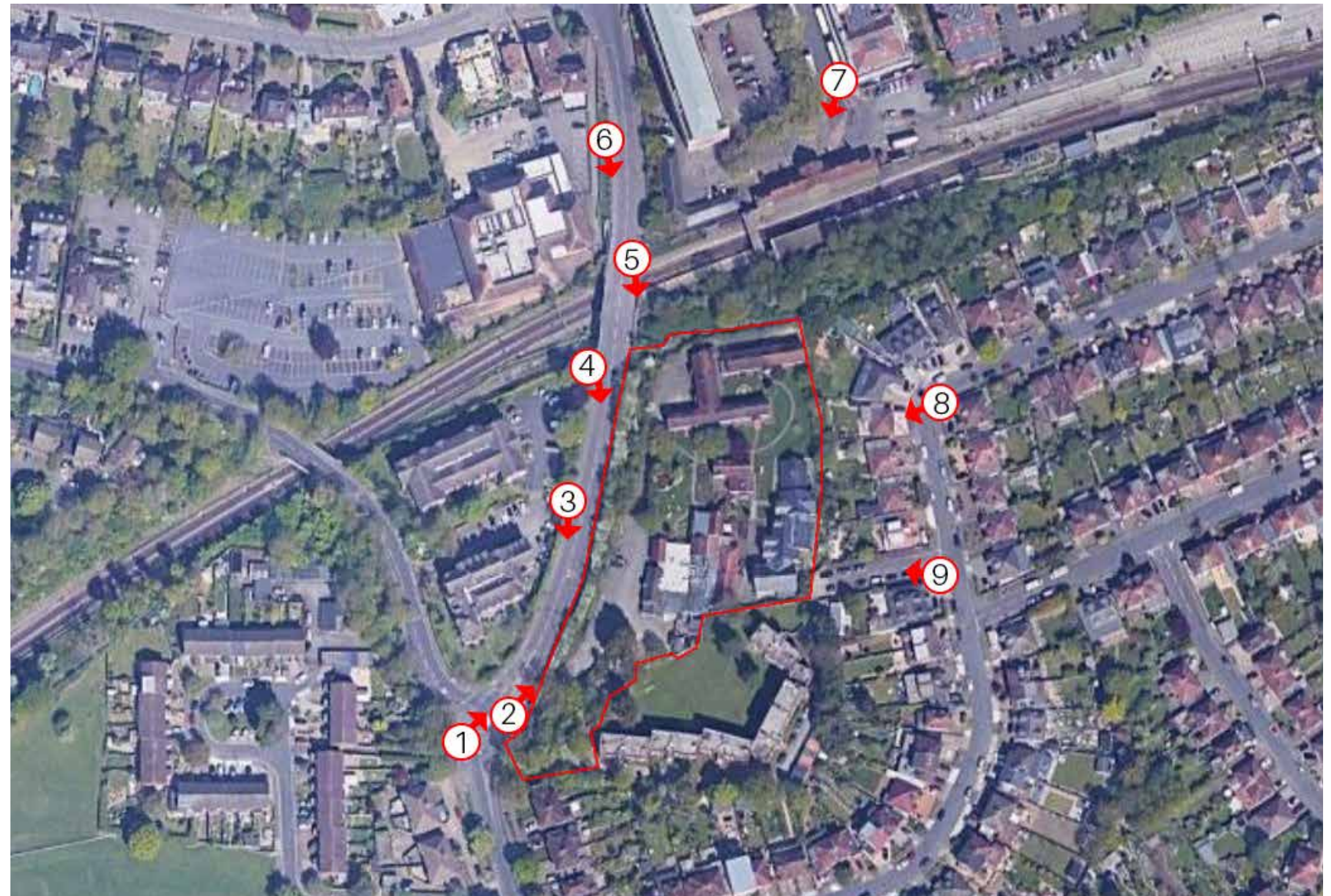


Figure 1.3 View Location Mapping
Source: Google Maps

Section 2

Relevant Planning Policy, Legislation & Guidance.

2 | Relevant Planning Policy, Legislation & Guidance

Introduction

- 2.1 The Development Plan for the London Borough of Hillingdon sets out a framework and detailed policies to guide planning decisions and it's the starting point for considering whether planning applications should be approved. It comprises the Local Plan Part 1: Strategic Policies (adopted November 2012) and Local Plan Part 2: (adopted January 2020).
- 2.2 The National Planning Policy Framework (2021) is a material consideration.
- 2.3 Relevant guidance includes:
 - National Design Guide (2021)
 - National Model Design Code (2021)
 - Historic England guidance, including Tall Buildings: Historic England Advice Note 4 (2022)

Legislation

- 2.4 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.5 Section[s 16(2) and] 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 ('the Act')

A Vision for 2026 Local Plan: Part 1 Strategic Policies (Adopted November 2012), LB Hillingdon Council

- 2.6 This document contains the planning vision and strategy for the Borough into 2016. The policies which are listed within this which are relevant to the historic and built environment are:
 - SO1: 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.
 - SO2: Create neighbourhoods that are of a high quality sustainable design, that have regard for their historic context and use sustainability principles which are sensitive and responsive to the significance of the historic environment, are distinctive, safe, functional and accessible and which reinforce the identity and suburban qualities of the borough's streets and public places, introduce public art to celebrate civic pride and serve the long-term needs of all residents.
 - SO3: Improve the quality of and accessibility to, the heritage value of the borough's open spaces, including rivers and canals as areas for sports, recreation, visual interest biodiversity, education, health and well being. In addition, address open space needs by providing new spaces identified in Hillingdon's Open Space Strategy.

Policy HE1: Heritage

- 2.7 The Council will:
 - 1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes designated heritage assets such as statutorily Listed Buildings and Conservation Areas
 - 2. Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

- 3. Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.
- 4. Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset

Policy BE1: Built Environment

- 2.8 The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:
 - 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
 - 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties; [...]
 - 5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance; [...]
 - 11. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape

2 | Relevant Planning Policy, Legislation & Guidance

National Policy

National Planning Policy Framework (NPPF, Dec 2023)

- 2.9 The NPPF affirms, in paragraph 135, the need for new design to: function well and add to the quality of the surrounding area; establish a strong sense of place; and respond to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.10 Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.
- 2.11 Paragraph 200 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.
- 2.12 Paragraph 201 emphasises that local planning authorities 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.
- 2.13 Paragraphs 205 - 208 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), great weight should be applied to the statutory duty where it arises, and any harm to significance should require a clear and convincing justification. Where substantial or less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including for less than substantial harm, securing its optimum viable use (para.208). In the case of substantial harm, this must be necessary to achieve substantial public benefits, or a number of criteria set out in paragraph 207 apply.
- 2.14 Paragraph 209 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 212 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. Whereas

paragraph 213 notes that loss of an element which makes a positive contribution to these should be assessed according to paragraphs 207 and 208, taking into account its contribution to the whole.

Planning Practice Guidance (Last Updated June 2021)

- 2.16 Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.17 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.18 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.
- 2.19 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 207 to 208 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Section 3

Historic Development of the Site & Surroundings.

3 | Historic Development of the Site and Surroundings

Historic Development of Ruislip

Early History

- 3.1 Early Saxon activity in Ruislip was related to the great forest of Middlesex, within which Ruislip formed part of one of the two great enclosures. The Manor of Ruislip was recorded in the reign of Edward the Confessor as being held by one of the King's Thanes by the name of Wluuard Wit. The size of the Manor amounted to '30 hides', approximately 900 modern acres. The historic core of the settlement was around the River Pinn, Manor Farm and the Church of St Martin.
- 3.2 At the end of the eleventh century the Manor passed to the Abbot of St. Mary Bec, Hellouin, one of the largest monasteries in Europe. A small enclave of the Bec Benedictine order was established.
- 3.3 The principle residence of the area and manorial manor was at Manor Farm. Evidence of motte and bailey suggests that at the least it was a fortified manor house, or the location of an early castle and Saxon settlement. The manor of 'Ruyslepe' was gifted by King Henry VI to the Provost and Scholars of King's College Cambridge in 1461. King Henry founded the college in 1441 and the manor and Manorial lands remained in the possession of King's College until the early twentieth century.
- 3.4 Tilemaking was an early industry that flourished in the parish, with inspectors of the trade noted as making visits in 1572 where some of the tilemakers were acting illegally.
- 3.5 In the eighteenth century, the main source of employment was agriculture, which in practice had changed little since the medieval period. Many farms had a farmhouse with a small curtilage, barns, cart-shed and other outbuildings. An enclosed meadow and pasture ground would typically be located by the farmhouse, but with strips of arable scattered through the common fields, sometimes a couple of miles distant from the main farmhouse. The enclosures of the common fields and waste in Ruislip after 1806 regularised the landholdings.
- 3.6 In the eighteenth and nineteenth centuries, the woods surrounding Ruislip became a source of income for the villagers as the increasing demands for fuel of the expanding metropolis. Bundles of firewood were made up and sold on the London market. On the extensive lands of Kings College, the college agents employed a woodman to manage the felling and auctioning of prime timber.



Figure 3.1 1757 Roque Map Middlesex. The Site indicatively circled in red



Figure 3.2 1806 Enclosure Map The Site indicatively highlighted in red

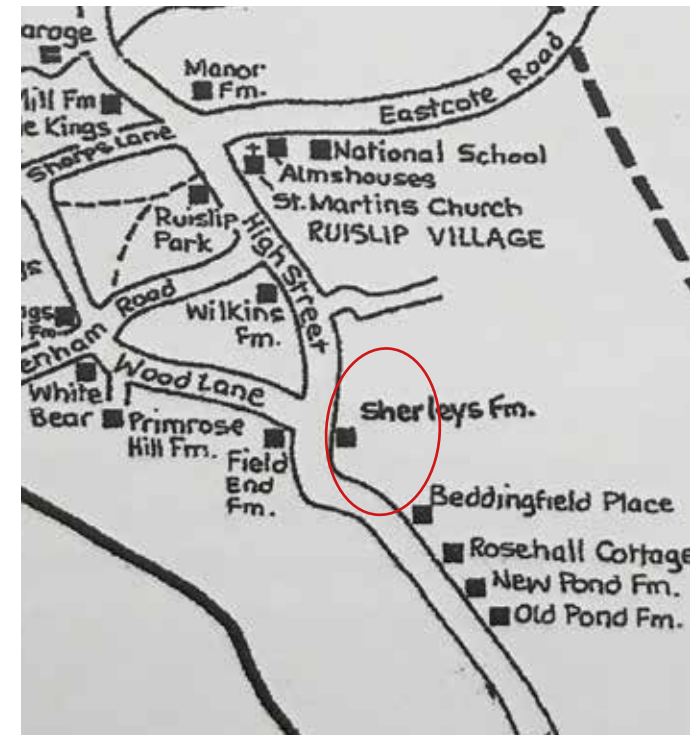


Figure 3.3 Late nineteenth century map of Ruislip, produced before the arrival of the railway there. The Site indicatively circled in red

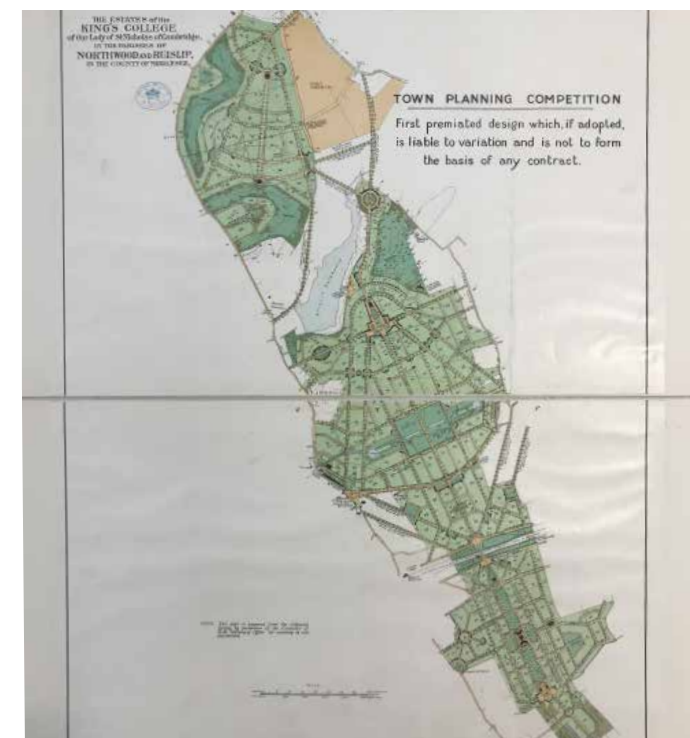


Figure 3.4 c.1910 A & J Soutar plans for the Kings College Estate

Twentieth Century Development

- 3.7 A late-nineteenth century map of Ruislip produced before the arrival of the railway reveals the former function of West End Road as the town's High Street. The Site fronted onto this principle thoroughfare.
- 3.8 Ruislip Station opened on 4th July 1904. The station allowed day-trippers to come from London with speed and ease, resulting in a number of Tea Gardens opening in the vicinity, usually on an informal basis within the grounds of farmhouses, public houses and cottages. The most popular one of these was the Poplars, in the garden of a Georgian house on the corner of Ruislip High Street and Ickenham Road. The opening of the railway and the station at Ruislip was part of the Harrow to Uxbridge line, which with the suburban housing that followed gave the wider area the nickname 'Metroland'.
- 3.9 In 1904 Ruislip-Northwood, under an order from Middlesex County Council, became an Urban District. The new Urban District Council was one of the first to utilise the Town Planning Act. Early developments included those on the Park Estate with the creation of Manor Road. To prevent the sporadic building of poor quality houses, the Urban District Council created a town plan in May 1910, which received final approval in September 1914.
- 3.10 King's College Cambridge were keen to develop their lands and held a competition for the layout of the estate, which was to form the central part of the Urban District. The competition was won by the architects A&J Soutar of Wandsworth for a planned scheme along garden city design principles. Much of the historic landscape was destroyed with the execution of this scheme as well as a number of timber framed farm buildings in the area.
- 3.11 The Soutar Plan was adopted into the Town Plan in 1914. Development in Ruislip continued on a large scale. New arcades of shops were built on the High Street in the 1920s, on the former grounds of the Poplars' Tea Gardens. The Great Barns at Manor Farm were due to be demolished but were saved and transformed into Ruislip's library.
- 3.12 Some areas of Ruislip have seen later twentieth and twenty-first century development, however much of the surroundings remain as they were laid out in the 1910s, 1920s and 1930s.

