

# BUILT ENVIRONMENT

**London Borough of Hounslow**

**Unitary Development Plan Adopted December 2003**







## BUILT ENVIRONMENT POLICIES

### OBJECTIVE ENV- B.1

To promote high quality design, urban design and a sense of place and identity throughout the Borough, and promote improvements which prioritise a safe, sustainable, accessible and pedestrian friendly environment for all.

### POLICY ENV- B.1.1 NEW DEVELOPMENT

The Council will consider all development proposals having regard to the following criteria to ensure that proposals make a positive contribution to overall environmental quality.

(A) In relation to the context, form and layout of the buildings and spaces, new development should:

- (A.1) relate well to its site and the scale, nature, height, massing, character and use of the adjacent townscape;
- (A.2) respect the proportions of existing neighbouring buildings where there are strong uniform design characteristics, such as doors, windows and roofs;
- (A.3) enhance the townscape value of an area through good urban design;
- (A.4) use durable and high quality materials that relate satisfactorily to its surroundings in terms of colour, scale, texture and pattern;
- (A.5) ensure adequate daylight and sunlight reaches adjoining properties, and minimise any detrimental impact on adjoining properties, by applying the Council's adopted standards (See SPG);

(A.6) focus on the design, links and use of spaces between buildings;

(A.7) incorporate good quality, landscape design including boundary treatment as an integral part of a development proposal, retaining existing features (See SPG);

(A.8) be designed to enhance safety and security in the environment by taking into account the Council's relevant guidelines (See Policy ENV-B.1.9, SPG, Crime Reduction Strategy and DoE Circular 5/94, "Planning Out Crime");

(A.9) be designed so it is fully accessible to people with disabilities or impaired mobility and have regard in particular to the Council's 'Think Access' guidelines;

(A.10) include screened areas for refuse and recycling facilities. These should be sited where they do not unduly affect the amenity of nearby occupiers and the street scene (See Appendix 2);

(A.11) incorporate energy efficiency measures through good design, use of materials, orientation and layout.

(B) New development and the uses being proposed should respect the local environment and community and should:

(B.1) be concentrated in existing town centres and key economic development sites identified at Policy IMP.4.1 and sites identified on the Proposals Map (See Policy IMP.1.1);

(B.2) contribute to urban regeneration and reuse of existing buildings wherever possible;

- (B.3) be promoted on previously developed land before greenfield sites are considered;
- (B.4) be sustainable by ensuring that its location is consistent with the Councils' integrated transport and land use objectives (See Policies IMP.1.1, T.1.1 and T.1.2), which aim to reduce the need to travel, reliance on private cars, and encourages more sustainable forms of development and movement;
- (B.5) ensure that the traffic generated by the development does not prejudice the free and safe movement of pedestrians, cyclists, public transport services or existing traffic (See also Transport policies);
- (B.6) provide car parking and servicing and cycle parking facilities in accordance with the appropriate standard (See Appendix 3);
- (B.7) ensure any noise is minimised at source and provides measures to protect local and neighbourhood amenity; ensure protection from any adverse impact of external noise (See SPG on Noise);
- (B.8) seek to minimise air pollution and odour (See Policy ENV-P.1.6);
- (B.9) not lead to pollution of ground water or to an increase in the levels of pollution in any surface water run off (See also Policy ENV-P.1.3);
- (C) In addition, new development should:
  - (C.1) seek appropriate landscape and nature conservation benefits and avoid damage to sites or features of existing biodiversity importance for nature conservation;
  - (C.2) comply with policies for landfill and contaminated land, (See Policies ENV-P.1.7, ENV-P.1.8 and ENV-P.2.2);
  - (C.3) in the case of major new developments, not significantly increase the requirement for water supply or surface water drainage unless adequate water resources either already exist or will be provided in time to serve the new

development. (See Policy ENV-P.2.5 Energy and Resource Efficiency);

(C.4) comply with Policy ENV-P.1.7 on light pollution;

(C.5) comply with all appropriate planning policies and guidelines.

