

Old Orchard Lodge Cottage, Park Lane, Harefield UB9 6HJ

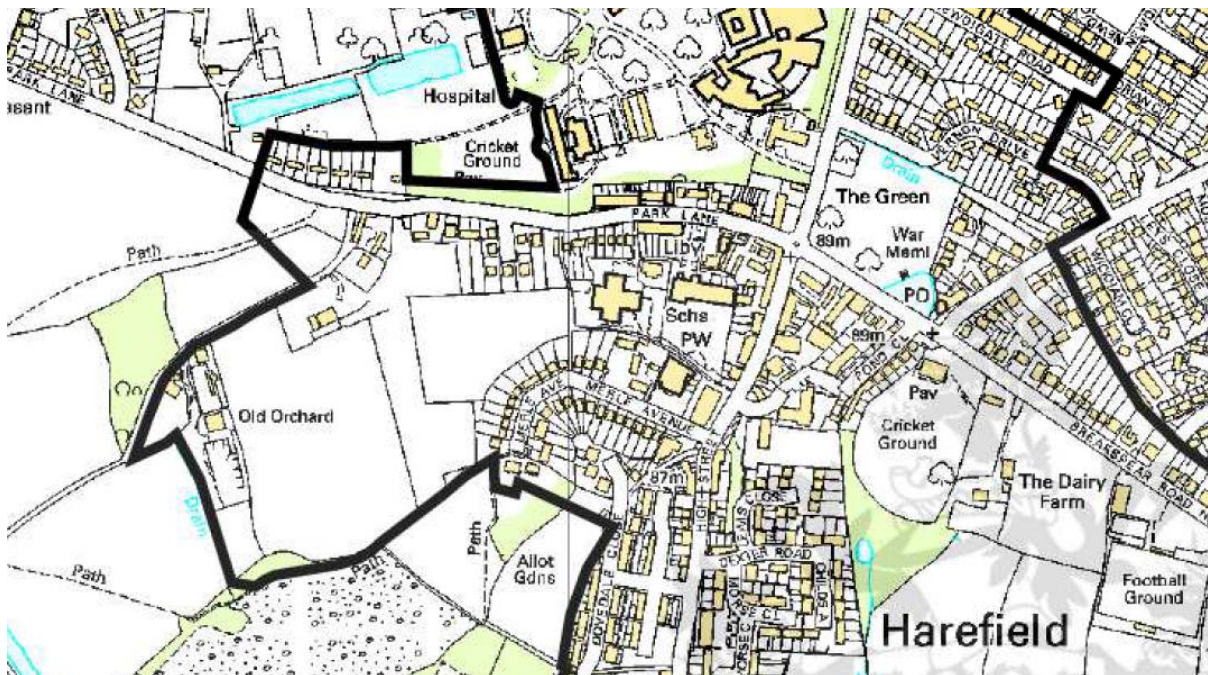
Demolition of Existing Structure and Construction of a New Dwelling

Heritage, Design and Access Statement

Introduction

This document has been prepared following pre-application advice on draft proposals for the demolition and rebuilding of the property known as Old Orchard Lodge Cottage, one of a group of buildings that formed part of an agricultural holding on the western outskirts of Harefield Village.

Old Orchard Lodge Cottage lies in Green Belt within the Harefield Village Conservation Area.



Extract from the Harefield Conservation Area Plan (Old Orchard appears on the left)

Setting

Old Orchard Lodge Cottage is set in open farmland and forms part of a group of buildings comprising the *Old Orchard Public House* to the south and *Old Orchard Lodge* to the north. It is flanked on the west by the extended garden to *Old Orchard Lodge* and to the east by rising open farmland. A fourth building in the group – *Old Orchard Cottage* sits at a lower level screened by trees.

The immediate site is level, but surrounded by level changes. It sits 2m below the adjacent field and 1m below the *Old Orchard Public House* and some 600mm above the *Lodge*. The entry drive slopes down past the lodge to the roadway dropping by approx. 2.3m. The site area is approx 615m².



Old Orchard Public House is of Edwardian style built in 1920s/1930s set on high ground with views across the lakes and to the west. The northern elevation facing the Lodge Cottage is largely used for service activities at ground floor with rendered walls and steep tiled roofs with sprocketed eaves. A number of additions have been made to this now substantial building, the most recent being the annexe to the right and the front porch. Dormers have catslide form.



Old Orchard Public House



Old Orchard Lodge is a single storey bungalow with fairly steep near-pyramidal roof with a sprocketed roof across the verandah on all four sides, finished in rough render with a plain tile roof. A basic single garage is situated on the property boundary adjacent to the Lodge Cottage. Various sizable outbuildings have been constructed within the property boundary, and recently added rooflights suggest an attic floor.