3 | Historic Development of the Site and Surroundings

The Site

An Outlying Farm

- 3.13 The farm is first mentioned in the 'Terrier of 1565' when it is noted as being occupied by Richard Robins, located at Field End; a hamlet a third of a mile south from the historic village of Ruislip.
- 3.14 The listed Farmhouse and Leaning Barn/Oak Room buildings are thought to have been built in the late-sixteenth or early seventeenth century. The farm appears to have been held in the Hilliard family of Cowley House and Ickenham Hall amongst their large landholdings in the area and would have housed a tenant farmer and family through most of its existence.
- 3.15 The farm was bought by Frederick Sherley in c.1860, from whom it obtained its name. The house was let to the Collins family as Farm Bailiffs from this time. It may have been the case that the family had been the tenants for some time before this date.
- 3.16 On the 1865 OS map we have the first precise and clear depiction of the farm buildings. The farmhouse is a T shaped form with main range running east-west and a second outshot running north-south. The barns and stabling to the south are comprised of an L-shaped barn with larger central section and a narrower form running towards the farmhouse, and a further narrow, probable stable block, running to the south of this. There is a further outbuilding to the west.
- 3.17 In 1894 Henry James Ewer bought Sherley's Farm, along with a number of other properties in the area. The photograph at Figure 3.9 dates from around this time, depicting one of the Collins family with his dog. The form and proportions of Sherley's Farmhouse are clearly visible, with its two gable ends and single story outshot to the south. There is a clear demarcation of the farmhouse garden, surrounded with a picket fence.
- 3.18 The image of the Collins family outside the farm, taken c.1900 [Figure 3.10], also shows this picket fence. A better view of the house is obtained, again showing the two gables, but also the fenestration, which is a mixture of sliding sashes, Yorkshire sashes and casement windows. Notably on both photographs the house is entirely rendered, with no exposed timbers.
- 3.19 The arrival of the railway dramatically changed the surroundings of Sherley's Farm from a rural farmhouse as seen on the 1896 OS map, to the transport-dominant



Figure 3.7 1865 OS Map

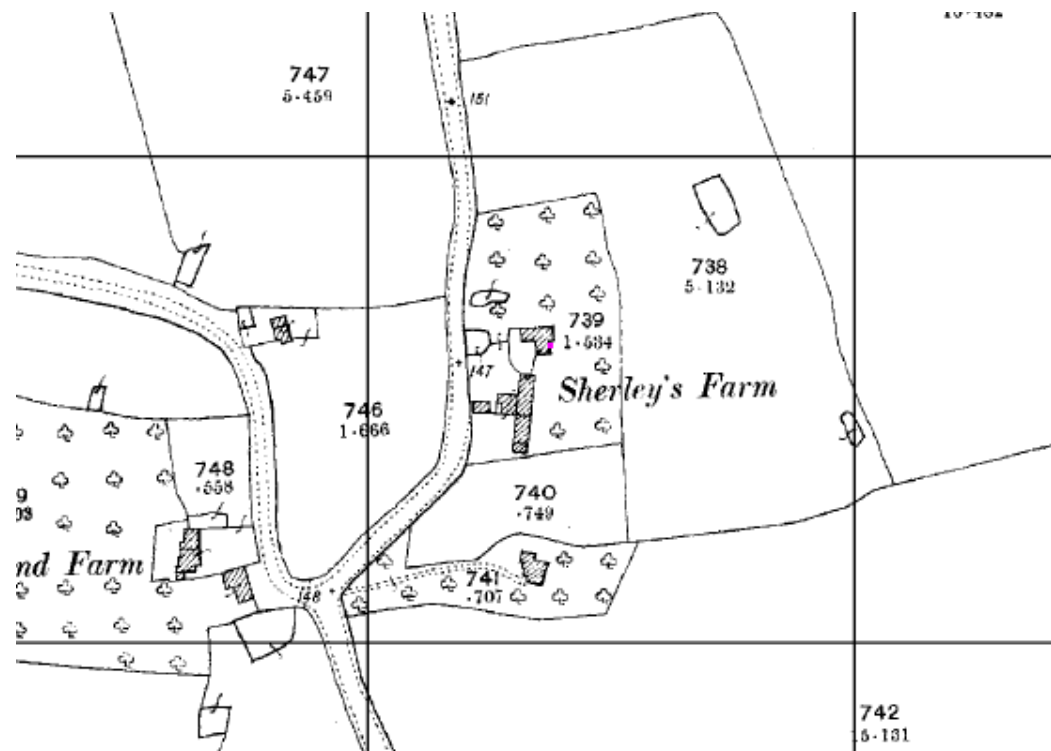


Figure 3.8 1896 OS Map



Figure 3.9 c.1890 Sherley's Farm with Mr Collins and his dog
Source: Ruislip Through Time, by Eileen M Bowlt



Figure 3.10 c.1900 Sherley's Farm with Collins family outside
Source: Ruislip Through Time, by Eileen M Bowlt

3 | Historic Development of the Site and Surroundings

and increasingly urbanised surroundings as depicted in the 1914 OS map. In 1914, the main structure of the farmhouse remained unchanged, but the barns to the western side were further joined together and the central section of barn was open to the south, indicating its use as a cart shed.

1924 - 1955: Riding School and Club

- 3.20 The freehold of the farm was again sold on the death of Henry J Ewer and was described in the Middlesex Advertiser in 1924 as 'embracing an area of about 20 Acres, with important road frontages, rendering it a most attractive proposition for building development.' Later the same year, a Land Registry notice in the same paper announced the registration of Sherley's Farm under the ownership of the Metropolitan Railway Country Estates Ltd.
- 3.21 In c.1935, the open fields surrounding the two farms at Field End began to undergo built development. Much of the land to the north of the railway was built out, whilst roads and crescents of semi-detached houses were steadily progressed to the south.
- 3.22 The farmhouse remained little changed, but the barns and stables were subdivided around this time into five distinct forms. The central barn / cart shed was subdivided into two. At this time, the farmhouse continued to be lived in by Mr Collins, however the barn and stables were used as a commercial riding school run by Mr F. Almond.
- 3.23 Such was the rapid transformation of the surroundings of the farm that just three years later in 1938 a contemporary OS map shows the Site to be totally surrounded by residential development. Eversley Crescent was fully built out and the series of flats in Garden Close were erected. The form of the Site was maintained and two more outbuildings were erected to the far south-west of the barns. The grounds of the farmhouse were maintained as orchards.
- 3.24 The farmhouse was described as in a parlous state in 1947 when the last Mr Collins who lived at Sherley's Farm died. In 1948 plans were submitted to join the farmhouse and barns to the mains sewerage. In 1949 two applications were submitted to Ruislip-Northwood Urban District, one for the addition of WC conveniences for the Riding School, and another for the 'Conversion of Barn into Club Room'.

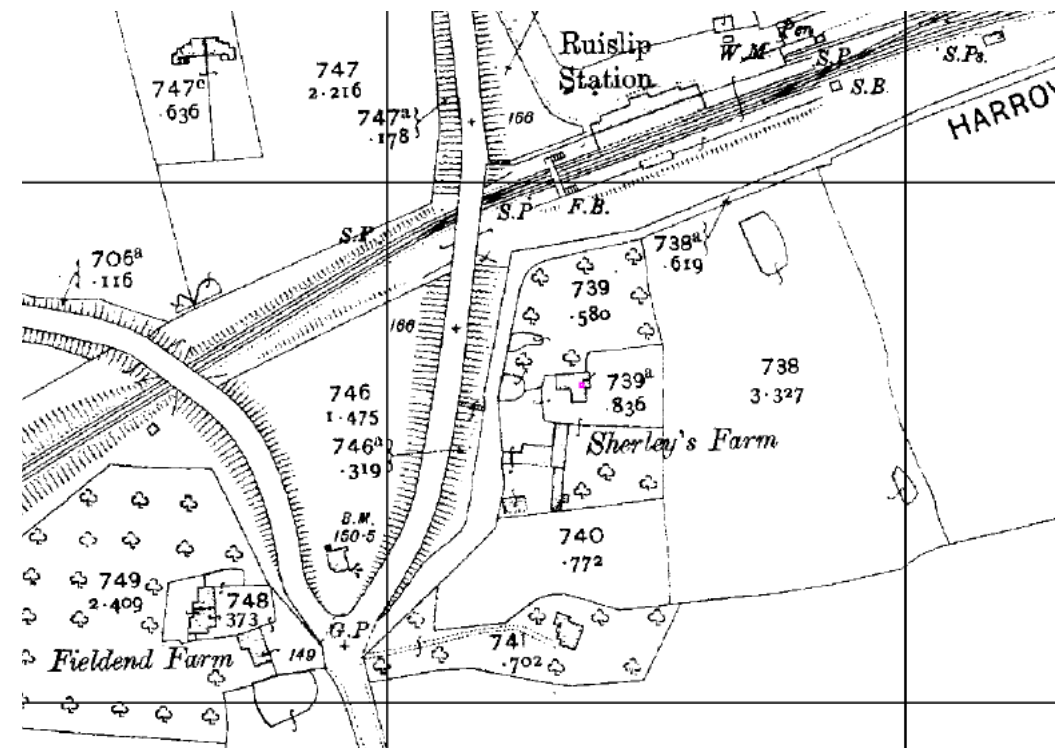


Figure 3.11 1914 OS Map



Figure 3.12 1920 Aerial Photograph of the Site
Source: Britain From Above

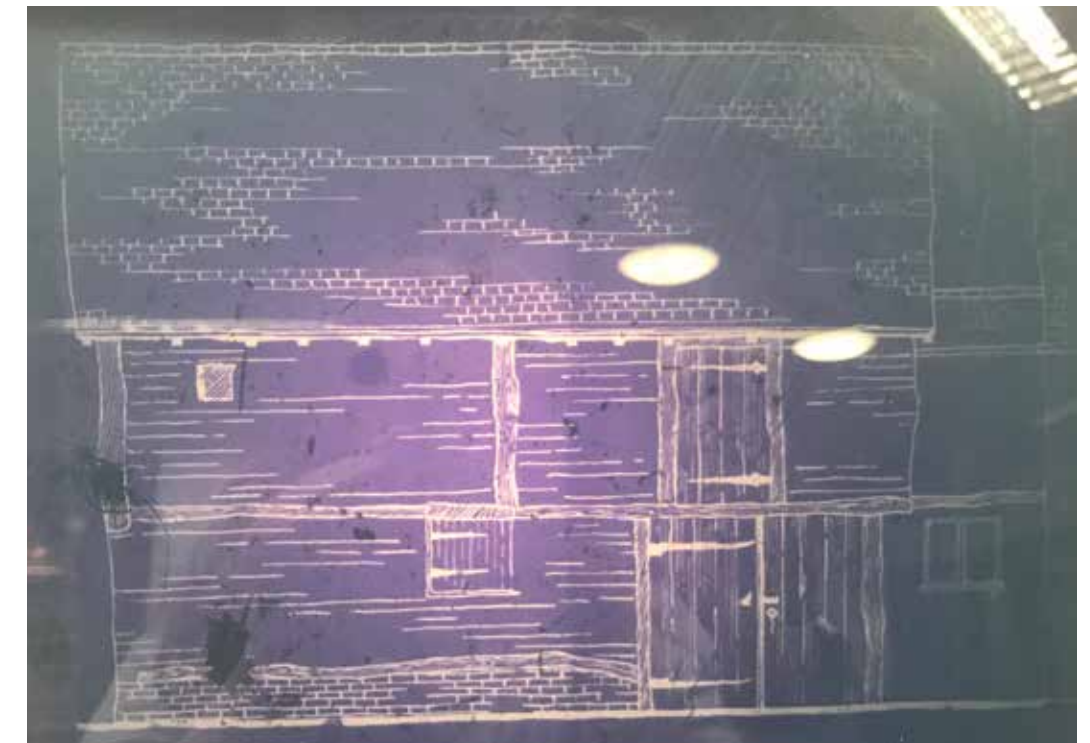


Figure 3.13 1949 application for Club Room, existing elevation of Oak Room



Figure 3.14 1949 application for Club Room, proposed elevation of Oak Room

3 | Historic Development of the Site and Surroundings

3.25 Whilst the riding school was run by Mr. F Almond, the Club was run by Mr. W. Saunders. The plans for these two applications show the form of one of the barns at this date. The application includes the insertion of a floor into this room. The plans for the WCs show that the barn was a separate entity to the stable block further to the south and that they were joined only by a small link of only a single storey high.

3.26 The Club Room was created and part of the Site became The Barn Club. The 1930s, 40s and 50s was a period in which new clubs proliferated. Usually set up for the provision of drinking, dancing and entertainment that public houses did not provide, and often had more relaxed licensing hours than those the public houses were subject to. The new establishments also tapped into the growth of demand for nightclubs from increasingly affluent young people. In the mid-1950s the club became a popular venue for wedding receptions.

3.27 In 1955, an application was submitted for the erection 'of three houses or bungalows in the grounds of Sherley's Farm'. At the time the premises was described as 'house and garden, club house and stables'. It appears that at least one of these was built to the south-western portion of the Site and was known as 'The Cottage' and is extant.

