

Report of the Head of Planning, Transportation and Regeneration

Address CRANFORD PARK THE PARKWAY HAYES

Development: The erection of a detached cafe building, outdoor seating area with access, and minor alterations to the listed cellars beneath, minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of bin store including all associated external works (application for listed building consent).

LBH Ref Nos: 14009/APP/2019/4090

Drawing Nos: 50027501-November 2019
TH 2107 6th September 2019
50027501-F-DAS-2019-12-13 Dec 2019
535401 PL-401 Rev P3
3050-56-SK1A
3050-56-SK2A
3050-56-SK3
3050-56-SK4
3050-56-SK5
3050-56-SK6
18910-01A
18910-03A
535401 EX-001 Rev P1
535401 EX-010 Rev P1
535401 EX-100 Rev P1
535401 EX-101 Rev P1
535401 EX-102 Rev P1
535401 EX-200 Rev P1
535401 EX-201 Rev P1
535401 EX-202 Rev P1
535401 EX-300 Rev P1
535401 EX-400 Rev P1
535401 EX-401 Rev P1
535401 PL-102 Rev P3
535401 PL-103 Rev P3
535401 PL-106 Rev P3
535401 PL-200 Rev P3
535401 PL-201 Rev P3
535401 PL-400 Rev P1
535401 PL-101 Rev P5
535401 REP-001 Rev P1
535401 REP-100 Rev P1
50027501-CBA-1-GF-DR-L-0110 Rev P2
0027501-CBA-1-GF-DR-L-0001 Rev P1
50027501-CBA-1-GF-DR-L-0010 Rev P2
535401 PL-105 Rev P7
18910-02 B

535401 PL-105 Rev P5
535401 Cranford Park View 1
535401 Cranford Park View 2
535401 Cranford Park View 3
535401 Cranford Park View 4
535401 Cranford Park View 5
535401 Cranford Park View 6
535401 June 2019 Survey Report and Repair Schedule
Cranford Park Planning Statement

Date Plans Received: 20/12/2019 **Date(s) of Amendment(s):** 20/12/2019
Date Application Valid: 23/12/2019

1. CONSIDERATIONS

1.1 Site and Locality

Cranford Park is a countryside park of 58 hectares. It is bounded to the north-east by the A312 (The Parkway) and the south-east by Avenue Park. Residential and other urban development lie to the north and south of the Park. To the west there is agricultural land and areas used for gravel extraction. Heathrow Airport lies less than a kilometre to the south west.

The park is bisected by the M4 Motorway into a smaller area to the north and a larger area to the south connected by two subways. The main vehicular access into the park is from the A312. There are several pedestrian access points along the northern and southern boundaries. The River Crane flows along the east edge of the park and the Frog Ditch flows along its western boundary. The area north of the M4 features dense woodland and open meadow areas. The area to the south of the M4 features the historic core of the Park as well as extensive open grassland areas.

The application site is located within the core of the park where there are several historic buildings and structures such as the access bridge, the former stables, the retained cellars and St. Dunstan's Church and graveyard. At present the former stables and the retained cellars are on Historic England's Heritage at Risk Register. Within the site there are also further remnants of the former mansion, the access drive, pleasure grounds, ha-ha wall, orchard, kitchen garden and Cranford Wood. In addition there is a car park, a children's playground and a small, modern building that houses an information centre.

The application site is located within an area of Green Belt, a SINC (Metropolitan Site of Borough Grade II Importance) and lies within the Cranford Park Conservation Area.

1.2 Proposed Scheme

The key objective of the works to the park are for the regeneration of the park overall with new facilities, to restore the high quality historical core of the park and enhance community use. The proposed works include the following elements:

New cafe pavilion and cellars

It is proposed to create a new cafe (Use Class A3) with associated commercial kitchen, toilets and amenity accommodation on the site of the now demolished Cranford House above the retained cellars. The concept for the new cafe building is based on the foundations of the old demolished mansion and the layout of ground floor rooms from the original mansion. Using this as a basis, the voids left by the mansions footprint would be extruded up, creating blocks in the landscape to illustrate the original footprint of the house and the layout of the rooms. Some of these extrusions will form the new cafe building itself and some will be picked out within the hard and soft landscaping. The new building will also provide access to the cellars, opening up the space to the public and restoring the listed structure. The proposal also includes a part change of use of the cellar for a small quantum of non-cafe related floorspace for museum/exhibition use (Use Class D1).

