

RAYNERS LANE

Draft

Management Study

AREA 28





Stagger bond paving outside cinema



Traditional sized fascia & canopy blind

Purpose of the Strategy

The preceding Conservation Area Appraisal provides an analysis of the character and appearance of the conservation area to identify what makes it special. It also sets out problems and pressures that are affecting the area. This Management Strategy develops these issues looking at how best to protect the special character, through specific policies and controls. It also sets out opportunities for change, improvement or enhancement.

Each section of the strategy is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area.

The following proposal statement provides a list of actions, related to those features identified as 'negative'.

Enhancement Opportunities

This section sets out opportunities to enhance the area, through resolving acknowledged problems, as identified in the appraisal.

Identified Negative Site Address Feature?	Address	Proposed Actions?
Standard steel street lamps	Intermittent locations throughout conservation area	Their gradual replacement with more sympathetic designs would be welcomed. It is considered that contemporary sleek designs, rather than "heritage" versions would be the most appropriate. Use any planning gain money to help improve the area.
Green cycleway	Western side of Alexandra Avenue	Question the need for a cycleway on the pavement, particularly in such a high footfall area. If required, the cycle way should have the same surface (ie large concrete slabs) but be defined by a wide white line to reduce its visual impact.
Patchy pavements	Junction with Uxbridge Road	Originally the area would have been large concrete slabs laid in stagger bond. This style is gradually being reintroduced in suburban centres because it is easier to mechanically clean, so it is envisaged that in time the entire area should revert back to the original form.
Street clutter	Throughout the area	Conservation Team to undertake street audit in liaison with Highways Dept to identify ways of reducing street furniture.
Former cinema	440 Alexandra Avenue	Work with owners to ensure repairs are completed and to seek removal of the building from the English Heritage Buildings at Risk list.



Simple traditional shopfront with narrow fascia



More subtle cycleway

Protective Measures

A number of measures and policies are set out below to safeguard the special character of the area.

Requirements for planning permission

The study has identified that minor alterations to flats and replacement shopfronts have started to damage the character of the area. Generally many minor building works such as alterations and small extensions do not require planning permission as they are classed as Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995. However, as the buildings in the

conservation area are flats and retail premises they are not covered by the Order and so have no Permitted Development rights beyond those relating to the installation of satellite dishes. Instead, what determines the need for such buildings to gain planning permission for development is whether the development results in a "material alteration" to the external appearance of the building (s.55) (this would be the same situation whether the buildings were in a conservation area or not).

The Local Planning Authority can already control works in Rayners Lane that are considered to constitute material alterations. However, the designation of a conservation area and the analysis of its special qualities

gives an opportunity formally to define what is considered a material alteration to be treated as development in the context of this conservation area, and what, therefore, will be subject to control. The material alterations which will require planning permission include:

- The alteration of windows and doors
- The alteration of shop fronts
- Re-covering a roof in a different material
- Extensions of or alterations to the roof of a building
- Cladding the exterior

Pressure for non shop uses

The Harrow Unitary Development Plan, Policy EM16, states that non retail uses should not exceed 25% in the street frontage. This policy is applied in all primary frontage areas, irrespective of their conservation area status, but it is important to note that the conservation area appraisal has identified that the retail uses in the area are very much part of its special character.

Relevant Policies

A number of detailed policies are considered to apply in this conservation area. These policies flow from the Unitary Development Plan and the emerging Harrow Conservation Areas Supplementary Planning Document.

The Belisha Beacons should be retained where possible



RAYNERS LANE

The following policies are considered to apply in this Conservation Area:

Policy 1:

The Council will seek to ensure that all new development respects the character and layout of the area.

Policy 2:

There will be a presumption against the demolition of buildings within the Conservation Area.

Policy 3:

The retention of original design features, such as balconies, brickwork details, windows and doors are encouraged. Where necessary the council will require the use of replica features in traditional materials for replacement and new works. Aluminium and UPVC replacement units will not normally be considered acceptable.

Policy 4

The Council will encourage the improvement of properties by the reinstatement of original design features ie. windows and doors.

Policy 5:

The re-roofing of properties in inappropriate materials will be resisted.

Policy 6:

Alterations to buildings that result in a detrimental effect on the appearance of elevations that face thoroughfares, including alterations to chimneys and rooflines, will be resisted.

Policy 7:

The Council will resist the installation of inappropriate shop front designs, in particular the introduction of large fascias and illuminated signage boards, and will encourage the reinstatement of traditional shop fronts.

Policy 8:

The retention of street trees, the reinstatement of trees where it can be shown that a specimen has been removed and the improvement of grassed public spaces will be encouraged.

Policy 9:

The preservation and enhancement of the streetscape will be encouraged, particularly the retention and reintroduction of traditional street furniture such as post and chain fences. Street furniture of an innovative modern design sympathetic to the conservation area will also be encouraged.

Policy 10:

The Council will encourage statutory undertakers to remove excessive and obtrusive signage, bollards and railings and to improve the design of essential features.

Policy 11:

The use of appropriate paving with the aim of creating a uniform and uncluttered streetscape will be encouraged.



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Rayners Lane Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
Shopfront Design Guide

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

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