1956 - Present: The Barn Hotel

3.28 In 1956, an application was submitted by W.Saunders for the conversion of the club and farmhouse to a hotel. The accompanying note states, 'what is envisaged is that the farm should become the residential part of the hotel, leaving the club buildings to form lounge, restaurant and bar of the hotel.' It is supposed that the club buildings were formed of the two main historic barn structures and the single storey linking area, at this date.

3.29 The application was 'granted subject to...care being taken not to detract from the architectural character of the building which is listed as being of architectural or historic importance.' In the 1956 application an accompanying letter outlined the 'reconstruction of the existing property' and that parking could be increased 'in the space now occupied by the stables', strongly suggesting that there was the intention to demolish the stable block around this date.



Figure 3.15 1949 application for Club Room, proposed plan of the Leaning Barn and Oak Room with extension to the south, east and west ends shown

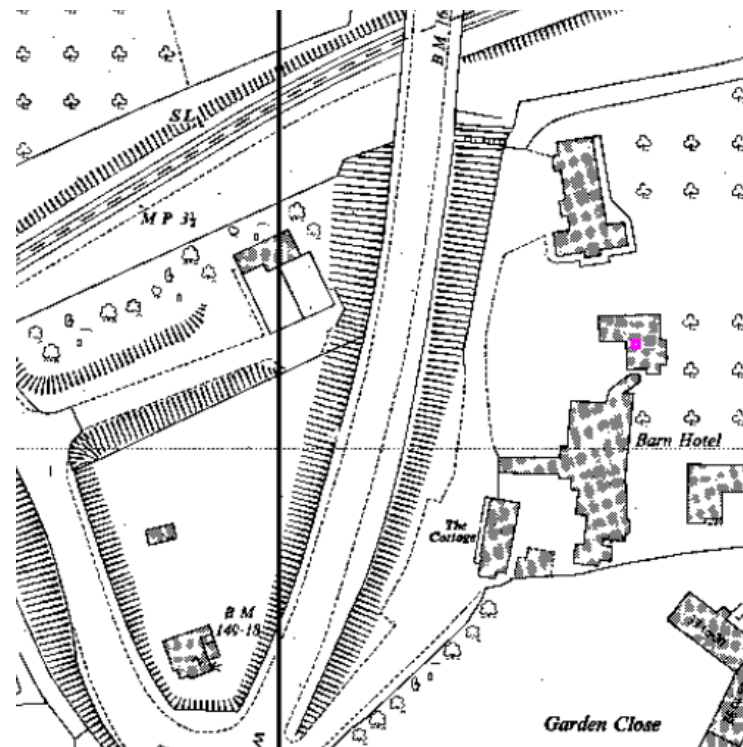


Figure 3.16 1972 OS Map

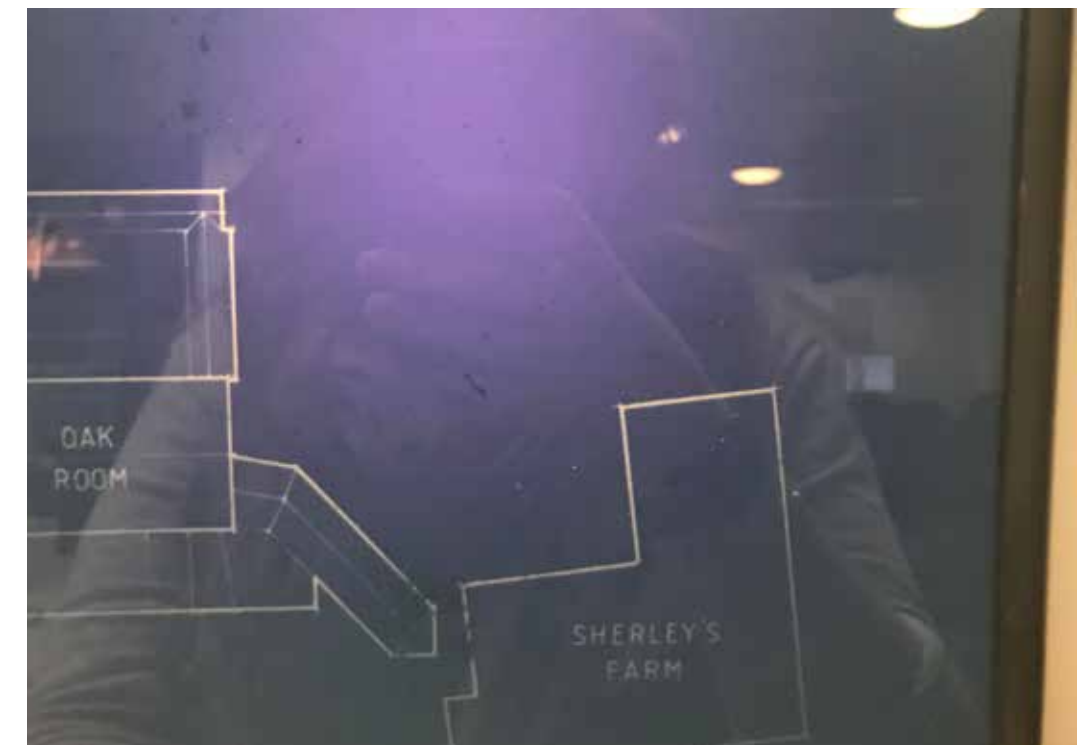


Figure 3.17 1949 application for Club Room, proposed plan, showing the single-storey extension to the north, serving to link the Oak Room with the farmhouse

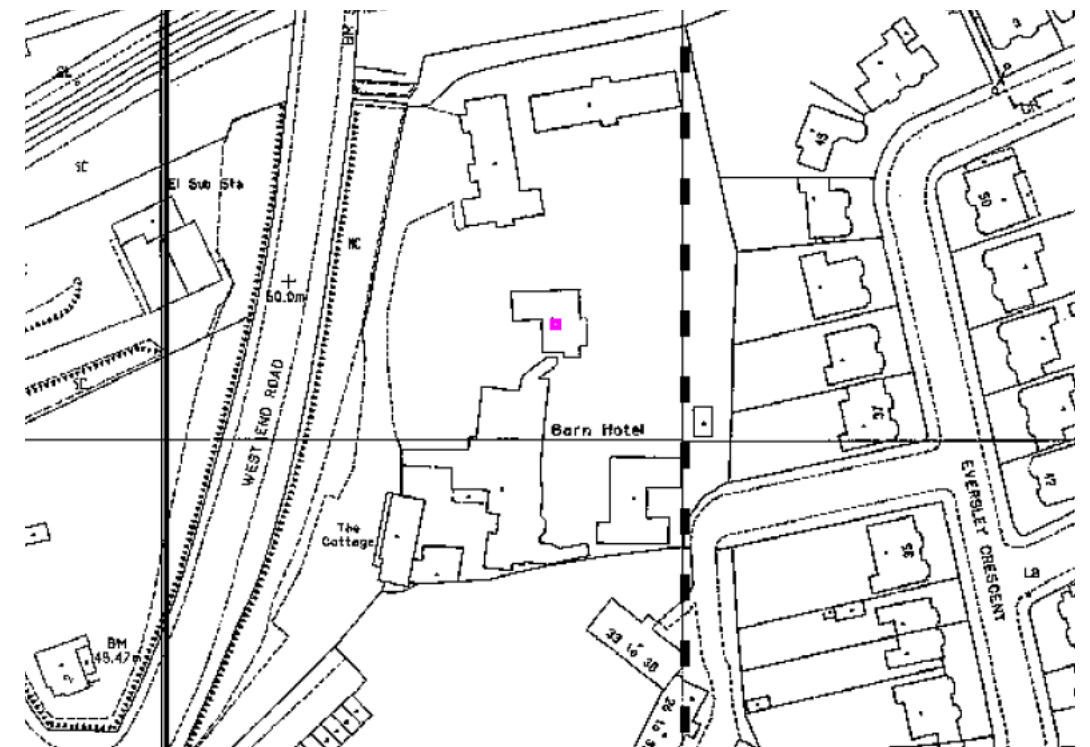


Figure 3.18 1992 OS Map

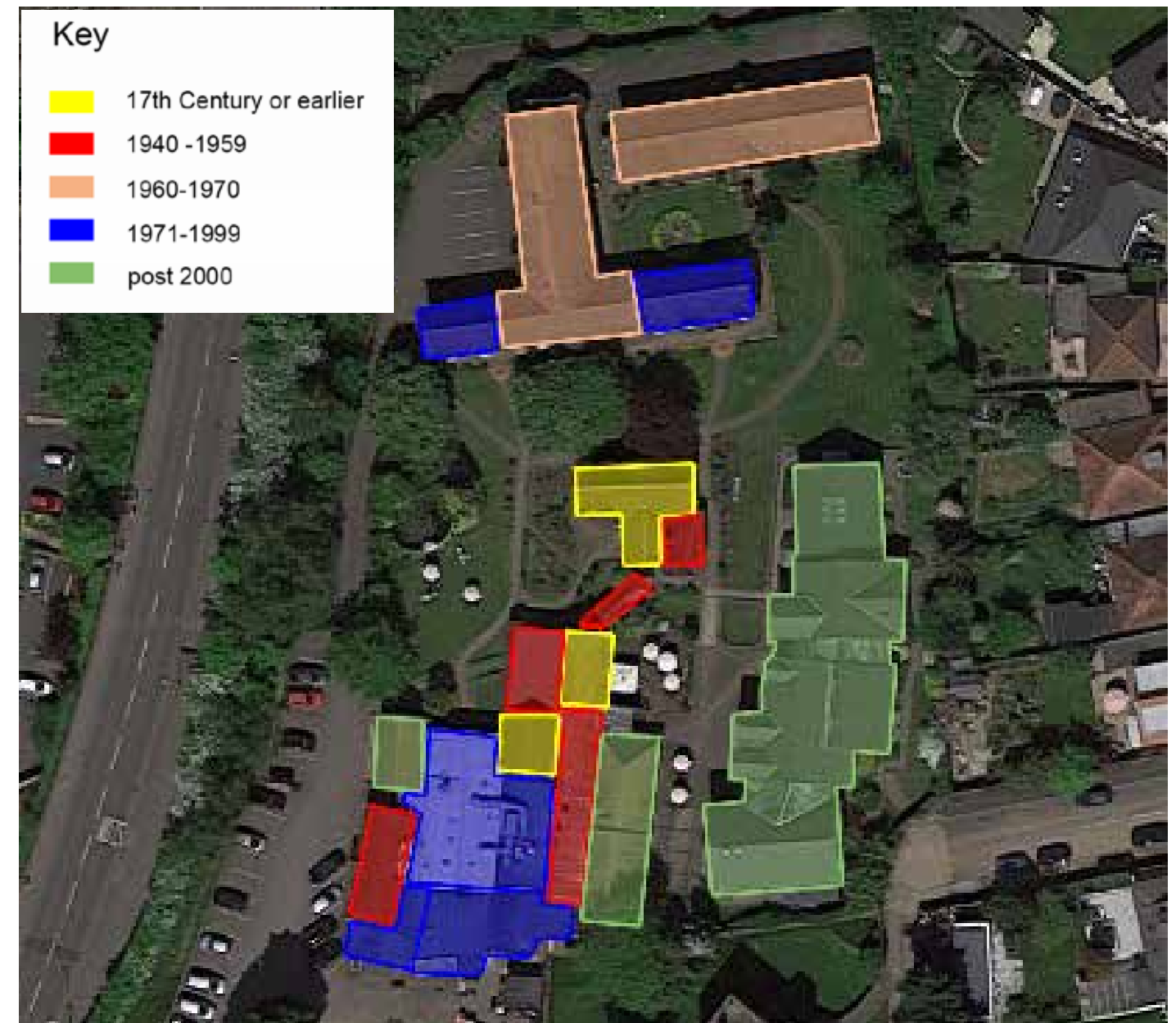
3 | Historic Development of the Site and Surroundings

- 3.30 The 1960 OS map shows the extent of the changes to the Site as it became The Barn Hotel. By this date, a link had been built from the main hotel buildings to the Farmhouse. The former stable block has either been extensively remodelled to accommodate rooms for other purposes, or has become the location of new extensions related to the hotel's function. The c.1955 'Cottage' is also clearly labelled on the OS map. Of the barn and stable buildings that were visible on the earlier OS mapping it appears that only those two main barn structures remain within the extended Hotel complex at this date.
- 3.31 A application for the erection of an accommodation block in the northern part of the Site within the orchard was approved in 1961. This application stated that *'the amenities provided by the Hotel and Restaurant will be available to residents and tenants of the flats.'* The hotel therefore were seeking to attract longer-term tenants not just transitory visitors which would generate more stable income.
- 3.32 By 1965, the OS map shows that this block had been built. In a T-plan with bay window projections and parking spaces to its western side. The map also shows a building to the east of the Site and an outbuilding to the rear of The Cottage. The main hotel building was extended on its eastern side with a narrow projection almost its full length, indicating the insertion of a corridor.
- 3.33 In 1968, an application for two new bedroom blocks were proposed within the orchard to the east of the c.1961 block. In 1970, another application was submitted to erect a block in the orchard to the east of the existing block. This was for a two storey block of 8 bedrooms and 8 bathrooms. Permission was granted.
- 3.34 A 1973 OS map shows this further block in the north part of the site as a long building sat perpendicular to the c.1961 block. The mapping further shows incremental extensions and enlargements to the southern part of the main Hotel building and further extensions to The Cottage and the detached building to the eastern part of the site.
- 3.35 The Hotel was acquired by Premier Hotels in the mid-1980s. Applications for alterations following this date, of which there were several, appear to greatly confuse the build dates of parts of the buildings, accommodation blocks and outbuildings on the site.

An application was made in 1986 for modifications to the 'Twenties Block' which, as the research outlined above outlines, dates from c.1961. In 1987 permission was granted and work was carried out to extend the southern range of this block at both ends, with the extension to the east creating a form of courtyard with the block to the north.