Stable block

Repair of the existing fabric of the building using traditional materials including repointing using lime mortar, replacement spalled bricks using salvaged bricks to match; new roofing slates and lead flashings. New internal works to include refurbishment of all areas providing flexible accommodation and enhancement of existing interaction room which demonstrates the previous stable use of the building plus historical information and artefact. First floors are proposed to be converted to office use (Use Class B1) possibly to be used by the Friends of Cranford Park group or potential commercial use. The stable block walls are proposed to be repaired using traditional materials including repointing in lime mortar.

Existing kiosk

It is proposed that the existing kiosk building would be reconfigured internally to provide three public accessible toilets (including one disabled accessible facility) and to provide a new refuse and recycling store attached to the norther facade.

Car Park

The existing car park has 39 spaces, including two blue badge spaces. It is proposed to extend and reconfigure the car park to create 10 additional car parking spaces with 4 blue badge spaces. The reconfiguration will create a layout that improves the space for vehicles to manoeuvre safely. Two new motorcycle spaces would also be created. It is proposed to create of 4 active electric vehicle charging points and 11 passive charging points where none currently exist. In addition 10 cycle stands would be provided, with 6 adjacent to St. Dunstan's Church and 4 next to the proposed cafe building.

Landscaping

Improved access and circulation around the park with restoration of historic landscape features is proposed. It is intended that this would create an improved sense of arrival and more closely match the historic landscaping scheme as originally laid out, including providing a visual link to the site of the former house and new cafe. As noted above reference to the original ground floor layout of Cranford House would be interpreted and new surface treatments more appropriate for the conservation area are proposed such as a bitumen-bonded gravel surface on the existing road and new flag paving.

The proposals are expected to result in the creation of 10 full time employment opportunities.

1.3 Relevant Planning History

14009/APP/2013/2032	Cranford Park Stables East & West Wing	Cranford Lane Harlin
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Listed Building Consent for repairs and renovations to roof, flashing, cladding and interior.

Decision Date: 29-01-2015 **Approved** **Appeal:**
14009/APP/2019/4088 Cranford Park The Parkway Hayes

The erection of a detached cafe building, outdoor seating area with access, and minor alterations to the listed cellars beneath, minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of bin store including all associated external works.

Decision Date: **Appeal:**

Comment on Planning History

This application is supported by a parallel planning application for the works proposed:
14009/APP/2019/4088 - The erection of a detached cafe building, outdoor seating area with access, and minor alterations to the listed cellars beneath, minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of bin store including all associated external works - Undetermined

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 5th February 2020

2.2 Site Notice Expiry Date:- 22nd January 2020

Contact Officer: Ed Laughton

Telephone No: 01895 250230

22nd January 2020

3. Comments on Public Consultations

Consultation letters were sent to 32 local neighbouring owner/occupiers on the 27/12/19 and the application was advertised by way of site notices. One public consultation response has been received that can be summarised as:

- Excellent use of the wine cellar
- Will there be wheelchair access

Case Officer's response:

The Council's Access Officer has reviewed the proposed works under the parallel application for full planning consent (14009/APP/2019/4088) and has confirmed that the scheme is acceptable.

HESTON RESIDENTS ASSOCIATION

As Chairman of Heston Residents' Association this Planning Application has my full support.

CRANFORD PARK FRIENDS GROUP Further response

I am on the committee of the Cranford Park Friends group, and I am in favour of the plans to construct a new cafe and to make improvements to the stable block and cellars at the park. I would like to see the park used by as many people as possible. I believe the alterations would make the park more welcoming and interesting to a wider variety of people including young families, whilst not being detrimental to the surrounding natural environment of the park.

HILLINGDON ARTS ASSOCIATION

The Cranford Park is one of Hillingdon's 'hidden gems' in an area which is heavily urbanised and the Park, when enhanced will be of even greater value to the community than it is now. It has been a neglected green space for many years until more recently, but still lacks the amenities which are enjoyed in similar areas in the North of the borough. Because of its relative isolation it is essential that services such as toilets and parking are adequate for the visiting public and the provision of a cafe will have the potential to bring income to the project and therefore support further community developments on the site where there is great opportunity for drama, art, culture and historical heritage projects. As an Association we are pleased to support this application.