## Reasons

### 4.1

The quality of the environment created by new development depends not only on the design of the building but also on the landscape design, safety and security measures incorporated into development, its accessibility to all members of the community, and the level of traffic generation and associated impacts. Addressing all these issues at an early stage in the development process will result in better quality development, and ensure that new proposals achieve an acceptable relationship to adjoining development and enhance established building patterns.

### 4.2

The design of buildings and urban design are material considerations in determining planning applications. Wherever possible, open spaces should be designed to provide attractive sites in which people would want to gather. These terms refer to the appearance, scale, massing and density of individual buildings or groups of buildings, and the context of the public domain - streets, squares, parks, waterways, and the spaces between buildings. (See also Policy ENV-W.1.1 Design in the Thames Policy Area). ENV-B.1.1 establishes the Council's general design expectations. Minimum design criteria alone cannot ensure the creation of visually interesting or distinctive developments. It is essential for everyone in the design process to take account of the special characteristics of individual sites if developments of quality are to be achieved. It is important to respect local distinctiveness where it is attractive and worth preserving, however it is not the Council's intention to inhibit architectural originality and innovation, particularly where it would improve areas of poor environmental quality. Good design can help to promote sustainable development, improve the quality of the environment, reinforce civic pride and create a sense of place.

### 4.3

Subject to resources, the Council will prepare supplementary design guidance in relation to specific areas and types of development. Applicants will be expected to make use of this and be able to demonstrate how their development proposals have taken account of the need for good design in a manner appropriate to the nature and scale of the proposals.

## **POLICY ENV- B.1.2 HIGH BUILDINGS OR STRUCTURES AFFECTING SENSITIVE AREAS**

Planning permission will normally be refused for the erection of buildings or other structures which significantly exceed the height of their surroundings in or where it would result in significant harm to:

- (i) the Metropolitan Green Belt;
- (ii) Metropolitan Open Land;
- (iii) residential areas;
- (iv) Conservation Areas;
- (v) Thames riverside, Thames Policy Area and all the Borough's waterways;
- (vi) local parks, sites of nature conservation importance and other open spaces;
- (vii) the settings of listed buildings.

## **POLICY ENV- B.1.3 HIGH BUILDINGS OR STRUCTURES IN AREAS OTHER THAN THOSE LISTED IN ENV- B.1.2**

In the remainder of the Borough planning permission will only be granted for the erection of a building or structure which significantly exceeds the height of its surroundings when each of the following criteria is met:

- (i) the development carefully relates to the surrounding area and sites;
- (ii) the site is significantly large to ensure an adequate setting, including landscaping without impairing the amenity of

surrounding sites, in accordance with the specified plot ratios (See Employment Policies E.1.2 and E.2.1);

- (iii) the building should, be of high quality design, take account of the micro-climate, and functional constraints, and respect local views and vistas.

### **Reasons (Applicable to Policies ENV-B.1.2 and ENV-B.1.3)**

#### 4.4

Hounslow is generally characterised by low rise developments of 2 and 3 storey residential properties, with many of the taller buildings being out of character. In order to maintain the character of Hounslow it is considered that high buildings and structures are generally inappropriate and will only be considered in certain locations if they meet the criteria in ENV-B.1.3. For example, sites on the Great West Road whose frontage adjoins the elevated section of the M4, where high buildings exist on site or the surroundings are characterised by high buildings, and in town centres may be considered appropriate. It is particularly inappropriate to allow high buildings in sensitive locations especially where they would adversely affect strategic and local views and landmarks, both of which make valuable contributions to the local environment and skyline and should be protected. The Council will consult with appropriate advisors when considering applications for high buildings and take into account LPAC's strategic guidance on High Buildings.