- 3.36 The 1986 approved application also enabled works to renew and repair the farmhouse roof, for the gradual insertion of central heating into the building, external repair and redecorations including re-pointing and re-painting in non-breathable materials, updating of the interior room schemes and damp-proofing to bathrooms, and alterations to the lobby area.
- 3.37 A large number of planning applications were submitted in the late 1980s and 1990s, however it appears that very few of the schemes were carried out.
- 3.38 In 2003, the public areas of the Hotel were completely updated and some of the circulation routes and room uses were altered. A new reception area was added as well as a new restaurant. As part of the renovations conservation work was carried out to the leaning barn including the insertion of two oak uprights to stabilise the 16 degree lean of the structure.
- 3.39 In 2005 planning approval was obtained for the erection of a new two storey accommodation building in the east portion of the Site, known as Deane's Lodge, which was opened the following year.
- 3.40 In 2023, listed buildings consent was granted for the partial demolition and conversion of existing Grade II Listed Buildings for residential use with associated landscaping and parking (ref. 7969/APP/2023/1833).

Historic Phasing Plan



Section 4

Heritage Baseline.

4 | Heritage Baseline

Overview

- 4.1 As described in Section 1, the Site comprises the Grade II listed assets of Sherley's Farmhouse and the Barn & Outbuildings listed separately under two list entries. The Site does not sit within a conservation area, however the Ruislip Village Conservation Area is located approximately 100m north of the Site, beyond the railway line. The Grade II listed Ruislip Station is also located approximately 50m north of the Site.
- 4.2 The aforementioned heritage assets are assessed in this section. The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 200.

Assessment of Significance

Sherley's Farmhouse (Grade II)



- 4.3 The asset comprises a farmhouse of seventeenth century origin. The building is timber framed with whitewashed brick nogging and roofed in plain tiles. It is two storeys, with a single storey extension with cat-slide roof to its south-eastern side.
- 4.4 The asset derives significance from its architectural and historic interest as a seventeenth-century farmhouse. This interest is limited, however, by the extensive evidence of alteration to the asset's historic fabric, layout and use.
- 4.5 Substantial changes to the asset carried out in the twentieth century are understood to have involved rebuilding parts of the ground floor, replacement of brick nogging and the alteration of the timber framing through the application of false timbers. Internally, the historic plan form has been subdivided and eroded. These changes, together with the overall poor condition of the building, limit an appreciation of the asset's surviving historic composition.
- 4.6 Furthermore, the hotel use of the asset, involving its subdivision of the building, prevents an appreciation of its original farmhouse use. There is an opportunity for development of the asset to better reveal its significance as a surviving historic farmhouse by reinstating the original residential use of the building and improving its architectural condition.
- 4.7 The asset also derives significance from its group value with the Leaning Barn and Oak Room buildings

through its status of a seventeenth-century farmstead. This value is severely undermined, however, by a limited ability to appreciate the spatial, architectural and functional relationship between the assets, caused by the obscuring presence of modern extensions to the Leaning Barn and Oak Room. There is an opportunity for this group value to be revealed and made legible through the removal of these detractive extensions.

- 4.8 The setting of the asset is ill defined due to the encroachment of new development and introduction of hard landscaping within its immediate surroundings. The rural setting of the farmhouse is no longer legible due to a lack of green and open space surrounding the asset. As a result, the value of the asset as part of an historic farmstead is limited. This effect is compounded by the loss of the former garden, which further detracts from an appreciation of its pivotal role as the residential headquarters of the farmstead.



Figure 4.1 An appreciation of the historic spatial relationship between the farmhouse (left) and the barn buildings (right) is limited due to the intervening presence of modern extensions



Figure 4.2 The historic green, open setting to the farmhouse has been lost due to the encroachment of new development and the introduction of hard landscaping

4 | Heritage Baseline

Barn and outbuildings to south east of Sherley's Farmhouse (Grade II)



- 4.9 This asset comprises two structures (the Leaning Barn and Oak Room) which are understood to be a former barns and outbuilding associated with the seventeenth-century farmstead at the Site.
- 4.10 The asset derives significance from its architectural and historic interest as a pair of seventeenth-century farm buildings. This interest is severely limited, however, by the extensive alteration to the asset's historic fabric and layout, and, most notably, its near-complete envelopment by unattractive and poor quality modern extensions. These extensions cause harm to the significance of the asset by preventing an appreciation of the historic arrangement of the asset, which comprises two buildings, as well as its historic scale and form. Evidence for extensions having caused structural damage to the Leaning Barn causes further harm to its significance as a surviving pair of farm buildings.
- 4.11 There is an opportunity for development of the asset to enhance its significance by removing the detractive extensions and revealing its historic scale and built form. Improvements to the physical condition of the asset's also presents an opportunity to enhance its aesthetic and architectural value.
- 4.12 The asset also derives significance from its group value with the listed farmhouse through its status of a seventeenth-century farmstead. This value is severely undermined, however, by a limited ability to appreciate the spatial, architectural and functional relationship between the assets, caused by the obscuring presence of modern extensions to the asset. There is an opportunity for this group value to be revealed and made legible through the removal of these detractive extensions.

- 4.13 Much like that of the listed farmhouse, the setting of the asset is ill defined due to the encroachment of new development and the introduction of hard landscaping within its immediate surroundings. The rural setting of the asset is no longer legible due to a lack of green and open space surrounding the asset. As a result, the value of the asset as part of an historic farmstead is very limited.



Figure 4.3 A post-2000 conservatory extension to the Barn and Outbuildings



Figure 4.5 A cluster of brick-built additions either side of the Barn Outbuilding



Figure 4.4 The historic structure of the Barn and Outbuildings is completely concealed by later additions within views of the Barn Hotel complex from the Site entrance



Figure 4.6 The Barn and Outbuilding structures are enveloped by later additions and their historic open setting has been lost through the consumption of space by additions

4 | Heritage Baseline

Ruislip Station with associated footbridge and signal box (Grade II)



- 4.14 This asset comprises the railway station building with its accompanying footbridge and signal box. The asset derives significance from its architectural and historic interest, associated with its status as, 'an extremely unaltered Metropolitan station for the period' (Historic England). Its buildings derive individual value from their high architectural and historic interest, as well as group value as, 'the best preserved of its country stations'.
- 4.15 The setting of the station is predominantly characterised by its legible relationship with the railway line. This relationship contributes a source of significance to the asset. It provides context to the asset's role as part of the working railway, which is further emphasised by the group arrangement of pathways, the car park and bus stop.
- 4.16 More generally, the asset's setting is characterised by mid-rise residential development, most notably Rye House (8 storeys) and Corinthian Court (4 storeys). Other 4-storey buildings located along Pembroke Road are also included within the asset's setting.
- 4.17 The Site forms part of the wider setting of the asset, being located immediately to the south, adjacent to the railway line. There is an opportunity for development of the Site to better activate and create a positive frontage along the existing northern alleyway bounding the railway line. In doing so, there is potential to improve the quality of the asset's setting.

Ruislip Village Conservation Area

- 4.18 The Site is located within the wider setting of the conservation area, approximately 100m south of the asset, on the opposing side of the railway line.
- 4.19 The conservation area was established in 1969, focusing around the historic core of Ruislip. In 2009 the conservation area was extended to include some inter-war housing and the 1920s High Street development to the south and west of the originally designated area.
- 4.20 The conservation area appraisal divides the designated area into three character areas: 1. Ruislip Village Centre, which is comprised of the historic core; 2. the High Street, where the earliest shops date from 1912, and most are inter-war development; and, 3. the residential area to the west of the High Street which is formed of the planned inter-war residential roads as part of the development following the arrival of the railway, archetypal 'Metroland'.
- 4.21 Character Area 2 and 3 are the most proximal to the Site, however, these are physically and visually divided by the railway and the embanked West End Road. The Site is located amongst an area of suburban Metroland which somewhat reflects the character of Character Area 3, yet is omitted from the conservation area boundary. This Metroland character has evolved over time to reveal an emerging character of greater height and density to buildings.
- 4.22 The Site makes a very limited contribution to the wider setting of the conservation area through its inclusion amongst the suburban Metroland area. However, it does not reflect the residential use or architectural character of this area, and is generally divorced from the setting of the area by the presence of the railway line and West End Road. There is an opportunity for development to better integrate the Site amongst the townscape, and thereby the wider setting of the conservation area, by reinforcing its role as part of the transitional mid-rise residential character, south of the railway.

Section 5

Townscape Baseline.

5 | Townscape and Character Assessment

Surrounding Townscape & Character

Topography

- 5.1 Generally, the topography of Ruislip rises slightly to the north and west, while the area to the south and east remains broadly level.
- 5.2 Given the higher elevation of West End Road running along the Site's west boundary, this side of the Site lies, at mid-point, approximately 4.5m below the public pavement level, with this declining topography increasing towards the station. The Site is accessed from West End Road via a sloped driveway and a tree-lined embankment marks the steep rise in topography towards the road. The remaining area immediately surrounding the Site is broadly level.

Townscape

- 5.3 The construction of the Harrow to Uxbridge branch of the Metropolitan railway provided the catalyst by which the modest settlement of Ruislip was transformed. Over a thirty year period, the settlement experienced rapid residential urbanisation on Garden City principles. This was enabled by the wholesale planned scheme, designed by A & J Soutar, for the former manorial lands owned by King's College Cambridge.
- 5.4 Ruislip's existing townscape retains much its planned arrangement, established during the 1910s-30s. This arrangement comprises a strongly delineated High Street, running from the historic settlement southwards to the station, and a series of roads leading off this with detached and semi-detached dwellings on generous plots.
- 5.5 Whilst the early twentieth-century laid out most of the road form and built grain of Ruislip, the town has continued to change to meet further demand for housing and retail premises. Most notably, infill developments comprising cul-de-sacs targeted garden spaces formerly located between the early twentieth century planned streets.
- 5.6 Most recent developments have centred around Ruislip Station and nearer to the railway line. Such developments have included the 4-storey apartment buildings of Sherleys Court and Masters Court, the development of Waitrose Supermarket on the corner of King's End Road and West End Road, and Kings Lodge (8 storeys) also on this corner. Further 4-storey residential developments have occurred along

Pembroke Road and Station Approach - including Corinthian Court - within the immediate setting of the station, and at Garden Close. Overall, there has been a general increase in the scale, height and footprint of the buildings within in this part of Ruislip.

Identified Character Areas

- 5.7 The following 3 character areas have been selected based on proximity to, and visual and experiential relationship with, the Site. Consideration has also been given to the identifiable and differing characters of the areas, based on attributes such as the primary activity, physical characteristics, scale of development, quality of townscape and principal land-use. Supporting the identified character areas is the survey of the Site and the surrounding area, carried out in December 2022 and February 2023. .
- 5.8 These areas are marked on the accompanying map [Figure.6.1] and are listed as follows:
 1. Northern Residential Character Area
 2. Larger Scale Retail and Residential Character Area
 3. Southern Residential Character Area



Figure 5.1 Character Areas Map. Red = The Site. Blue = Northern Residential Area. Green = Larger Scale Retail and Residential Area. Orange = Southern Residential Area
Source: Google Maps

6 | Townscape and Character Assessment

1. Northern Residential Character Area

- 5.9 Located to the west of the Barn Hotel and west of Ruislip High Street, this area comprises some of the earliest forms of suburban development in the area.
- 5.10 Roads in this area are fairly wide and have long straight sections, providing long direct views either towards the High Street or towards further residential housing. Permeability between housing is more limited, with the often substantial properties set back from the road with front gardens or small drives.
- 5.11 Along Ickenham Road, the residential buildings largely date from the 1910s and 1920s, and whilst they are each individualistic in style have a common 'old English'/late arts and crafts architectural treatment. King's End has a greater mixture of styles and building periods, although the majority of the construction is again from the 1910s/20s.
- 5.12 Notably, many of the houses along King's End have very tall and sharply angled roofs. Some of the later development in this area is of 3 storeys, however most of the buildings are two storey with a tall ridge-line. In between King's End and Ickenham Road are examples of infill cul-de-sac development dating from the 1980s /1990s, with the housing executed in the generic style of this period.



Figure 5.4 Kings End, looking east towards the Site



Figure 5.3 Interwar house on Ickenham Road



Figure 5.2 Ickenham Road, looking west



Figure 5.5 Kings End, looking east towards the Site

2. Larger Scale Retail and Residential Character Area

- 5.13 This is an area comprising buildings of greater scale and height, located near Ruislip station and the railway line. King's Lodge dominates the townscape in this area, rising to 8 storeys. Located directly opposite is Waitrose supermarket; a 4 storey building with a large footprint and several blank elevations. To the south, Sherleys Court and Masters Court comprise two large blocks of retirement housing, of 4 storeys. Corinthian Court and other 4-storey buildings are also located along Station Approach and Pembroke Road.
- 5.14 All of these buildings are in contrasting architectural style. Whilst the buildings are all constructed from brick or are brick clad, they present varying tonality from dark red to London yellow. Varying roof treatments are also notable and range from hipped, pitched and flat roofs. Typically, the buildings present a contrasting elevational materiality and colour treatment at their upper levels. Coursed banding, fenestration patterns and projecting or recessed bays are also commonly adopted amongst these larger-scale buildings, presumably to mitigate their presence within the townscape.
- 5.15 The area is further characterised by transport routes, with wide roads, the railway line and the road bridge forming a substantial part of the built environment. West End Road provides both a principal transport route and line of sight through the area. It is worth noting that this line of vision is nevertheless limited by the curved form of the road. Within this part of the town, West End Road is elevated from the natural ground level and flanked by sloping banks lined with trees and shrubbery.



Figure 5.6 King's Lodge is an 8-storey building located north of the Site, adjacent to the Grade II Listed Railway Station



Figure 6.1 Approaching the Site from adjacent to Waitrose Supermarket. The scale of the 4-storey building is somewhat mitigated by the topography of the area



Figure 5.7 Masters Court (left) is a 4-storey building located adjacent to the Site (right).