HISTORIC ENGLAND

No comments to make on the application.

CONSERVATION AND DESIGN OFFICER

Cranford Countryside Park is located to the north easterly location of Heathrow Airport close to Junction 3 of the M4 Motorway. The area is a highly valued green space in an urban location but is underutilised and in some areas is in a dilapidated condition. The M4 Motorway has divided the Park into two parts. The smaller northern portion has dense woodland and open meadow areas. Whereas in the larger southern portion can be found the historic core of the Park as well as extensive open grassland areas. This larger portion forms the Cranford Park Conservation Area. The two areas are connected via subways under the M4.

The application for listed building consent seeks consent to construct a detached cafe

building / seating area with the provision of new lift and stair access into the listed cellars beneath. The proposals also include minor alterations to the listed stable block with change of use to B1, extension to the existing car park, alterations to the existing information centre building and construction of a bin store including all associated external works. The proposals form part of a wider refurbishment and regeneration strategy for the park overall to enhance community use.

In December 2017, Hillingdon Council was successful in its Round 1 Bid to the Heritage Lottery Fund (HLF) for major improvements to Cranford Park. These included: repair of the historic buildings and structures, re-use of the Stables and the Cellars, the building of a new cafe with toilet facilities, the restoration of the historic landscape and improvements to biodiversity. Also included were two play areas, a circular cycling/walking track, improved and new parking areas, improved signage, interpretation and safety measures and an Activity Plan which includes events for visitors and a programme of volunteer participation.

At the core of the Park there are several historic buildings and structures as well as remnants of the former mansion, the access drive, Pleasure Grounds, Ha-Ha wall, Orchard, Kitchen Garden and Cranford Wood. There is also a small, modern building that houses an information centre, a car park and a small children's playground.

The heritage assets include nine listed buildings, all Grade II, on and around Cranford House. These are: The Stables, the Cellars of Cranford House, the bridge over the River Crane, the Ha-Ha, St. Dunstan's Church (grade II*), the five metre high Churchyard wall which adjoins the Stables, the walls to the north and south of the Stables on the western side and the long garden walls of the kitchen garden.

The park originally dates from the 1600s, however the main mansion and stable block was constructed in the 1700s. The house was demolished in 1945 but the red brick vaulted cellars (grade II) were, fortunately, left relatively intact. They are currently inaccessible to the public being accessed via a heavy metal trap door and cordoned off with intrusive security fencing for health safety concerns. Fortunately the cellars are in relatively good condition, although some areas of demolition rubble from the original house can be found within.

The stable block also remains in a relatively good condition despite a fire which resulted in some damage to the eastern portion internally. Some repairs have been undertaken in recent times to keep the building water tight until such a time that a future use for the building could be found.

The grade II listed cellars and stable block as well as the Cranford Park Conservation Area are included on Historic England's Heritage at Risk Register due to their deteriorating condition. A number of pre-application discussions have taken place prior to the submission of this application to discuss the proposed new cafe, repairs to the heritage assets and new uses for the vaulted cellars and stable block. The proposals are now considered acceptable in conservation terms subject to conditions.

The concept for the new cafe building is based on the foundations of the old demolished mansion and the layout of ground floor rooms from the original mansion. Using this as a basis, the voids left by the mansions footprint would be extruded up, creating blocks in the landscape to illustrate the original footprint of the house and the layout of the rooms. Some of these extrusions will form the new cafe building itself and some will be picked out within the hard and soft landscaping. This will help with the interpretation of the site and will create

an interesting feature within the landscape.

The cafe building is to a contemporary design that will sit quietly and complement the historic setting. The use of brick as a primary construction material along with Corten elements such as solar fins, solar shading canopy and plant enclosure would complement the colour and tones of the existing historic structures and would result in a building that would not compete with stable block and remaining curtilage walls. The detailed design of the building will need to be agreed along with material samples.