## **POLICY ENV- B.1.4 ADVERTISEMENTS**

In dealing with applications for advertisement consent the Council will expect the following criteria to be met:

- (i) all advertisements are to be of a size, design, scale and degree of illumination which is compatible with the surrounding area;
- (ii) advertisements will normally be confined to the town centres, shopping parades and areas of commercial activity;

- (iii) advertisements above fascia level will normally be refused, and only one projecting box sign will be allowed per fascia;
- (iv) advertisement consent will not be granted if this would result in a proliferation of advertisements and signs or would adversely affect the visual amenity of the area;
- (v) advertisement consent will be refused if the advert would adversely affect pedestrian safety or the safety and free flow of traffic;
- (vi) advertisements will not normally be permitted in sensitive locations such as areas of high townscape, architectural or historical value and residential areas. The siting, size and number of advertisements should respect the street scene, minimise visual clutter and allow clear and safe passage for pedestrians along pavements and across roads, including those with disabilities;
- (vii) applications for advertisements within Areas of Special Advertisement Control (See Map ENV-B1) should respect the special character of the area and maintain its amenity value;
- (viii) advertisement hoardings will not be permitted unless it can be demonstrated that they fulfil the requirements (i-vi) above, and do not detract from the appearance of the locality; this includes the visual impact of a hoarding's rear elevation.

The Council will continue to take enforcement action against unauthorised advertisements.

## Reasons

### 4.5

Whilst it is accepted that there is a demand for advertisements in commercial areas, the number, size and type of advertisements needs to be controlled if they are not to be unduly dominant. It is also important to ensure that advertisements are not detrimental to public safety, do not impinge upon residential areas, and that action is taken against unauthorised advertisements.

## POLICY ENV- B.1.5 ENVIRONMENTAL IMPROVEMENTS

The Council will encourage and carry out environmental improvement schemes, particularly in Regeneration Areas (See Policies IMP.2.1 - 2.4). Work will include tree planting, soft and hard landscaping, provision of street furniture, public art, and improving historically sensitive areas. All schemes will be designed taking into account the needs of people with disabilities as well as prioritising the needs of pedestrians and cyclists over car users where applicable.



*Bedfont Lakes Business Park*

## Reasons

### 4.6

Many parts of the Borough suffer from a poor environment which affects the quality of life for people living and working in Hounslow. By carrying out environmental improvements the Council seeks to improve the quality of the physical environment. Wherever possible community participation will be encouraged in environmental improvement schemes. It is important that local people have a say in the kind of improvements that might contribute to improving their quality of life. Where a partnership approach is taken to regeneration schemes, community groups are actively encouraged to participate. Limited resources require that certain areas where improvements are most needed are prioritised. The Council will publish a prioritised programme of environmental improvement schemes. Any schemes will need to take account of other relevant policies e.g. ENV-B.2.2, H. 6.2 and T.5.2.

Policy not saved & cannot be used from 28th Sept 2007

## **~~POLICY ENV- B.1.6 PUBLIC ART~~**

~~The Council will encourage developers of large retail, commercial, leisure and residential schemes to provide public art and other environmental improvements as a component of the development proposals (See also Policy IMP.6.1).~~

### **Reasons**

#### **4.7**

~~To enhance the appearance of the area and improve the cultural image of the Borough, in accordance with the Borough's Arts Strategy, the A4/M4 Green Corridors Landscape Strategy and the concept of a percent for arts in town centres and major developments and waterside locations.~~

## **POLICY ENV- B.1.7 TELECOMMUNICATIONS**

Any proposal for telecommunications development will be assessed in terms of its operational requirements and impact on the local environment, and should satisfy the following criteria:

- (i) the siting and design of the telecommunications equipment should cause the minimum visual impact on the local environment;
- (ii) existing facilities should be shared wherever possible;
- (iii) particular account should be taken of environmental policies relating to Listed Buildings, Conservation Areas, High Buildings, Green Belt, Metropolitan Open Land and other sensitive areas.

### **Reasons**

#### **4.8**

New and advanced communications technology has resulted in an increased range of services available both to individuals and commercial concerns. Whilst recognising the Government's general policy on telecommunications to facilitate the growth of new and existing systems, the Council is conscious of the need expressed in PPG8 to strike the proper balance between environmental objectives and

telecommunications development.

The Council will take into account the current best practice guidance on telecommunications when determining telecommunications applications.