Figure 5.8 View of the Site from Sherley's Court (left) and Masters Court (right) - a cluster of 4-storey residential buildings

6 | Townscape and Character Assessment

3. Southern Residential Character Area

- 5.16 Situated south and east of the Site, this area comprises residential housing located along Pond Green and stemming from Eversley Crescent. The area was primarily developed in a single-phase between 1935 and 1938 and is thereby characterised by a general uniformity of design and building grain.
- 5.17 The road form in this area is fairly sinuous at Eversley Crescent, designed around the constraint of Sherley's Farm to the west, and straightening to provide long vistas along Willow Grove and Shenley Avenue. Few front gardens remain amongst the houses as most have been fully paved for vehicular access.
- 5.18 Houses located in this area typically comprise single-storey bungalows or two-storey semi-detached residences. Houses located on Willow Grove are bungalows and maintain a low height. Other residences located along Shenley Avenue and Eversley Crescent are one and two-storeys in height with dormer extensions and commonly projecting chimneys.
- 5.19 Houses located in this area are stylistically characterised by frontages with bow or overhanging eaves. They are often constructed from red brick, with some pebble-dashed and others rendered and painted. Later 2-storey housing developments located along Pond Green are of lower architectural quality.
- 5.20 The 4-storey residence buildings located along Garden Close are included within this character area for their characterful building use. Nevertheless, these residences are much greater in height and scale. Their architectural design contrasts with other houses located in the area, being of simple brick form with regular fenestration and a flat roof.



Figure 5.9 Looking east towards Eversley Crescent from Garden Close



Figure 5.10 Residences located along Willow Grove



Figure 5.11 A tall 4-storey residential development located on Garden Close, immediately south of the Site

Section 6

The Proposed Development.

6 | The Proposed Development

Summary of The Proposed Development

- 6.1 It is proposed that The Barn Hotel Site be redeveloped for residential use. This proposal presents an opportunity to improve the Site's existing architectural and landscape quality and better express its significance as a Site of historic importance. Through its sensitive and considered approach to redevelopment, the proposal will both secure the sustainable use of the Site and conserve, and where possible enhance, the significance of its listed buildings.
- 6.2 The proposal is described in full in the Design and Access Statement, produced by CMYK Architects, which should be read in parallel with this report. This document establishes key design objectives which include ensuring the proposed masterplan and design scheme complements the character and appearance of the Site's heritage and townscape context.
- 6.3 The proposed development can be summarised as follows:
 - In keeping with listed building consent ref. 7969/APP/2023/1833 the proposed development involves the conversion of the listed buildings for residential use. The proposal generally follows the same approach taken by this permitted scheme with regards to the sensitive adaption of the buildings in a manner which seeks to emphasise qualities of aesthetic and architectural value and remove elements which detract from the special interest of the assets.
 - Detractive twentieth-century extensions to the listed Leaning Barn and Oak Room are proposed to be demolished. This change seeks to better reveal the historic forms of the buildings and their spatial relationship to each other as well as to the listed farmhouse, located adjacent. In doing so, the change will facilitate an improved understanding of the historic farmstead arrangement of the listed buildings and better express their group value.
 - A new extension to the listed Leaning Barn is proposed to be constructed. The extension is required to secure the use of the sustainable use of the buildings and is designed to minimise interference with historic fabric. The extension specifically allows for minimal change to the existing open layout of the building, and its historic open plan can be maintained, whilst any subdivisions necessary to achieve a modern

residential unit are limited to the modern extension space. This proposal is in keeping with pre-application feedback.

- The extension further provides structural support to the Leaning Barn and presents an opportunity to secure its condition, as suggested by Council officers in their pre-application consultation feedback. A structural survey report, prepared by Building Design Consultants has been used to inform the proposed development of the listed building with regards to the potential structural implications of removing the existing modern extensions. In response, the proposed development incorporates external buttressing to the building's west elevation.
- The contemporary glazed and timber panelled appearance of the proposed extension sensitively responds to the architectural character of the Leaning Barn whilst promoting a legible phasing to the building that clearly expresses its significance. Furthermore, the extension's design comprises a simple form which is of a lesser scale than the asset to ensure it remains subservient in character.
- The proposed landscaping scheme takes care to establish a more appropriate setting to the listed buildings by enveloping them amongst an open green space, inspired by an understanding of the Site's historic farmstead use. This space will facilitate an enhanced appreciation of the assets role amongst the historic farmstead, and care has been taken to ensure the landscape design evokes a rural, informal character.
- The proposed landscaping scheme further takes the opportunity to reintroduce a garden setting to the listed farmhouse. The garden, alongside the central green space comprising the 'heritage square', is defined by boundary hedging which establishes its pivotal role amongst the Site's layout. This approach further creates a defensible setting which, whilst physically permeated by pathways, allows the assets, 'to breathe visually'.
- The proposed scale and arrangement of new buildings responds to the Site's context amongst a transitional area of mid-rise residential development, situated between the urban town centre to the north and suburban townscape to the



Figure 6.2 Proposed Landscape Masterplan [Source: The Landscape Partnership]

6 | The Proposed Development

south. Larger scale development is distributed at the northern and southern ends of the Site, where buildings of a similar scale already exist adjacent to the Site's boundary.

- In response to pre-application feedback, the proposed height of the northern building has been reduced to 4 storeys. This height reflects that of buildings located close to Ruislip Station. The scale of the building, supported by its high-quality design, provides a gateway into the Site and contributes definition to the approach to and from Ruislip town centre and the station.
- A new gatehouse building is also proposed to be erected at the southern end of the Site. The scale of this building reflects that of 1-36 Garden Close, and, as suggested by officers at pre-application stage, its proposed design reflects the urban block, thereby 'completing' it. In doing so, the proposed development contributes better definition and enhanced activity to the street line.
- The proposed design of new buildings promotes a high architectural quality which is considered to improve upon the quality of existing buildings within the Site. Care has been taken to respond to pre-application feedback which suggested that the design of new buildings reflect the local vernacular and avoid undesirable historic pastiche. As such, a refined architectural palette has been developed to ensure the development reflects its built context whilst creating a *'unified yet varied backdrop to the listed buildings'*.

Section 7

Assessment of Effects.

7 | Assessment of Effects

Townscape Assessment

- 7.1 The area immediately surrounding the Site is predominantly characterised by the residential areas located to the south and east along Eversley Crescent and Garden Close. Larger scale developments of greater height also characterise the emerging context to the Site, and include Rye House and Corinthian Court to the north, Sherleys Court and Masters Court to the west and Garden Close to the south. The prominent thoroughfare of West End Road, located along the Site's west boundary, and the railway line located immediately north also contribute to the character of the Site's immediate setting.
- 7.2 The Site is located in a sustainable area - close to the town centre and principal transportation hub of the railway station, surrounded by an emerging context of height. Such a location is considered to present an opportunity for new development of appropriate height and density. The proposed development takes care to respond to these varying areas of character, particularly with regards to the proposed scale and positioning of new buildings. The impact of these buildings on the surrounding character and pedestrian experience of the streetscape has informed the proposal and is assessed within this report.
- 7.3 Given the height of the proposed development relative to its context, topography and the layout and building grain of the surrounding area, new buildings will be seen from most viewpoints, as detailed in the following visual appraisal in Section 8. Nevertheless, care has been taken to mitigate the impact of additional massing within these views and ensure visible elements are complimentary to and supportive of the established character.
- 7.4 When compared to the previous scheme for the Site's redevelopment (ref. 7969/APP/2023/1473), as well as the pre-application scheme, the proposed development is of a lesser height and scale, being 4 storeys amongst its tallest building located to the north, closest to the town centre. This proposed scale is reflective of that shown amongst various other buildings located within the vicinity. A variety of built scale proposed amongst new buildings within the Site to reflect the Site's transitional role between the urban centre to the north and the residential neighbourhood to the south and east.
- 7.5 The most prominent visual impact of the development will be in views looking south along West End Road from the bridge. Here, the proposed development will facilitate an improved public realm at the north-western corner of the Site and provide a gateway which will better define the approach to and from Ruislip town centre and the station.
- 7.6 In summer months, the proposed development will generally be concealed from views further south, along West End Road, and glimpsed views may be experienced during the winter. The proposed development will generally sit comfortably in the streetscape in this views - which excludes any heritage assets - as illustrated in the Vu.City visuals included in Section 8 of this report.
- 7.7 The proposed height of the new buildings achieves an improved compositional relationship with larger-scale buildings located at the west side of the road and will better frame views along the road. The buildings present a high-quality design which will contribute interest to views in this location. Their considered linear forms and elevational treatment further support the directions of the gaze along the road. In addition, the introduction of built form along the southern edge of the Site responds to the opportunity to help *complete the urban block with 1-36 Garden Close* and contribute a better defined and more active street line to West End Road.
- 7.8 Limited parts of the proposed development will also be visible from the residential areas along Eversley Crescent and Garden Close. Where the new northern building will be visible, its considered form and elevation treatment, involving light coloured upper levels, will mitigate the visual impact of additional massing, allowing it to improve the composition of the view by indicating the town centre in the background of the view, without distracting from the aesthetic value of existing residences.
- 7.9 On balance, the proposed development is not judged to be very harmful to the significance of heritage assets within the Site, and it is considered to be wholly appropriate for the Site to contain buildings of medium scale as reflected in the prevailing townscape. Furthermore, the views of the proposed development demonstrate that scheme sits comfortably within the existing townscape. One's reading of the townscape means that it is appropriate for taller buildings to be located adjacent the station, as established by Rye House. Therefore, a building of 4 storeys at the northern

end of the Site, fronting onto the station and edge of the urban town centre, is appropriate and reflective of the established urban hierarchy.

Heritage Assessment

- 7.10 The proposal takes the opportunity to improve the Site's existing architectural and landscape quality and better express its significance as a Site of heritage value. The proposed removal of detractive later additions to the listed buildings will expose their historic fabric and thereby facilitate greater appreciation of their architectural and historic interest. The acceptability of this change was established by listed building consent ref. 7969/APP/2023/1833.
- 7.11 The proposed conversion of the buildings to residential use will secure their sustainable use and long-term maintenance in keeping with their conservation. The Site has been in disuse since 2023, and the proposed residential use of the buildings presents an opportunity to address the repair works outlined within the submitted structural report. With relation to Sherley's Farmhouse, this change in use will reinstate the original function of the building as a private residence. The acceptability of this change was likewise established by listed building consent ref. 7969/APP/2023/1833.
- 7.12 In order to facilitate the enhancements to fabric and remove the existing detracting additions to the listed buildings, new development must optimise the capacity of the Site (in line with London Plan Policy GG2). The proposed scale, form and arrangement of the new buildings has nevertheless been designed to mitigate the presence of additional massing within the setting of the listed buildings, as described earlier in this section.
- 7.13 New development is positioned away from the listed buildings, at the boundaries of the Site, and are orientated to frame the open space immediately surrounding the buildings. The height of the proposed new buildings is intended to minimise the extent to which new massing extends within the Site grounds, and thereby facilitate a greater reinstatement of open space around the listed buildings.
- 7.14 Whilst care has been taken to ensure the design of the new buildings is responsive to the setting of the listed buildings, the scale of additional massing within this setting is considered to impact the character of the setting. The impact on setting should take into account the existing character of the setting [suburban/taller surroundings and existing detracting hotel buildings].

Summary

- 7.15

As such, the proposed new buildings are considered to cause some less than substantial harm to the setting of the listed buildings. However, this harm is considered to be mitigated by enhancements to the condition of the listed buildings with regards to their improved quality and the removal of detractive partitions to the Leaning Barn/Oak Room, as well as the establishment of an open green setting to the buildings.
- 7.16

Finally, the proposed installation of a heritage interpretation area, incorporating an information plaque conveying the Site's historic development and heritage value will facilitate an enhanced appreciation of the Site's significance. This proposal is considered to be compliant with Policy HE1 of the Local Plan.
- 7.17

The proposed development will result in direct physical enhancements to the Site's listed buildings owing to their improved physical condition and the removal of detractive modern extensions. In addition, the proposed development will result in direct enhancements to the setting of the listed buildings with relation to the removal of existing hardstanding immediately surrounding the building and its replacement with an open green space. This change will further ensure that, within the immediate vicinity of the buildings, their significance can be readily appreciated within a sympathetic context. Both of these direct enhancements comprise significance improvements to the assets and a are clear heritage benefits.
- 7.18

The proposed construction of new, larger-scale buildings within the Site will cause some harm to the setting of the assets. This harm is clearly integrated into the proposed development with relation to the need to minimise the encroachment of new buildings within the setting of the asset, whilst optomising the Site for residential use. This harm is judged to be mitigated by the considered design of new development.
- 7.19

On balance, harm to the setting of the listed buildings within the Site is considered to be mitigated by the proposed direct enhancements to the assets. Overall, a residual finding of a low level of less than substantial harm is identified and in accordance with paragraph 205 this harm is attributed great weight. Nevertheless, this harm is judged to be outweighed by the public benefits promoted by the proposed development, associated with the sustainable delivery of additional housing within an existing site located close to the town centre. Such benefits include the provision of 72 homes, enhancements to the Site's landscape, and the general optimisation of a site in a sustainable townscape location, close to the station and town centre. This balance is assessed in detail within the submitted Planning Statement, prepared by Barker Parry.

Section 8

Visual Assessment.