Old Orchard Lodge Cottage



Driveway alongside Old Orchard Lodge Cottage

Old Orchard Cottage is a single storey bungalow with a hipped tiled roof, finished in painted roughcast render with a single flat roofed garage and a number of recent extensions. The cottage is set lower than the other buildings and has conventional bungalow appearance. It has clearly been extended a number of times.



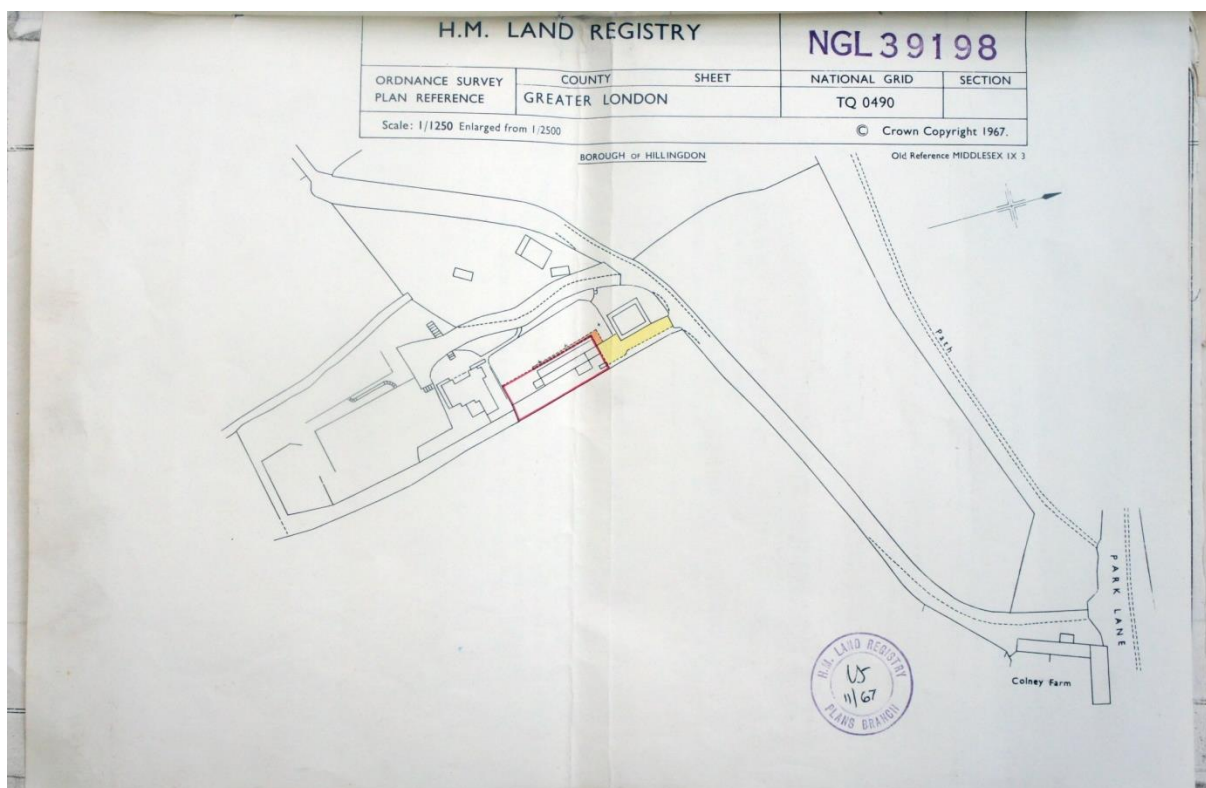
Old Orchard Cottage



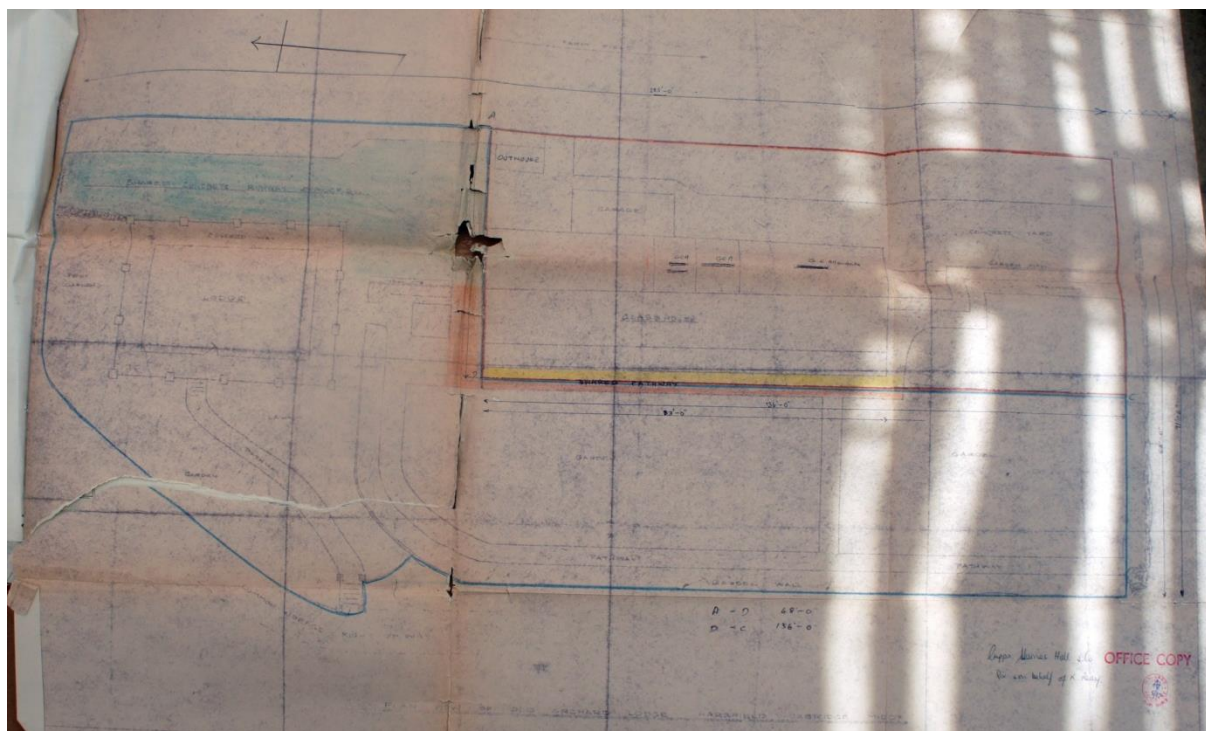
Old Orchard Cottage

Property History / Heritage

Old Orchard was built as a small country house in the 1930s with two bungalows and various outbuildings