#### **4.9**

The Council is concerned about the visual impact of this telecommunications equipment on the environment and aims to prevent a proliferation of structures, i.e. satellite dishes, microwave antennas, radio masts, aerials, etc, and a decline in environmental quality.

Policy not saved & cannot be used from 28th Sept 2007

## **~~POLICY ENV- B.1.8 ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES~~**

~~The Council normally will require all new developments and refurbishments to make provisions for the needs of people with disabilities, and should have regard in particular to the Council's 'Think Access' guidelines where practicable. It will undertake and encourage developers to carry out works to existing buildings, streets, parks, etc, to ensure that the environment is accessible to all.~~

### **Reasons**

#### **4.10**

~~To improve the existing environment where possible and to ensure that all future developments take full account of the needs of people with disabilities.~~

## **POLICY ENV- B.1.9 SAFETY AND SECURITY**

Any new developments or refurbishments should be designed to create a safe and secure environment and to reduce the opportunities for crime in accordance with the Council's Safety and Security Guidelines in Supplementary Planning Guidance. These design considerations include the design and layout of buildings, car parking, public spaces, the creation of private spaces, pedestrian ways, lighting, landscape details, and linkages to other uses such as town centres and transport facilities.

## Reasons

### 4.11

The fear of crime is a serious problem affecting the quality of life for many people, particularly women and elderly people.

The sensitive design of new developments can improve the built environment and increase the sense of safety and security for users and occupiers of buildings. It is therefore vital that the issue of safety and security is addressed at an early stage in the development process, by designing to the Metropolitan Police 'Secured by Design' scheme. Where necessary, local people and community groups should be consulted. Where appropriate, the Council will seek the provision of on or off site features, which take into account the Safety and Security Guidelines.

### 4.12

In addition, S17 of the Crime and Disorder Act 1998 requires authorities to develop a crime reduction strategy for their area. The Council has prepared such a strategy and will consider crime reduction measures when determining planning proposals, through environmental improvement schemes and partnership working.

## OBJECTIVE ENV- B.2

To protect and enhance the built environment from the adverse implications of development, particularly views and landmarks, conservation areas, listed buildings, areas of townscape value, the Thames Policy Area and along the Grand Union Canal.

### POLICY ENV- B.2.1 DESIGNATION OF CONSERVATION AREAS AND BOUNDARY REVIEW OF EXISTING AREAS

The Council will continue to protect areas of special quality by designating further conservation areas and review the boundaries of existing areas.

The Planning (Listed Building and Conservation Areas) Act 1990 empowers local authorities to designate as conservation areas those areas that are considered to have

special historic or architectural interest, the character or appearance of which it is desirable to preserve and enhance.

The criteria for designation or review to which the Council will have regard are in particular:

- (i) that the whole area, or connected parts, have a distinct physical identity such that they are usually distinguishable from surrounding development;
- (ii) that the area possesses environmental and/or architectural cohesiveness;
- (iii) that the area forms an entity of some size such as a street, a group of streets or a square, (as opposed to a single terrace or one or two buildings); or a well-defined and extensive area of open space;
- (iv) that buildings within the area are of a high standard of architectural or townscape quality, often including listed buildings, but also buildings that are worthy of protection but would not qualify for listing, such as important landmarks in the local scene or examples of good local or vernacular style or materials;
- (v) that the landscape, spatial quality or general layout exhibits some special environmental character derived for instance, from a natural or topographical feature, historic open space, landscaping or historic street pattern;
- (vi) that the area possesses a sense of character that derives from land use, social, economic or historic associations.

### POLICY ENV- B.2.2 CONSERVATION AREAS

The Council will preserve and enhance the character or appearance of existing (and proposed) conservation areas by ensuring that:

- (i) any development within or affecting a conservation area preserves or enhances the character and appearance of the conservation area, any development should respect the character of the existing architecture in scale, design and materials;

- (ii) there will be a presumption in favour of retaining any building in a conservation area, which makes a positive contribution to the character or appearance of the area. Where a building makes little contribution to the area, consent for demolition will not be given unless there are approved plans for redevelopment or re-use of the land.
- (iii) any development proposal takes account of the Council's specific conservation area guidelines.
- (iv) the Council will consider making Article 4 directions under the Town and Country Planning Development Order 1988, in those Conservation where such a direction is considered to be appropriate, subject to the availability of resources.