8 | Visual Assessment

Visual Assessment

Representative Viewpoints

- 8.1 The visual assessment considers the potential changes to visual amenity of people experiencing views (often referred to as visual receptors).
- 8.2 The following selection of viewpoint locations [Figure 8.1] is based upon the scope of viewpoints submitted in ref. 7969/APP/2023/1473.
- View 1 – West End Road/Wood Lane, looking north-east [Visualisation Type 2 - 3D Model]
 - View 2 – Site Entrance/West End Road, looking north-east [Visualisation Type 2 - 3D Model]
 - View 3 – Masters Court/West End Road, looking north-east [Visualisation Type 2 - 3D Model]
 - View 4 – West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 5 – Railway Bridge on West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 6 – Kings Lodge/West End Road, looking south [Visualisation Type 2 - 3D Model]
 - View 7 – Ruislip Station Car Park, looking south-west [Visualisation Type 2 - 3D Model]
 - View 8 – Eversley Crescent/Willow Grove, looking west [Visualisation Type 2 - 3D Model]
 - View 9 – Eversley Crescent/Garden Close, looking west [Visualisation Type 2 - 3D Model]
- 8.3 The following visualisations have been produced using Vu.City software. Views show a winter context, however, within the Vu.City software, this winter context is considered to be beyond a worst-case scenario, with existing vegetation and tree planting being completely stripped, more so than is likely realistic. As such, in some of these winter views, visibility of the proposed development will likely more restricted than shown.

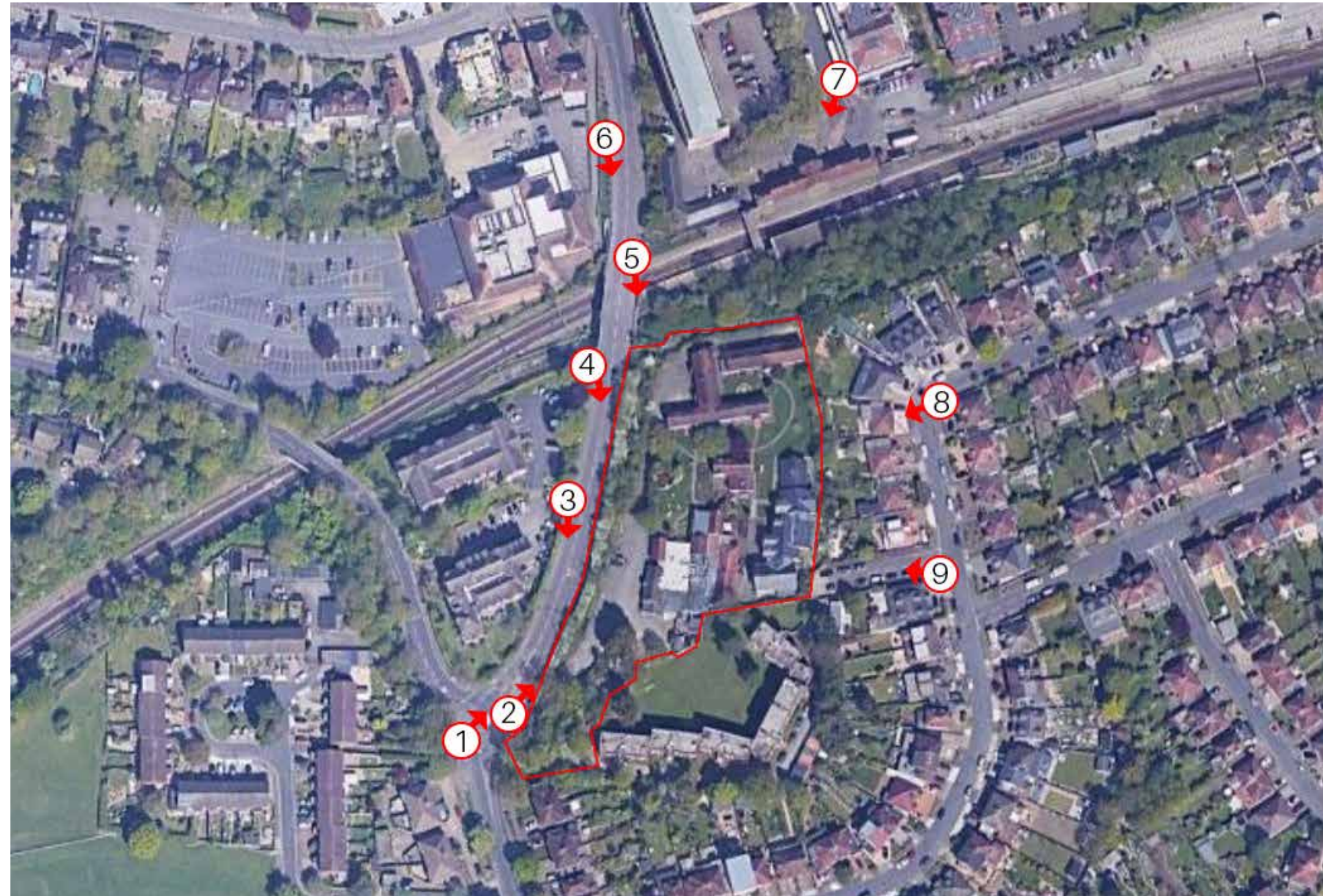


Figure 1.4 View Location Mapping
Source: Google Maps

8 | Visual Assessment

THE BARN HOTEL | RUISLIP

Photograph of View 1 - West End Road/Wood Lane, looking north-east



Existing



8 | Visual Assessment

View 1 - West End Road/Wood Lane, looking north-east

Existing

- 8.4 This view is characterised by the conflicting channels of vision presented by the various vehicular and pedestrian routes extending from the roundabout on West End Road. The arrangement of West End Road, extending throughout the view's foreground, middleground and background attempts to direct the gaze northward. However, its tree-lined streetscape offers limited definition to the view.
- 8.5 Indeed, an unbalanced arrangement of built form provides further conflict to the gaze. The medium-scale building of Masters Court (left) sits at an elevated position and emphasises the horizontally sloping topography of the view. The Site contributes no built form with which to balance this arrangement and appropriately frame the view. Furthermore, as identified by Council officers during pre-application consultation, there is an opportunity for development of the Site to contribute to a better defined and more active street line.
- 8.6 The view lacks a sense of depth. Whilst Rye House is present in the background, at the perceived end of West End Road, its glimpsed visibility and plain architectural quality limit its role as a focal point and source of interest. Its scale and design character does, however, express the townscape hierarchy by visually locating the urban town centre. There is an opportunity for development at the northern end of the Site to reinforce this characteristic of larger scale buildings at edge of the town centre and support this expressed hierarchy.
- 8.7 Overall, the value of this view, as existing, is **low** due to its status as a general townscape view without designation, albeit with some amenity value for local residents owing to its capture of the principal route into the town from the south, which is lined with wide, tree-lined pavements. Whilst visible, the modern extensions to the listed Oak Room and Leaning Barn and are not considered to contribute to the value of the view.



Existing



View 1 - West End Road/Wood Lane, looking north-east

Proposed

- 8.8 New buildings within the Site contribute an enhanced definition of the view by successfully framing the gaze along West End Road. Specifically, development located at the southern end of the Site is of an appropriate scale which reflects that of Masters Court (left) and better balances the arrangement of built form. In doing so, the proposed development mitigates the horizontal emphasis of the area's topography, and promotes a visual focus along West End Road.
- 8.9 For most of the year, development within the Site will be largely concealed from view behind existing planting lining West End Road. Nevertheless, when visible, the proposal will be experienced as a high-quality development which will contribute better definition of the street line.
- 8.10 The new gatehouse building, located at the southern end of the Site, will remain visible throughout the year. It takes the opportunity to activate this part of the street, as acknowledged by Council officers, and presents an attractive frontage which enhances the overall aesthetic value of the view. Likewise, the proposed removal of modern extensions to the listed Leaning Barn and Oak Room will reveal the historic form and elevations of the assets, and will thereby contribute a source of interest to the view.
- 8.11 The new building at the north end of the Site will also be largely concealed by existing planting during the summer months. However, when visible, its scale and high-quality design will contribute a source of interest to the view's background, further encouraging the gaze northward. These qualities will likewise positively reinforce an expressed urban hierarchy within the view, and locate the view at the outskirts of the town centre.
- 8.12 Overall, the proposed development is considered to have a medium magnitude of change to the view during the summer months, with a **minor** effect which is **beneficial** in nature. It is considered to have a medium-high magnitude of change to the view during the winter months, with a **minor-moderate** effect which is **beneficial** in nature.



Proposed

Photograph of View 2 - Site Entrance/West End Road, looking north-east



8 | Visual Assessment

View 2 - Site Entrance/West End Road, looking north-east

Existing

- 8.13 This view captures the entrance driveway into the Site as it bounds West End Road. The driveway features centrally within the view, however it is poorly defined and offers no amenity value. Site buildings are visible, however they are poor quality and their minor scale and ill-defined architectural character contribute no source of interest. No heritage assets are visible.
- 8.14 West End Road is located to the left of the view. Its raised position, curved form and wide flanking pavements express its status as a principal thoroughfare. Rye House, a large scale building located at the perceived end of the road, features prominently in the background of the view and encourages the gaze northward. It performs a wayfinding role within the view, marking the urban centre at the end of West End Road.
- 8.15 Whilst the Site is positioned centrally within the view, its ill-defined arrangement and lack of visual interest poorly contrasts with the well-structured composition to the left. As such, the overall perspective of the view is uncomfortable. There is an opportunity for development of the Site to better define its visual character and enhance its role within the composition of the view.
- 8.16 Overall, the value of this view, as existing, is **low** due to its status as a general townscape view without designation, albeit with some amenity value for local residents owing to the green planting lining the wide pathways. Whilst visible, the modern extensions to the listed Oak Room and Leaning Barn and are not considered to contribute to the value of the view.



Existing

8 | Visual Assessment

View 2 - Site Entrance/West End Road, looking north-east

Proposed

- 8.17 The proposed development results in the removal of unattractive extensions to the listed building, and facilitates visibility of the re-instated farmstead arrangement. The revealed elevations of the listed buildings, set amongst an open green space, contribute a source of interest to the view. This effect is reinforced by the arrangement of new buildings within the Site, which frame the view of the assets.
- 8.18 The distinctive appearance of the listed buildings - presenting historic timber-framed architecture - positively juxtaposes with the contemporary design of Rye House. The Site now expresses a well-defined character which is equally interesting, yet appropriately different to that of the town centre, glimpsed in the view's background.
- 8.19 As a result the Site is no longer experienced as a subservient element within the view, rather it evokes a sense of place and contributes definition to the urban hierarchy of the area. This effect is supported by the treatment of new buildings within the Site which reflects the scale and style of surrounding buildings, thereby providing a unified backdrop to the listed buildings.
- 8.20 Overall, the proposed development is considered to have a medium magnitude of change to the view, with a **minor** effect which is **beneficial** in nature.



Proposed

Photograph of View 3 - Masters Court/West End Road, looking north-east



8 | Visual Assessment

View 3 - Masters Court/West End Road, looking north-east

Existing

- 8.21 The Site is located in the left side of the view, set behind the mature hedgerow and tree planting lining West End Road. All buildings located within the Site are concealed from view.
- 8.22 The view is characterised by the central arrangement of West End Road which directs the gaze southward, away from the town. The road is lined with trees which further frame the view. Sherleys Court (right) is glimpsed to the right of the view, amongst the tree-lined boundary of West End Road.
- 8.23 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

8 | Visual Assessment

View 3 - Masters Court/West End Road, looking north-east

Proposed

- 8.24 The proposed development would be completely obscured from view by mature hedgerows and tree planting during the summer months. The proposed development will potentially be glimpsed amongst the treescape during winter months. Specifically, the three-storey development located at the southern end of the Site may be visible. Its proposed scale, height and simple linear form will frame views along West End Road.
- 8.25 The southern building is reflective of 1-36 Garden Close and it will likely be experienced as a logical addition to this development. Furthermore, the design of the southern building will reflect the architectural character of 1-36 Garden Close and would be visually experienced as continuation of this development.
- 8.26 Overall, the proposed development is considered to cause no change to the view during the summer months. During the winter months, the proposed development will cause a low magnitude of change to the view, with a **negligible** effect.



Proposed

Photograph of View 4 - West End Road, looking south



8 | Visual Assessment

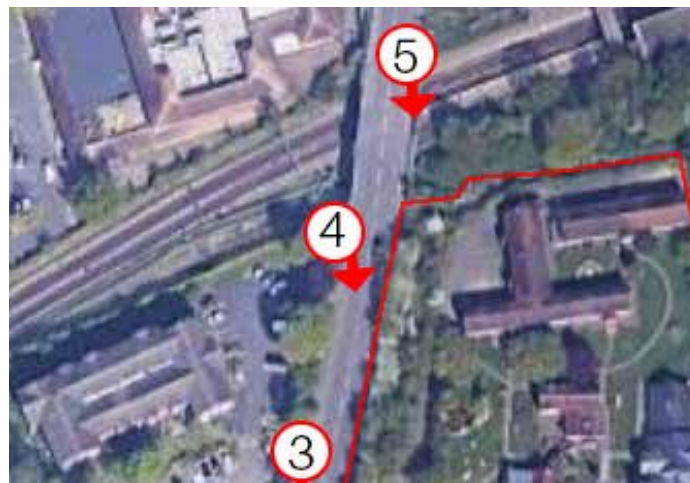
View 4 - West End Road, looking south

Existing

- 8.27 This viewpoint captures views south along West End Road. The Site is located in the left side of the view, set behind the mature hedgerow and tree planting lining West End Road. All buildings located within the Site are concealed from view.
- 8.28 The viewpoint presents a characterfully linear composition created by the road and boundary planting. Despite the view being located in a well-developed part of the town, no built forms are captured within it due to the view's orientation, and the elevated topography of the road. There is an opportunity to add interest to the view by introducing a feature of high quality and to better activate this western frontage to the Site facing onto the street.
- 8.29 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

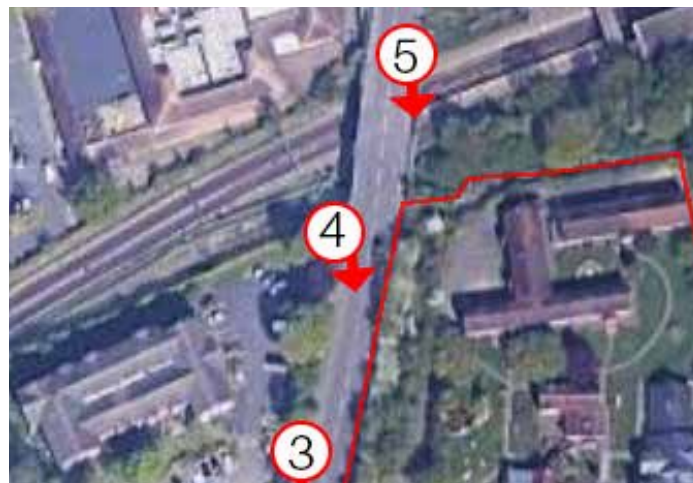


8 | Visual Assessment

View 4 - West End Road, looking south

Proposed

- 8.30 The proposed development would be completely obscured from view by mature hedgerows and tree planting during the summer months. A proposed break in the treeline bounding West End Road will, however, provide views of the listed buildings located within the Site. Their historic form and characterful timber-framed design will be revealed by the proposed demolition of existing modern additions to the buildings. As such, the proposed development takes the opportunity to contribute a source of visual interest to the view, albeit this may be of limited scale. Nevertheless, this change presents an opportunity to enhance the aesthetic value of the view and better activate the Site's western frontage onto the road.
- 8.31 The proposed development will potentially be glimpsed amongst the treescape during winter months, however views would be very limited due to the low ground level of the Site and the minor scale of the development. The new three-storey building located at the southern end of the Site may be partially glimpsed amongst the treescape during the winter months. Its proposed scale, height and simple linear form will support Sherleys Court in framing views along West End Road.
- 8.32 Overall, the proposed development is considered to cause a negligible change to the view during the summer months. During the winter months, the proposed development will cause a low magnitude of change to the view, with a **negligible** effect.