at the entrance to the property. The estate was divided up and sold in 1965. The main house *Old Orchard* became a bed and breakfast establishment, and subsequently a restaurant / public house. *Old Orchard Cottage* and *Old Orchard Lodge* were sold as houses, the latter including the storage, workshop building that was sold on again in 1967. This was reputedly used as the apple store for the eponymous orchard.

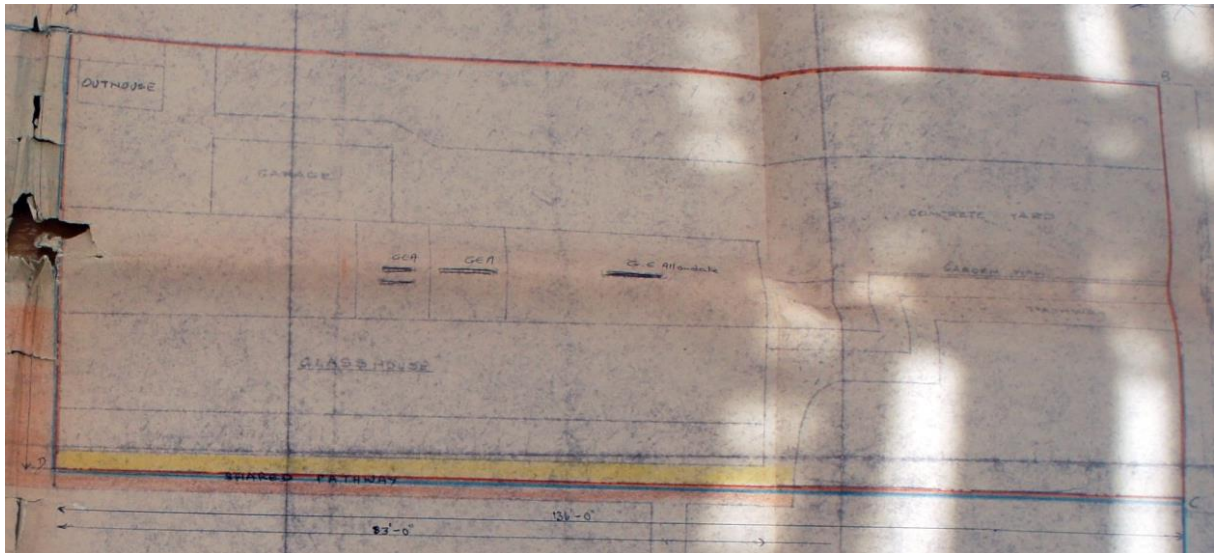


Land Registry drawing 1967 at time of sale of the outbuildings (Red indicates the plot area; yellow indicates the shared access)



Old Orchard Lodge - Plan 1967. (The Lodge is on the left).