*The Conservatory at Syon House*

### Reasons (Applicable to Policies ENV-B.2.1 and ENV-B.2.2)

#### 4.13

The Council has designated the following Conservation Areas as being areas of special architectural and historic merit:

1. Bedfont Green
2. Bedford Park
3. The Butts, Brentford
4. Chiswick House Area
5. Cranford Village
6. Feltham Green and Surrounding Area
7. Gunnersbury Park and Surrounding Area
8. Hanworth Park
9. Heston Village
10. Hounslow Cavalry Barracks

11. Isleworth Riverside
12. Old Chiswick
13. Osterley Park
14. St Paul's, Brentford
15. St Paul's Church, Bath Road, Hounslow
16. St Stephen's Road, Hounslow
17. Stamford Brook
18. Strand on the Green
19. Turnham Green
20. Woodlands Grove
21. Grand Union Canal and Boston Manor
22. Grove Park
23. Spring Grove
24. Thorney Hedge
25. Wellesley Road

#### 4.14

The Council will seek to undertake environmental enhancement schemes in the Borough's conservation areas and will publish a programme prioritising schemes, subject to the availability of resources. Any proposals in conservation areas will need to take account of other relevant policies e.g. ENV-B.1.5, H. 6.2, T.5.2 and IMP.6.1. The Council will continue to review the boundaries of existing Conservation Areas, (see Proposals Map). Conservation area studies are being undertaken on all the conservation areas and several new conservation areas are being proposed for designation.

#### 4.15

Detailed Conservation Area statements are available or will be made available and will be published as Supplementary Planning Guidance.

### POLICY ENV- B.2.3 REUSE OF REDUNDANT HISTORIC BUILDINGS

The Council will promote the retention of an historic buildings original use. Where this is not feasible, alternative uses will be considered favourably if the proposal:

- shows to the satisfaction of the Council that the original use is not viable
- satisfies specific requirements for listed buildings and buildings of local townscape character, (See Policies ENV-B.2.4, 2.5, 2.6 and 2.7)

- is compatible with the uses and character of the surrounding area
- protects the historic buildings integrity, setting and features of special architectural or historic interest
- complies with other relevant planning policies and guidelines

### Reasons (Applicable to Policy ENV-B.2.3)

#### 4.16

The most appropriate use for an historic building is the use for which it was originally designed and the Council will wherever possible seek to retain that use. However, when original uses are no longer required, historic buildings can become redundant and vulnerable to neglect. Taking this into account, it may be appropriate to allow a change of use, if it results in the preservation of an historic building without significant alteration or loss of character. Wherever possible, the development should not prejudice future alternative uses of the historic building and it should, retain and repair rather than replace original features.

Policy not saved & cannot be used from 28th Sept 2007

### ~~POLICY ENV-B.2.4 DEMOLITION OF LISTED BUILDINGS~~

~~The Council will not grant listed building consent for the total or substantial demolition of any listed buildings without evidence of the condition of the building, and the cost of repairing and maintaining it, in relation to its importance and value; without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new ones, and these efforts have failed; and that preservation in some form of charitable or community ownership is not possible or suitable; and that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.~~

Policy not saved & cannot be used from 28th Sept 2007

### ~~POLICY ENV-B.2.5 DEVELOPMENT AFFECTING THE SETTING OF A LISTED BUILDING~~

~~The Council will have special regard to the desirability of preserving the setting of a listed building in considering whether to grant listed building consent or planning permission by appropriate controls over proposals including design, scale, height, massing and alignment and use of appropriate materials.~~

### POLICY ENV- B.2.6 IDENTIFICATION AND PROTECTION OF BUILDINGS OF LOCAL TOWNSCAPE CHARACTER

The Council will identify and seek to protect buildings of local townscape character and their settings. They will be selected according to their merit and contribution to local architectural interest, local historical interest, local historical association and local group value. The Council will publish a list of buildings of local townscape character as supplementary planning guidance.