Proposed

Photograph of View 5 - Railway Bridge on West End Road, looking south



8 | Visual Assessment

View 5 - Railway Bridge on West End Road, looking south

Existing

- 8.33 This view captures the bridged element of West End Road which extends over the railway track and extends southward. It must be noted that the existing bridge, shown in the photographed view on the previous page, is not rendered to its full extent within the Vu.City platform due to insufficient modelling within the programme. Based on the information captured by Vu.City, and the photographed view, the Site is known to be visible in the left middleground of the view and the roofscape of the existing northernmost hotel building is visible. This plain roofscape fails to contribute a source of interest to the view.
- 8.34 Due to its low ground level and the limited scale of its existing buildings, the Site fails to appropriately frame views along West End Road. There exists an opportunity for a larger scale development to better define the western boundary of the Site and direct the gaze southward.
- 8.35 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

8 | Visual Assessment

View 5 - Railway Bridge on West End Road, looking south

Proposed

- 8.36 The upper levels of the proposed northern building are visible in this view. The high-quality design of the building contributes a source of architectural interest to the view.
- 8.37 The proposed scale of the building responds to its location adjacent to the railway line, at the edge of the town centre. The building reinforces the boundary of the railway line by introducing height along it and providing a high-quality, active frontage which will further improve the aesthetic value of the view.
- 8.38 The building's horizontal emphasis, expressed by its flat roof, regular fenestration, decorative banding and materiality, reflects that of the road. The linear form of the proposed northern and southern buildings collectively define the Site's western boundary and thereby present an opportunity to enhance the Site's townscape role by framing the view and directing the gaze southward.
- 8.39 Overall, the proposed development will enhance the quality and interest of the view whilst maintaining its character and supporting the road's role as a channel for views towards the south. It is considered to cause a medium-high magnitude of change to the view, with a **negligible-minor** effect which is beneficial in **nature**.



Proposed



8 | Visual Assessment

THE BARN HOTEL | RUISLIP

Photograph of View 6 - Kings Lodge/West End Road, looking south



8 | Visual Assessment

View 6 - Kings Lodge/West End Road, looking south

Existing

- 8.40 The Site, as existing, is not visible from this viewpoint along West End Road. It is located in the background of the viewpoint and occluded from view by mature vegetation which bounds the road. At present, the viewpoint holds little interest. Whilst the road provides some direction to views looking southward, however the scale and form of existing Site buildings fail to support this role. There exists an opportunity for a high-quality development to support the road in directing the gaze southward, as well as to contribute an improved street frontage onto both the northern alleyway between the Site and station, as well as onto West End Road.
- 8.41 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

8 | Visual Assessment

View 6 - Kings Lodge/West End Road, looking south

Proposed

- 8.42 The proposed development will, in reality, be predominantly concealed by existing mature tree planting and vegetation located at the northern end of the Site and along West End Road. Nevertheless, when visible, the proposed scale and high-quality design of the new northern building will define the approach to and from Ruislip town centre and the station. It contribute a positive street frontage to the northern alleyway located between the Site and the station, and better activate this area. Finally, the linear form of the development will support the role of West End Road in directing the gaze southward.
- 8.43 Overall, the proposed development is considered to cause a medium magnitude of change to the view, with a **negligible** effect.



Proposed

8 | Visual Assessment

THE BARN HOTEL | RUISLIP

Photograph of View 7 - Ruislip Station Car Park, looking south-west



8 | Visual Assessment

View 7 - Ruislip Station Car Park, looking south-west

Existing

- 8.44 The Site, as existing, is not visible from this viewpoint within Ruislip Station Car Park. It is set behind the Station building, which is located in the middle ground of the view and serves as a focal point and point of interest.
- 8.45 Overall, the value of this view, as existing, is **medium** due to its relation to the Grade II listed station and its recognised amenity value.



Existing

8 | Visual Assessment

View 7 - Ruislip Station Car Park, looking south-west

Proposed

- 8.46 The proposed development would not be visible in this view. As such, it will cause no change to the composition or character of the view.



Proposed

8 | Visual Assessment

THE BARN HOTEL | RUISLIP

Photograph of View 8 - Eversley Crescent/Willow Grove, looking west



8 | Visual Assessment

View 8 - Eversley Crescent/Willow Grove, looking west

Existing

- 8.47 The Site is not visible from this viewpoint as in reality it is concealed by houses located along Eversley Crescent.
- 8.48 This view is characterised by the regular arrangement of houses lining Eversley Crescent. The consistent, low height and strong architectural character, expressed through a shared design palette, contribute a source of aesthetic interest to the view.
- 8.49 However, the plain composition of the view lacks depth and provides no visual direction or source of interest in the background with which to encourage the gaze westward. Furthermore, the composition of the view fails to respond its townscape context. It neither reflects the characterful variance in the area's topography, nor does it capture local landmarks which provide a visual sense of place. There is an opportunity for development of the Site to introduce a wayfinding feature to the background of the view.
- 8.50 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

8 | Visual Assessment

View 8 - Eversley Crescent/Willow Grove, looking west

Proposed

- 8.51 The uppermost levels of the proposed development will be visible in the background of the view. The development will provide a backdrop to the arrangement which is of a scale that reflects the view's location at the edge of the town centre. In doing so, the development contributes a sense of place to the view. The stepped form of the development further expresses the varied topography of the area surrounding Eversley Crescent. The simple, yet high-quality architecture of the development will mitigate the visual presence of the development, maintaining the role of existing houses fronting onto Eversley Crescent as a principal source of interest.
- 8.52 Overall, the proposed development will have a medium magnitude of change to the view, with a **negligible** effect.



Proposed



Photograph of View 9 - Eversley Crescent/Garden Close, looking west



8 | Visual Assessment

View 9 - Eversley Crescent/Garden Close, looking west

Existing

- 8.53 At present, the perceived west end of Garden Close (the road sharply curves to the left) presents an irregular and unkempt treescape, behind which the Site is located. The rear elevation of the Site's eastern residential building bounds this part of the road, yet its plain frontage fails to contribute a point of interest. There is little compositional value to this view of the end of the road; extremely limited interest arises from the side elevations of houses lining either side of it.
- 8.54 Overall, the value of this view, as existing, is **negligible** due to its status as a general townscape view without designation and likely of no amenity value for local residents.



Existing

8 | Visual Assessment

View 9 - Eversley Crescent/Garden Close, looking west

Proposed

- 8.55 The proposed development would terminate the view with new buildings of high architectural quality and aesthetic value. The building's proposed height and design is reflective of existing houses located along Garden Close and Eversley Crescent, thereby celebrating the established character of the area whilst improving its overall quality. Furthermore, the proposed development contributes much needed activation to this side street.
- 8.56 Overall, the proposed development will maintain the character of the view. It is considered to cause a medium magnitude of change to the view, with a **negligible** effect.



Proposed

Section 9

Conclusion.

9 | Conclusion

- 9.1 This Heritage and Townscape Visual Impact Assessment has been produced by Iceni Projects on behalf of Chase New Homes to support an application for the redevelopment of the Site.
- 9.2 The assessment has considered the legislative and policy context in which to determine possible heritage and townscape impacts arising from the proposal to redevelop the Site for residential use. It has reviewed and set out the historic development of the Site and of Ruislip more widely, utilising archive material and relevant historical mapping. The setting and significance of the Site has been identified and appraised, along with the character and appearance of Ruislip Village Conservation Area.
- 9.3 The proposal takes the opportunity to redevelop a site in a sustainable townscape location and the assessment undertaken illustrates that it is responsive to the emerging character of scale and density within the surrounding area. The assessment has also judged the proposal to demonstrate consideration for the heritage sensitivities of the Site, most notably the settings of designated assets located both within and outside its boundary.
- 9.4 The proposal appropriately opens up the settings of the listed buildings within the Site through the demolition of non-historic hotel buildings and the removal of modern additions to the listed buildings themselves. It incorporates a well-considered landscaping scheme which supports the partial reinstatement of the building's historic open and green setting. Proposed enhancements to the settings of the buildings are further supported by the proposed refurbishment of the buildings themselves. Such benefits to the listed buildings are in keeping with policies SO1 and HE1 of Hillingdon's Local Plan.
- 9.5 In order to facilitate the enhancements to fabric and remove the existing detracting additions to the listed buildings, new development must optimise the capacity of the Site (in line with London Plan Policy GG2). Nevertheless, care has been taken to maximise separation from the listed buildings and facilitate reinstatement of open space within their immediate settings.
- 9.6 The proposed scale of new buildings is responsive to the emerging character of the surrounding townscape. Taller elements within the Site support the townscape's urban hierarchy by focusing height and density in an area close to the town centre and railway station - an area which is appropriate for such development.
- 9.7 Whilst the proposed height of new buildings is considered to be responsive to the built character of the surrounding townscape, its associated increase in the built massing of the Site has been assessed to cause some harm to the settings of listed buildings within the Site. On balance, this harm is considered to be mitigated by the proposed direct enhancement to both the fabric of the listed buildings (repairs and refurbishment works) and their setting (landscaping changes to reinstate the historic open setting).
- 9.8 A residual finding of a low level of less than substantial harm is identified and in accordance with paragraph 205 this harm is attributed great weight. Nevertheless, this harm is judged to be outweighed by the public benefits promoted by the proposed development, associated with the sustainable delivery of additional housing within an existing site located close to the town centre. This balance is assessed in detail within the submitted Planning Statement, prepared by Barker Parry.
- 9.9 Overall, the proposed development is compliant with policy set out in the London Borough of Hillingdon's Local Plan, 2012. The proposed development is of a high quality sustainable design which demonstrates regard to the heritage context of the Site. As such, it is compliant with Policy HE1 Heritage of the Local Plan. Similarly, the proposed development demonstrates respect for the local townscape and its distinctive character, thereby complying with BE1 Built Environment of the Plan. It is further judged to be compliant with relevant policies in the NPPF, and in alignment with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

Methodology.

Heritage Assessment

- 9.10 This report provides an assessment of the significance of identified heritage assets and the potential effects of the proposed development. It has been informed by:
 - Relevant legislation, and national and local planning policy (see Section 2); and
 - Best practice guidance set out in:
 - Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CiFA, 2021)
 - Conservation Principles, Policies and Guidance (Historic England, 2008)
 - Good Practice Advice in Planning Notes (Historic England, various).
- 9.11 Heritage Assets are defined in Annex 2 of the National Planning Policy Framework (NPPF) as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’
- 9.12 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 200.
- 9.13 While IEMA’s Principles identifies that there is no ‘one-size fits all’ methodology for assessing impacts on cultural heritage, it provides guidance on heritage impact assessment. It identifies the need to understand cultural heritage assets by:
 - Describing the asset;
 - Ascribing cultural significance; and
 - Attributing importance.
- 9.14 And evaluate the consequences of change by:
 - Understanding change;
 - Assessing impact (on significance or contribution of setting to significance); and
 - Weighting the effect.

- 9.15 The Whitechapel Bell Foundry case (refs. APP/E5900/V/20/3245430 and APP/E5900/V/20/3245432) re-established that the approach of an internal heritage balance is a perfectly legitimate one. Heritage harms caused by a proposal with relation to their impact on the special architectural and historic interest of an asset have the potential to outweighed by benefits in heritage and public terms. As such, it is permissible to undertake a balanced consideration of heritage harms and benefits, with a residual effect concluded.