In the above drawing, the blue line indicates the original demise of *Old Orchard Lodge*; the red line indicates the boundary of the plot containing the outbuilding now referred to as *Old Orchard Lodge Cottage*; the yellow hatched area indicates shared pathways and the blue hatched area indicates the shared access and parking to the outbuildings.



Old Orchard Lodge Plan 1967 - Detail

These drawings show the building that became *Old Orchard Lodge Cottage* in its original form, as workshops with an attached garage and glasshouse along the west side. It is believed to have been erected in the 1930s or 1940s. The property was registered as 'land' in 1967 and at some time thereafter minor adaptations were made and the building changed use to become a dwelling. This was not been formally registered either at Hillingdon Council or with Land Registry. Mr & Mrs Raza acquired the property in 2014, whereupon the records were regularised.



Possibly contemporary photograph of the Group of buildings. Old Orchard Cottage is hidden in the trees.

Old Orchard Lodge Cottage – Existing Building

Old Orchard Lodge Cottage was built as a workshop / storage building. It comprises a concrete framed centre section with a plastic roofed lean-to along the full length on the west side and a single garage on the east side. It is a low linear building with a footprint of 171m² in three elements: the central core building, the garage and the lean-to. The layout is inefficient and the internal spaces are very poor. The cottage has a poor relationship with the garden and external space. It appears that the building was converted to its current use in the late 1960s or 1970s.

The core building is of prefabricated construction comprising precast concrete 'H' posts infilled with 'no-fines' concrete panels with an internal clear width of approx 2.8m. Predominantly single glazed timber windows are mounted above half height panels. The interior is lined with 'plasterboard' and the overall thickness suggests that the presence of insulation is unlikely. The pitched roof at approx. 37° has interlocking pantiles on timber rafters and joists with a plasterboard soffit. Given its age, any insulation is likely to be nominal 25mm of glassfibre at best. The lean-to is constructed from a similar concrete post and panel system along its length, with timber ribbon glazing over concrete panels and is roofed with single skin corrugated plastic. A basic stud and plasterboard corridor within the lean-to connects the 'enfilade' of rooms in the core building. There is evidence of movement and misalignment of the concrete structural posts in the building suggesting inadequate bracing and integrity in the structure. Foundations are considered to be minimal and the internal condition suggests that there is no damp proof membrane in the floor construction, as would be expected given the building's original use.

The garage has a timber frame clad externally with asbestos cement panels and internally with timber boarding. The roof is similarly finished in interlocking pantiles. Two windows in the house open into the garage. It is also possible that asbestos cement panels have been incorporated into the construction of the main house.

The property is in a very poor condition and is not considered suitable for habitation in its current form. There is clear evidence of movement and this together with the method and quality of construction puts the overall structural integrity of the building in doubt. The cement render applied to the concrete panels in the house has blown water, probably as a result of water ingress behind and movement.

The living environment exhibits a number of fundamental problems. Damp and condensation with mould growth and water ingress are all evident and a potential cause of health problems. This was exemplified this winter with significant breathing difficulties experienced by the young baby. There is negligible insulation, no permanent ventilation, no dampproofing, inadequate heating and ventilation, windows are rotting and require wholesale replacement. The lean-to is a part of the house but is clearly structurally unsound and the building contains asbestos cement in its construction. The building has a totally inappropriate and unsuitable constructional system for use as a dwelling, and has clearly exceeded its life-expectancy.

The building incurs high energy costs and presents significant environmental health issues for its occupants that cannot be remedied without a considerable expenditure and virtual rebuilding. In addition, the layout of the property is very poor and does not suit family life in its current configuration. The form of building construction is inflexible and unsuitable for any alterations to improve the internal arrangement.

Our professional view is that the property is unsuitable for use as a family dwelling and the inherent defects cannot be remedied without total demolition and replacement by a new purpose-built dwelling that integrates into the local setting.



East face of lodge cottage. Concrete posts picked out in black.



South end and attached garage. Framing of a previous 'extension' is visible in the foreground



East side of the cottage. Garage in foreground.



Damaged asbestos cement cladding with no insulation



Main cottage construction – rendered no-fines concrete panels within with 'H' section concrete posts. Photo shows the now derelict addition at the south end.



Rotting timber framed windows set between the concrete posts and over concrete panel. Render is loose and bulging.



Side view of lean-to shows poor construction and very poor condition with non-fire rated corrugated plastic roof. This is a part of the house footprint and referred to as a conservatory.



End panel infill in timber supports the collapsing structure



Lean-to. Structural Concrete post with exposed reinforcement.