### POLICY ENV- B.2.7 ALTERATIONS TO LISTED BUILDINGS AND BUILDINGS OF LOCAL TOWNSCAPE CHARACTER

Proposals for alterations to listed buildings and buildings of local townscape character must:

- (i) be in keeping with the character of the building and harmonious with their surroundings; and with particular respect to listed buildings preserve their special architectural or historic character and any features they may possess;
- (ii) be of a high quality of design and sympathetic in terms of scale and form to the original building and in the use of materials and other details to the period and style of the original building;
- (iii) maintain the character of interiors and retain internal features of interest; and
- (iv) be fully justified, showing why the works are desirable or necessary, and provide the Council with full information to enable the likely impact of their proposals to be assessed.

## Reasons (Applicable to Policies ENV-B.2.4, 2.5, 2.6 and 2.7)

### 4.17

There are many buildings both commercial and domestic which are listed or of townscape character in the Borough, which have a considerable influence on the townscape of Hounslow. It is important that any new development preserves and enhances these buildings and their settings. The Council will resist proposals to demolish listed buildings and will closely scrutinise applicants' evidence that all reasonable efforts have been made to preserve them either through an existing or new use. If these efforts have failed, the Council will require clear and convincing evidence that the building's preservation is not possible or suitable through some form of charitable or community ownership. It is the Council's view that in the exceptional case that a listed building cannot be preserved because there is no viable existing or alternative use, or because charitable or community ownership is not feasible, then and only then would redevelopment be considered provided that the community benefits were substantial. At all times the Council will have regard to PPG15 in particular paragraphs 3.5, 3.12-3.15 and Annex C in relation to Listed Buildings.

Buildings of local townscape character and their settings contribute to the street scene and enhance townscape quality in the Borough. The Council will prepare and publish a list of such buildings and add to it as appropriate. It will resist proposals to demolish or alter buildings of local importance.

## POLICY ENV- B.2.8 VIEWS AND LANDMARKS

The Council will seek to protect the local views and landmarks (See Map ENV-B2 and Table ENV-B.1) from immediate obstruction from high buildings and any development should only be permitted if it does not adversely affect the views and landmarks.

### Reasons

#### 4.18

There are a number of local views in the Borough or in neighbouring boroughs which are worthy of protection. It is important to consider the location of high buildings and their impact on local views and the local skyline, as well as smaller scale development which may impinge upon important views or landmarks.

**TABLE ENV-B.1 VIEWPOINTS AND LANDMARKS**

LOCAL VIEWS	DIRECTION	FEATURES/LANDMARKS
1. Strand on the Green	South East	Thameside Panorama
2. Chiswick Bridge	South West/ North East	Thameside Panorama
3. Chiswick Mall	North West	Old Chiswick/Thameside Panorama
4. Osterley House	North & ENE	Osterley House/Grounds, City of London & Hampstead Heath
5. River Crane	North	Avenue Park
6. Baber Bridge	North	Green Belt land
7. Old Isleworth Riverside (see also ENV-W1.3)	All directions	Syon Reach/ Isleworth Ait/Nazareth House/Old Isleworth historic waterfront and Gordon House, Old Deer Park and Observatory
8. Watermans Park and Thames	South East	Thameside Panorama
9. Syon House and Park	East	Kew Gardens
10. Grand Union Canal	East	Kew Palace

## LANDMARKS

- A. Christ Church, Turnham Green
- B. Kew Bridge Pumping Station Tower, Brentford
- C. Gillette Building, Syon Lane/Great West Road
- D. Fullers Brewery, Chiswick
- E. Musical Museum (former St Georges's Church), Brentford
- F. Syon House
- G. St Mary's Church, Osterley Road
- H. Osterley Tube Station, Great West Road
- I. St Catherine's Church, Feltham
- J. St Paul's Church, Brentford
- K. St Leonard's Church, Heston
- L. All Saint's Church, Isleworth
- M. St John's Church, St John's Road, Isleworth
- N. Beecham House, Great West Road, Brentford
- O. St Nicholas' Church, Church Street, Old Chiswick
- P. Ferry House, Isleworth