The cellars will be connected to the cafe building via steps and a lift which will be located in the same place as the original servant's steps. This will allow the vaults to have a number of flexible uses such as events, cinema, private hire and exhibitions. It is intended that the cellars will remain relatively unaltered except with some localised opening up works and upgrades for M&E lighting, ventilation, power and some glazed portholes for natural light.

The long eastern barrel vaulted passage way will be lit by a series of rooflight portholes. These will be installed without compromising the integrity of the brick barrel vaulted structure with the use of a core drill. The portholes will help to naturally light a timeline within the corridor detailing Cranford Park's history. The detailed design of the bespoke portholes will need to be agreed by condition so that they are discreet additions that respect their historic setting and appearance of the barrel vaulted passageway.

The other internal works will see the creation of a plant room which will be retained within three of the vaulted bays. The detailed design of this enclosure and the M&E runs will need to be agreed by condition as there is currently insufficient information submitted with the application.

The other intervention would be the removal of some of the brickwork between the piers that divide the eastern passage with the main vaulted rooms. This will allow for easier and inclusive access so that the vaulted space and any future events can be enjoyed by all. The extent of brick work and the method for its removal will need to be agreed by condition.

The existing 'trap door' entrance into the cellar at the north end of the cellar will be converted to an escape stair. This will be enclosed in Corten cladding that should sit discretely at the southern end of the walled garden.

The existing stable block would remain as its current configuration with some alterations and refurbishments for craft workshops, interpretation and museum as well as a commercial use to the first floor. These works will generally be of a light touch that will primarily see the building sympathetically repaired to bring it back into use helping to secure its future for the long term.

The submitted Survey Report and Repair Schedule details the repair of the other listed structures found within the park. It acknowledges that the garden walls are generally in good condition although some areas are covered by vegetation including ivy. The ha-ha is in reasonable condition although some areas have collapsed or in need of rebuilding. The bridge over the River Crane is in good condition and no repairs are proposed.

The proposed new cafe with access to the vaults to create a flexible space along with the repair of the stable block, new landscaping and the creation of the visitor centre as well as the repair of the other listed structures will be a positive enhancement to Cranford Park. The proposals would be of benefit to both local people and visitors to the area and help to

safeguard the heritage assets for the long term.

Another positive benefit of the proposals would be that once the works are complete the structures and conservation area would be removed from Historic England's Heritage at Risk Register.

Suggested conditions:

1. Submission of Details

Detailed drawings or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the works is begun, and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- (a) Samples of materials
- (b) Details of the cafe roof parapet, solar fins and canopy
- (c) Detailed design proposals for portholes to the cellar passage
- (d) Detailed repairs specification for the vaulted cellars
- (e) Details and method statement for the retention of the north end original steps with the construction of new enclosed escape stair.
- (f) Details of plant room to vaulted cellar and service runs.
- (g) Details of extent of brickwork removal between piers of the eastern passage and the cellar vaults along with a method statement

Reason

To safeguard the special architectural and/or historic interest of the building

2. Sample panels required

Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the local planning authority before the relevant parts of the approved works are commenced, and the sample panels shall be retained on site until the work is completed in accordance with the panel(s) so approved.

Reason

To safeguard the special architectural and/or historic interest of the building

3. Sample of re-pointing and mortar specification

A specification of the mortar to be used in the repair of the heritage assets shall be submitted to and approved in writing by the local planning authority. Samples of repointing for the localised repair of the cellar vaults, stable block and curtilage walls and ha-ha shall also be provided on site, and approved in writing by the local planning authority before the relevant part of the works are commenced. The works shall be undertaken in accordance with the approved mortar specification and samples on site.

Reason

To safeguard the special architectural and/or historic interest of the building

4. Elevational drawings at a scale of 1:20 and plan and vertical sectional drawings at a scale of 1:2 of the proposed windows and doors of the cafe and visitors centre shall be submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

Reason

To safeguard the special architectural and/or historic interest of the building

5. Retention of fabric

All existing fabric shall be retained unless noted otherwise on the drawings approved under this consent.

Reason

To safeguard the special architectural and/or historic interest of the building

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposed works would have on the character, appearance and setting of the Grade II Listed Buildings.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to substantial harm or total loss of significance without providing substantial public benefit that outweighs the harm or loss;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;

- v) the proposals relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

Policy DMHB 2 states that applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutory Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on the significance. The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required. Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

The application site has a number of Listed Buildings located on the site. These include the access bridge, the former stables, the retained cellars and St. Dunstan's Church and graveyard. There are also further remnants of the former mansion, the access drive, pleasure grounds, ha-ha wall, orchard and kitchen garden in the immediate locality.