Rotting timber windows. Posts are not vertical and are unrestrained at the head



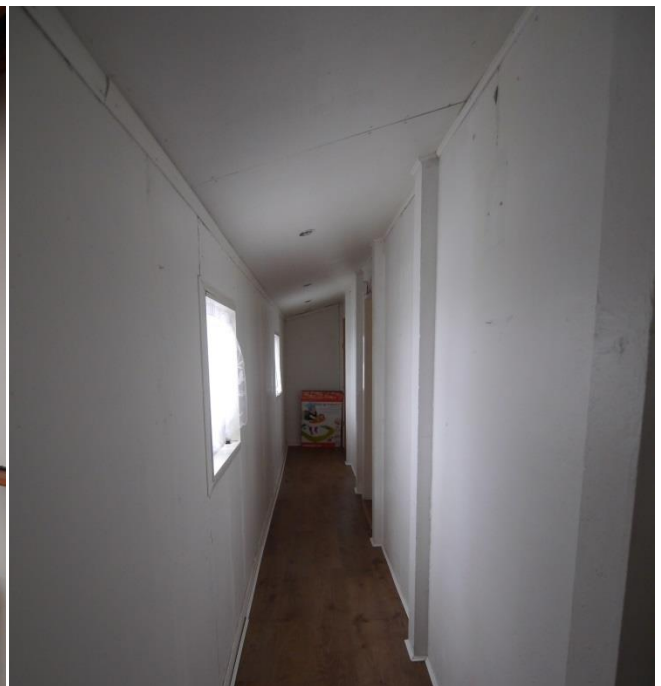
Interior of Conservatory



Interior of Conservatory

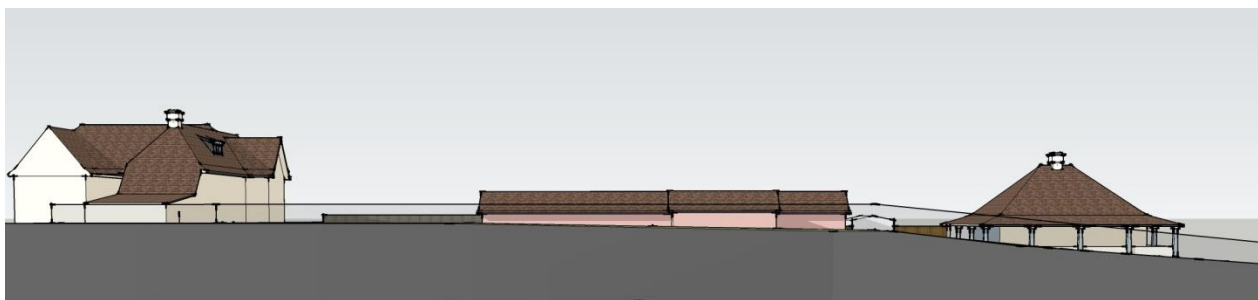


Doorway from crudely built corridor to 'conservatory'