<b>VIEWS FROM OUTSIDE THE BOROUGH</b>	<b>DIRECTION</b>	<b>FEATURES</b>
(i) Richmond	(across Bedfont) Windsor Castle	
(ii) Kew Bridge	WSW/ESE	Thameside panorama, Strand on the Green, Kew Footpath, The Hollows, Oliver's Island and Brentford Ait
(iii) Twickenham Bridge	NW/SE	Thameside
(iv) Tentelow Lane Wood and St Mary's Pastures	South East	Osterley Park
(v) Elthorne Park, W7	South	Osterley Park
(vi) Twickenham Bridge	North	Thameside Panorama
(vii) Old Deer Park	West	Isleworth Ait, Old Isleworth and Brentford
(viii) Kew Gardens	North West	Views of Brentford, Syon House and Grand Union Canal
(ix) Richmond Lock and Weir	North	Nazareth House, Isleworth
(x) Riverside Walk St Margarets	North	Syon Pavilion and Isleworth Ait

## OBJECTIVE ENV- B.3

To conserve protect and enhance the Borough's ancient monuments and archaeological heritage.

### POLICY ENV- B.3.1 ANCIENT MONUMENTS

In its role as the Local Planning Authority, the Council will enhance and preserve the scheduled ancient monuments and their settings in Hounslow and protect them from any developments which would adversely affect them. The Scheduled Ancient Monuments in Hounslow are listed below and shown on Map ENV-B3:

1. Romano-British site, 910 metres west of East Bedfont Parish Church.
2. Double ditched enclosure beside A30 road, 460 metres west of East Bedfont Parish Church.
3. Kempton Park Pumping Station, Felthamhill Road, Hanworth.
4. Pair of late 18th Century garden features at Tudor House, Castle Way, Hanworth.
5. Chiswick House, Burlington Lane, Chiswick.

### POLICY ENV- B.3.2 SITES OF ARCHAEOLOGICAL IMPORTANCE

The Council will promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the public. Where development may affect land of archaeological significance or potential, the Council will expect applicants to have properly assessed and planned for the archaeological implications of their proposals.

Within the Council's Archaeological Priority Areas (Map ENV-B3) and for other sites of archaeological potential (as identified by archaeological advisors to the Council):

- (i) A written assessment of the likely archaeological impact of development (archaeological statement) will be required as part of the documentation needed to complete a planning application.

- (ii) The Council may require that an on site assessment by trial work (archaeological field evaluation) is carried out before any decision on the planning application is taken.

The Council will seek to ensure that the most important archaeological remains and their settings are permanently preserved in situ and if unscheduled and of national importance are given statutory protection. In such cases, if preservation in situ is both desirable and feasible, the Council will require the development design to accommodate this objective.

Where the preservation of archaeological remains in situ is not appropriate, the Council will require that no development takes place on a site until archaeological investigations have been carried out by an investigating body to be nominated or approved by the Council and such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council. Where feasible, the Council will negotiate the provision of facilities for public viewing during the period of excavation.

#### Reasons (Applicable to Policies ENV- B.3.1 and ENV-B.3.2)

##### 4.19

Archaeological remains constitute important evidence of Hounslow's past and are a finite and fragile resource very vulnerable to modern development and land use. The Council considers that the archaeology of the Borough is an important asset and that its preservation is a legitimate objective against which the needs of development must be carefully balanced and assessed. The Council feels that this archaeological heritage is a community asset which should not be destroyed without proper record, with the most important remains being preserved for public appreciation. All important ancient monuments, scheduled or not, will be protected and preserved.

##### 4.20

The Council will have regard to the Thames Foreshore Survey, completed in 1998, which records archaeological features along the tidal Thames foreshore.