The proposed new cafe with access to the vaults to create a flexible space along with the repair of the stable block, new landscaping and the creation of the visitor centre as well as the repair of the other listed structures will be a positive enhancement to Cranford Park. The proposals would be of benefit to both local people and visitors to the area and help to safeguard the heritage assets for the long term.

A significant positive benefit of the proposals would be that once the works are complete the statutory Listed structures within the Conservation Area that are currently on the Historic England's Heritage at Risk Register would be removed from this list.

Historic England (GLAAS) and the Council's Conservation and Design Officer have reviewed the proposals and provided comments in support of the application. Subject to conditions they raise no objection to the proposals.

As such it is considered the proposed development accords with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January

2020).

The application for Listed Building Consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

50027501-CBA-1-GF-DR-L-0001 Rev P1

18910-01 A

18910-03 A

3050-56-SK1A

3050-56-SK2A

3050-56-SK3

3050-56-SK4

3050-56-SK5

3050-56-SK6

535401 PL-102 Rev P3

535401 PL-103 Rev P3

535401 PL-106 Rev P3

535401 PL-200 Rev P3

535401 PL-201 Rev P3

535401 PL-400 Rev P1

535401 PL-401 Rev P3

535401 REP-001 Rev P1

535401 REP-100 Rev P1

535401 PL-101 Rev P5

535401 PL-105 Rev P5

18910-02 B

50027501-CBA-1-GF-DR-L-0110 Rev P2

535401 PL-105 Rev P7; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies within the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been

completed in accordance with the specified supporting plans and/or documents:
Design and Access Statement 50027501-F-DAS-2019-12-13 Dec 2019
Planning Statement Cranford Park
Scope of Services/Utilities 3050-1 Rev A 12th November 2019
Survey Report and Repair Schedule 535401 June 2019
Tree Survey Report for Cranford Park TH 2107 6th September 2019
Historical Statement 50027501-November 2019

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies within the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

4 NONSC Further Details

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to:

- (a) Samples of materials
- (b) Details of the cafe roof parapet, solar fins and canopy
- (c) Detailed design proposals for portholes to the cellar passage
- (d) Detailed repairs specification for the vaulted cellars
- (e) Details and method statement for the retention of the north end original steps with the construction of new enclosed escape stair.
- (f) Details of plant room to vaulted cellar and service runs.
- (g) Details of extent of brickwork removal between piers of the eastern passage and the cellar vaults along with a method statement

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1, DMHB 2 and DMHB 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

5 NONSC Re-pointing and Mortar Specification

A specification of the mortar to be used in the repair of the heritage assets shall be submitted to and approved in writing by the local planning authority. Samples of repointing for the localised repair of the cellar vaults, stable block and curtilage walls and ha-ha shall also be provided on site, and approved in writing by the local planning authority before the relevant part of the works are commenced. The works shall be undertaken in accordance with the approved mortar specification and samples on site.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

6 NONSC Retention of Fabric

All existing fabric shall be retained unless noted otherwise on the drawings approved under this consent.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7 NONSC Archaeology - Written Scheme of Investigation

No demolition or development shall take place until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance, research objectives and;

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

REASON

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

8 NONSC Archaeology - Foundation Design and Construction Method

No development shall take place until details of the foundation design and construction method to protect archaeological remains have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure physical preservation of the site's archaeological interest, in accordance Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

INFORMATIVES

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material

considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 1 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3** The Written Scheme of Investigation (WSI) will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

The WSI condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The WSI pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. Without this pre-commencement condition being imposed the application would not comply with NPPF paragraph 199. The archaeological work should include:

Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

The GLAAS support the idea of a professional organised community archaeology project rather the purely professional investigations usually seen on commercial development sites.