Internal corridor connecting the habitable rooms

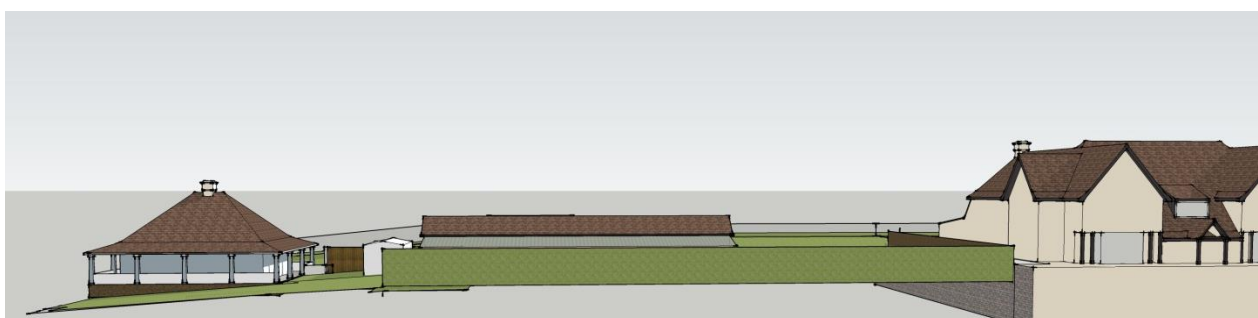
Site Modelling – Existing Arrangement



Site section from East

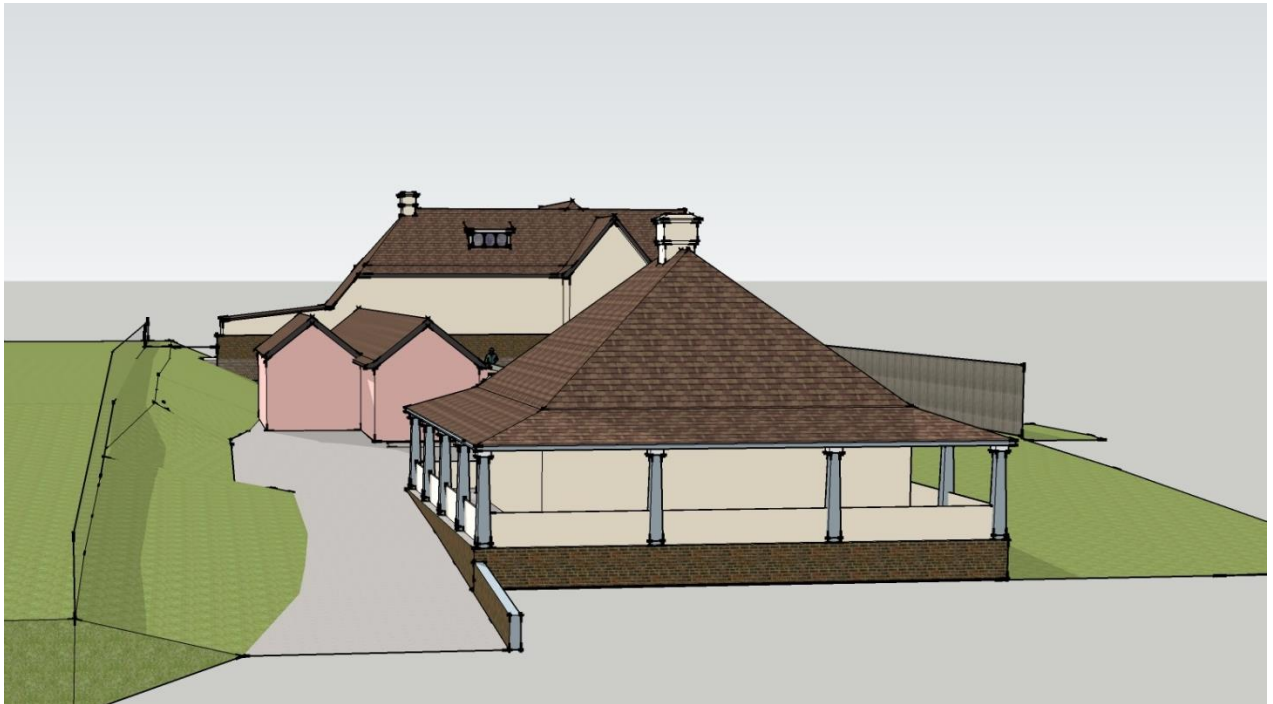


Aerial view from North East (the small white building is the garage to *Old Orchard Lodge*)