Understanding Significance and Importance

- 9.16 The methodology used here for ascribing the significance of the identified heritage assets draws from the approach set out in Historic England’s Conservation Principles and NPPF Annex 2 by identifying significance based on heritage value or interest. As defined in the Planning Practice Guidance (Historic Environment, para 06), the heritage interest may be:
 - Archaeological;
 - Architectural and artistic; and/or
 - Historic.
- 9.17 The methodology for attributing importance is set out in Table H1. IEMA’s Principles identifies that unlike significance, importance is scaled and *‘It is therefore appropriate to refer to ‘high’, ‘medium’ or ‘low’ importance or any other simple scale that offers a form of gradation’*. As such, designation is an obvious way of attributing importance.
- 9.18 IEMA’s Principles clarifies that: *‘in relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance’* (para. B.12). This aligns with NPPF para.199 on the weighting of impacts.
- Non-designated Heritage Assets
- 9.19 Non-designated Heritage Assets (‘NDHAs’) are defined in Planning Practice Guidance (PPG, 2021) as buildings, structures and places which have a degree of heritage significance but do not meet the criteria for designation.
- 9.20 In paragraph 039 of the PPG, it notes: *‘A substantial majority of buildings have little or no heritage*

Heritage Importance	Designation of Receptor
Very High	Site acknowledged of international importance World Heritage Site
High	Grade I or Grade II* Listed Asset Scheduled Ancient Monument
Medium	Grade II Listed Asset Conservation Area
Low	Locally Listed Asset Designated Heritage Assets compromised by poor preservation
Very Low	Non-Designated Heritage Asset (not recognised as locally listed) Locally Listed Asset with little or no surviving interest

Table H1: Heritage Importance

- significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets’.*
- 9.21 IEMA’s Principles notes that where heritage assets are not designated, *‘it will be up to the practitioner to make an informed judgement on the level of importance to be ascribed’* (IEMA et al).
- Setting
- 9.22 The setting of a heritage asset is defined 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 or may be neutral’ (NPPF, Annex 2)
- 9.23 Historic England’s GPA 3: The Setting of Heritage Assets (2nd Edition, December 2017) gives general advice on understanding setting and how it may contribute to the significance of heritage assets. This report follows the staged approach set out in this guidance to making decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

Townscape & Visual Assessment

- 9.24
- The purpose of the townscape and visual appraisals is to determine the likely townscape and visual effects of the proposal by considering a combination of the townscape or viewer's sensitivity, and the magnitude of change that will be experienced.
- 9.25
- The methodology used by Icení Projects to assess the likely townscape and visual effects of the proposal is based on best practice guidance set out by the Landscape Institute in:
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA, Third Edition, 2013);
 - Townscape Character Assessment Technical Information Note (TIN 05/17, 2018); and
 - Visual Representation of Development Proposals, Technical Guidance Note (TGN 06/19, 2019).
- 9.26
- GLVIA states in para.1.1 that when identifying landscape/townscape and visual effects there is a *'need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.'*
- 9.27
- GLVIA recognises within para. 2.23 that professional judgement is at the core of LVIA/TVIA, and that while some change can be quantified, *'much of the assessment must rely on qualitative judgements'*. The Landscape Institutes Technical Committee has advised that the 2013 revision of GLVIA *'places greater emphasis on professional judgement and less emphasis on a formulaic approach'*.

Townscape Character

- 9.28
- Townscape is defined in GLVIA at para.2.7 as *'the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.'*
- 9.29
- The assessment of townscape character provides an understanding of the distinctive qualities and characteristics that make up an area of townscape, including an understanding of how a place has evolved over time. Character analysis is supported by materials such as maps, illustrations and photographs.

Townscape Sensitivity

- 9.30
- Establishing townscape sensitivity involves combining judgments about: (i) the value of the townscape character; and (ii) the susceptibility of the townscape to the change caused by the proposal.
- 9.31
- The value of a townscape character area is defined in TIN 05/17 as its *'relative importance'* to *'different stakeholders'*. Value can be influenced by a range of factors including its intactness/condition, scenic quality, rarity, representativeness, conservation interests (i.e. heritage or environmental designations), recreational value, perceptual qualities or communal associations.
- 9.32
- The susceptibility of townscape character areas to change is the ability of the townscape receptor to accommodate change without undue consequences for the maintenance of the aspects of the baseline condition that are of townscape value.
- 9.33
- Value and susceptibility to change will be described in line with Tables T1 and T2. Overall sensitivity will be calculated by combining the two resulting judgements.

Visual Sensitivity

- 9.34
- Assessments of visual effects focuses on the likely effects to visual receptors, i.e. people experiencing townscape views, and considers changes in visual amenity as a result of the proposal.
- 9.35
- Establishing visual sensitivity involves combining judgments about: (i) the value of the view; and (ii) the susceptibility of the visual receptor to the change caused by the proposal.
- 9.36
- The value attached to views relates to planning designations or their identification in tourist guidebooks, literature, art etc.
- 9.37
- For visual receptors (i.e. people), susceptibility to change depends on their circumstances (location, time of day, season, length of exposure to view) and reason for being at this viewpoint (i.e. passing through while commuting or using the area for recreation).
- 9.38
- Value and susceptibility to change will be described in line with Tables V1 and V2. Overall sensitivity will be calculated by combining the two resulting judgements.

Townscape Value	Typical Criteria
High	Often featuring or contributing positively to national heritage designations (i.e. conservation areas, listed buildings), protected view corridors/skylines, designated green spaces or award-winning design. Generally of high quality urban design or amenity value and in good condition, with very few detracting features (if any). A rare example of, or representative of, a particular characteristic townscape element or feature.
Medium	Often featuring or contributing positively to local heritage designations (i.e. locally listed buildings, areas of townscape value), locally identified view corridors, or locally designated green spaces. In relatively good condition, with areas of high quality urban design or amenity value, or containing some particularly characteristic features. Generally few detracting features overall.
Low	Generally without designations, of low quality and in poor condition with scope for enhancement in terms of appearance and amenity. May contain some positive features, but these do not characterise the whole.
Negligible	Of very low quality and in very poor condition with notable scope for enhancement in terms of appearance and amenity.

Table T1: Townscape Value

Townscape Susceptibility to Change	Typical Criteria
High	Townscapes with a little capacity to accommodate the type of change proposed, owing to the interaction of the proposed development with the prevailing character, built form, topography etc, and the limited presence of screening effects (if applicable)..
Medium	Townscapes with a good capacity to accommodate the type of change proposed as it might be reflective of the scale and character of parts of the surrounding townscape. There are opportunities for enhancement that proposals may address and/or some existing screening effects (vegetation, density of development, orientation of streets etc.).
Low	Townscapes with a very good capacity to accommodate the type of change proposed, as the proposed development may comprise only a small part of the wider townscape, or being in-keeping with the overarching character of the surroundings. There may be distinct opportunities for enhancement and/or a high level of existing screening effects (vegetation, density of development, orientation of streets etc.).

Table T2: Townscape Susceptibility to Change

Magnitude of Change

- 9.39 The magnitude of change is considered to be a combination of (i) the size and scale of the potential change; (ii) the geographical extent of the area affected; and (iii) the duration of the change of the proposal in operation and its reversibility.
- 9.40 Magnitude of change will be described in line with Table M1.

Overall Effect

- 9.41 Establishing the overall effect combines judgements about sensitivity and magnitude of change. This will first be undertaken as a qualitative assessment describing the anticipated effects using professional judgement on whether the proposal would enhance or harm the key qualities that contribute to townscape character or visual amenity.
- 9.42 This will then be summarised in a technical assessment. Judgements about sensitivity and magnitude of change will be graded as major, moderate, minor, negligible or none. Effects will then be classified as either beneficial, adverse or neutral. Where a fine balance occurs between both beneficial and adverse effects arising from the proposal, it may result in a 'neutral' effect.
- 9.43 The approach to consolidating overall effects is tabulated in Table E1.

Overall Effect	Magnitude of Change			
Sensitivity or Importance	High	Medium	Low	Negligible
High	Major	Major/Moderate	Moderate	Minor
Medium	Major/Moderate	Moderate	Minor	Negligible
Low	Moderate	Minor	Minor/Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

Table E1: Overall Effect

Visualisation

- 9.44 The visualisations within this report have been prepared in general conformance with the Landscape Institute's TGN 06/19. This advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- 9.45 In this case::
- Type 2 visualisations were prepared by Iceni Projects using Vu.City and a model prepared by MAA Architects..

Visual Value	Typical Criteria
High	Designated or protected viewpoint, vista or panorama. Views related to highly graded heritage designations (i.e. World Heritage Sites, Grade I or II* listed buildings or registered parks and gardens, or of high importance to a conservation area), identified tourist spots or with well-known cultural associations.
Medium	Locally identified viewpoint, vista or panorama. Views related to heritage designations (i.e. conservation areas, Grade II listed buildings, locally listed buildings) or from within designated green/amenity spaces.
Low	General townscape view without designation, although may have some amenity value for local residents.
Negligible	General townscape view without designation, and likely of no amenity value for local residents.

Table V1: Visual Value

Visual Susceptibility to Change	Typical Criteria
High	Users of public rights of way, open spaces or outdoor recreational facilities where the purpose of the recreation is the enjoyment of visual amenity, such as visitors to heritage assets (such as National Trust properties, Conservation Areas), tourist spots or parks with generally open or unspoilt views.
Medium	Users of public rights of way, open spaces or outdoor recreational facilities where visual amenity is secondary to activity (e.g. sports pitches, golf courses, shopping). Open views but from less sensitive areas. Residents of an area more likely to notice change in their surroundings when travelling to or from home.
Low	Users of public rights of way, open spaces or outdoor recreational facilities where the view is restricted or incidental to the activity. People in transit (pedestrians, cyclists, motorists, public transport) or undertaking activities (i.e. commuting, working) where any views are incidental to the activity or capacity to take in views is restricted.

Table V2: Visual Susceptibility to Change

Magnitude of Change	Typical Criteria
High	Total loss, major alteration or fundamental change to key characteristics or features of the baseline.
Medium	Partial loss, material alteration or visible but contextual change to key characteristics or features of the baseline.
Low	Minor loss, alteration or discernible but non-material change to key characteristics or features of the baseline.
Negligible	Barely distinguishable or very limited change from baseline conditions.

Table M1: Magnitude of Change

Appendix 2

Statutory List Entries.

Sherley’s Farmhouse (THE C17 BARN MOTEL)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358418

Date first listed: 06-Sep-1974

List Entry Name: SHERLEY’S FARMHOUSE (THE C17 BARN MOTEL)

Statutory Address: SHERLEY’S FARMHOUSE (THE C17 BARN MOTEL), WEST END ROAD

Details:

1. 5018 WEST END ROAD (East Side) RUISLIP Sherley’s Farmhouse (The C17 Barn Motel) TQ 08 NE 41/444 II GV 2. C17 timber-framed house. 2 storeys, L-shaped with irregular fenestration. Visible framing with whitewashed brick filling. Old tiled roof. 2--and 3-light modern casements.

Sherley’s Farmhouse and the barn and outbuilding forms a group.

BARN AND OUTBUILDING TO SOUTH EAST OF SHERLEY’S FARMHOUSE (THE C17 MOTEL)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1080139

Date first listed: 06-Sep-1974

List Entry Name: BARN AND OUTBUILDING TO SOUTH EAST OF SHERLEY’S FARMHOUSE (THE C17 MOTEL)

Statutory Address: BARN AND OUTBUILDING TO SOUTH EAST OF SHERLEY’S FARMHOUSE (THE C17 MOTEL), WEST END ROAD

Details

1. 5018 WEST END ROAD (East Side) RUISLIP Barn and Outbuilding to south-east of Sherley’s Farmhouse (The C17 Barn Motel) TQ 08 NE 41/445 II GV 2. Late C16 or early C17 2-bay barn, timber framed with queen strut roof truss, somewhat restored. Later C17 2-bay structure to north, also timber framed, with queen post roof truss. Painted brick filling, old tiled roofs. Group value with Sherley’s Farmhouse. Some modern extensions to east.

Sherley’s Farmhouse and the barn and outbuilding form a group.

RUISLIP STATION WITH ASSOCIATED FOOTBRIDGE AND SIGNAL BOX

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1380983

Date first listed: 04-Aug-2000

List Entry Name: RUISLIP STATION WITH ASSOCIATED FOOTBRIDGE AND SIGNAL BOX

Statutory Address: RUISLIP STATION WITH ASSOCIATED FOOTBRIDGE AND SIGNAL BOX, STATION APPROACH

Details

Railway station with associated footbridge and signal box. 1904, for the Harrow and Uxbridge Railway, modified 1928 by Metropolitan Railway. Buff brick with orange bands and a replacement tile roof (c. 1990). Range of single storey single depth buildings on the downside of the line with a later building on the up platform. The yard elevation has a central gable projecting forward with the doorway flanked by windows. All have segmental heads, the windows are 2 over 2 sashes with a 6 pane toplight, rendered imposts with gauged brick arches, and keystones. Orange brick decoration in the gable above. Plain entrance canopy on brackets. Wings on either side of this, to the left with five windows of similar type but without keystones, the two windows closest to the entrance are paired. Additional small wing to the left of this with one more window. The wing to the right has two pairs of windows as before and then two small lavatory windows, the additional wing has more small windows. Orange cornice band round the building. Two ridge stacks to left and one on right (one demolished on right). The platform elevation has similar features, and a seven bay canopy on cast iron columns carrying brackets with quatrefoils in the spandrels and steel beams supporting a replacement corrugated sheeting roof. The interior of the booking hall is full height with the roof supported on wide queen post trusses. Standard wrought iron lattice girder footbridge with added roof, the base is infilled on either side. The bridge dates from 1904, but was moved to its present site in 1928.

Up platform building is later as is demonstrated by early photographs of the station. It has plain brick walls with a canopy on steel supports. It dates from 1928 (photographs in Ruislip Library show it under construction in that year, along with the bridge alterations). Signal box at the north end of the up platform. 1904, restored c.1990. Apparently disused but little changed. Yellow brick locking room with timber frame above and a hipped slate roof. Entrance door up a timber staircase flanked by 6-pane windows. The track elevation is of three bays but the windows are now blocked by diagonal boarding as below. Eaves supported by curved brackets; external stack to rear. Interior not inspected but the lever frame is said to remain. This building has group value with the rest of Ruislip station. History: Ruislip station was built by the Harrow and Uxbridge Railway in 1904. The line was worked from the beginning by the Metropolitan Railway who took over the company in 1905 and converted the line to electric traction. It was vested in the London Passenger Transport Board in 1933. It is an extremely unaltered Metropolitan station for the period and is the best preserved of its country stations.



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