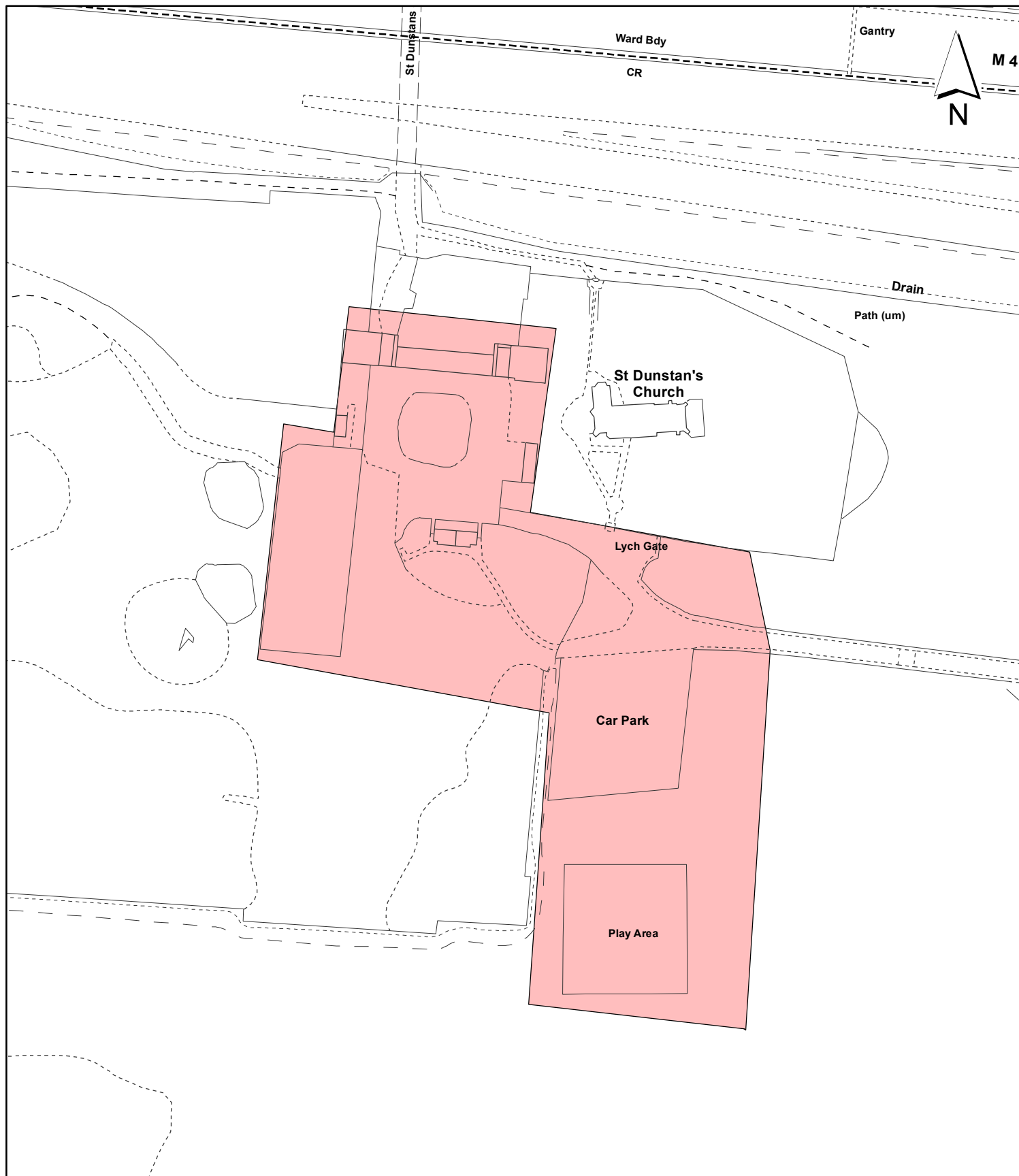
Historic Building Recording

Archaeological building recording is an investigation to establish the character, history, dating, form and development of a an historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published. This would be analytical recording of the cellar structure to complement the above ground archaeological investigation.

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will

be a report and archive. The watching brief would cover the minor groundworks away from the house and cellars.



Notes:

 Site boundary

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Site Address:

**Cranford Park
The Parkway
Hayes**

Planning Application Ref:

14009/APP/2019/4090

Planning Committee:

Major

Scale:

1:1,250

Date:

February 2020

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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