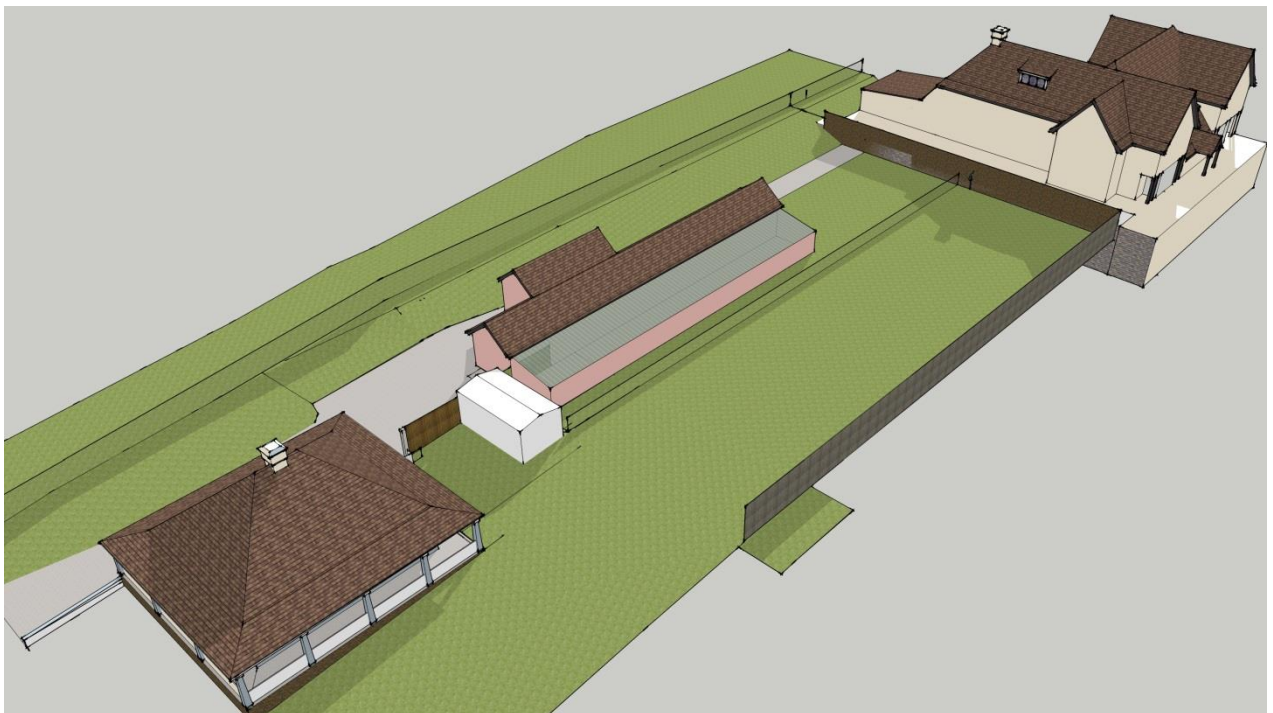


Site Section from the West

Site Modelling – Existing Arrangement



View from North



Aerial View from North West

Planning History

Planning Application (ref:12385/App/2015/859)

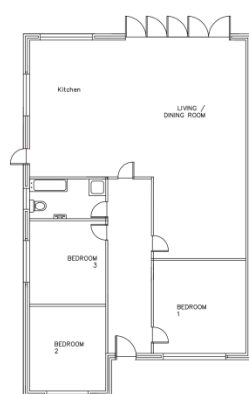
Submitted on 17th March 2015 for a “Three-bed, detached bungalow with detached double garage involving demolition of existing bungalow”. The new dwelling was to be a 118 m² rectangular 3-bed bungalow with a tall crown roof set to the back-line of the existing cottage creating a generous forecourt with a separate double garage at the north end.

The bungalow was to be constructed of brickwork with concrete roof tiles, upvc windows and doors.

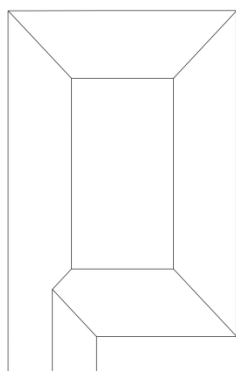
Refusal was given on 11th May 2015:

“The proposal would result in the loss of a building that contributes to the Harefield Village Conservation Area (as part of a group) and part of the history of the area and would be replaced with a development that does not reflect the typology of the area or is considered to be of a sufficient design quality and would thus appear as a discordant and incongruous addition. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

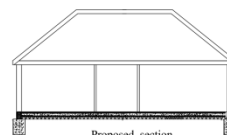
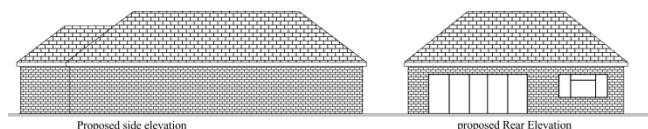
The proposed development, by reason of its size, scale, bulk, footprint, proportions, large crown roof and overall poor design would be detrimental to the character and appearance of the Harefield Village Conservation Area and would neither enhance or contribute positively to the appearance of the Harefield Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.”



Proposed Ground Floor plan

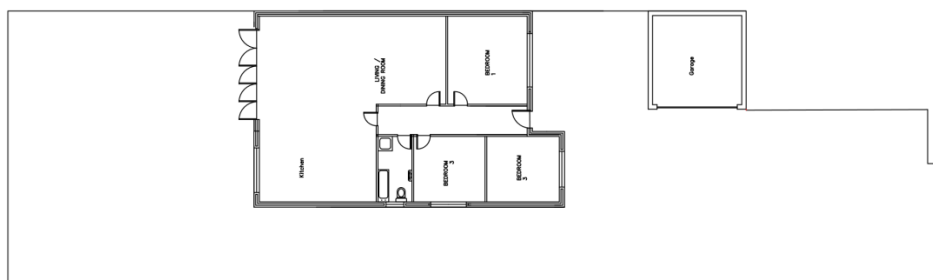


Proposed roof plan



Plans

Elevations



Site Layout

Pre-Application submitted on 28th October 2015

The proposal presented was a variant of the previous planning application, described as “3 bed, detached bungalow with detached garage involving demolition of existing bungalow”.

A meeting was held with Polly Harris Gorf. The proposal was for an ‘L’-shaped bungalow of approx. 200m² with a relatively deep plan and pitched crown roof and a detached garage. The increase in size was felt to be proportionate and would not significantly increase the built up appearance of the site. A 30% increase in footprint could be supported.

The proposed ‘loss of a building that contributes to the conservation area (as part of a group) and redevelopment with a building that does not reflect the typology of the area or of sufficient design quality would appear as a discordant addition’. ‘...planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to their significance. The demolition of the building is thus considered to be unacceptable in principle.’

‘The area is isolated, within the Green Belt, with long views and the pub, lodge and lodge cottage form a group. This is a well preserved part of the conservation area and therefore it is important that any new development sustains and enhances the significance and cohesion’.

It was considered that the existing building ‘forms part of the history of the area’ and ‘contributes to its character’. It is ‘of sufficient architectural merit that its loss should be resisted’. However, it was also recognised that it ‘appears to be in a poor state of repair’ and ‘evidence that it was structurally unsound’ would need to be provided to justify demolition.

‘The proposed bungalow is bulky, out of keeping and the design would not take into account the low, unobtrusive form of the existing building and the wider built form of the area. Any proposal should reflect the prevailing pattern of development. With this in mind, even if the demolition of the property were considered acceptable, the current proposal does not enhance and contribute positively to the appearance of the area. Therefore, concerns are raised relating to the footprint of the new dwelling, its scale, proportions and design. The crown roof and vertically emphasised hipped walls and roof form are especially discordant.’

‘It is considered that the proposed development due to the loss of a building that contributes to the conservation area (as part of a group) and redevelopment with a building that does not reflect the typology of the area or of a sufficient design quality would appear as a discordant addition. This would not sustain the character or appearance of the Harefield Village Conservation Area. Furthermore, the proposal does not meet the NPPF’s core principles; particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to their significance’.



Pre-Application 12385/PRC/2016/39 submitted in February 2016

The pre-application was submitted to review the previous applications and to explore alternative approaches to redevelopment of the property.

The final proposals acknowledged the linear form of the original building and its relationship in the context of the adjacent buildings, particularly Old Orchard Public House and Old Orchard Lodge, but providing sufficient depth to make it suitable for family life.

A meeting was held on site on 13th April 2016 with Mandeep Chaggar and Alisha Lad and a report was issued on 27th April 2016. The main planning issues were:

1. The Principle of Development:

NPPF requires that *"the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt"*.

Local Policy OL4 accepts the replacement or extension of buildings within the Green Belt *"where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated."*

Response:

The previous pre-application submission established that a 30% increase in footprint could be supported. The existing building has a footprint of 171m² excluding two former extensions that are now demolished. The footprint of the proposal is 202m² representing a 14% increase.

2. The case for demolition of the existing property needs to be made:

"...the existing building forms part of the history of the site and area, and whilst rather modest and unusual it contributes to the surrounding character context." Nevertheless *"It is recognised there is potential for enhancement of the site."*

"The demolition of the existed building would need to be clearly justified taking into account its significance."

"...it is recommended that a heritage statement is submitted as part of the planning application in order to sufficiently understand the potential impact of the proposal. This may be included as a section within the Design and Access statement."

"The heritage statement would ideally need to set out details of the history and development of the building and site," and "to clearly assess the impact of the proposed works on the significance of the Conservation Area and a statement of justification for the demolition and the new proposed scheme."

Response:

We have investigated the history of the group of buildings in the included an extended section

3. Design

Three schemes were presented A, B & C. Scheme A was an adaptation of the earlier pre-application of 2015 and can be discounted.

Scheme B & C are derivations of a new linear building based on the existing footprint with a cross gable and demonstrated variations in the ridge lines of the elements to acknowledge the heights and massing of the neighbouring buildings in the group. The comments raised were:

"Whilst these schemes display a step in the right direction in relation to following the footprint, positioning on the site and general built form of the existing building, as proposed they would be considered unacceptable. There are concerns in regards to the general height, scale, massing and fenestration design and positioning."

"The proposed new dwelling would need to respond to the scale and height of the neighbouring buildings in order to remain in keeping with the overall rural character and wider landscape." - It should be noted that the pre-application drawings and images were block massing models and did not show any fenestration.

Some further guidance was offered:

"It is recommended that the projecting gable is repositioned towards the southern end of the proposed building in order to relate to the scale of the neighbouring pub building. A simple (possibly gable end) roof form could extend along the length of the proposed dwelling. Ideally the ridge height would need to be lowered, below the height of the projecting gable end to allow it to become a characteristic feature on the principal (front) elevation. This would also ensure the new dwelling is sensitively designed in relation to the low-rise neighbouring property to the north of the site."

"The design and placement of the proposed fenestration could be used to break up and potentially reduce the collective mass of the proposed dwelling particularly through the introduction of glazing. These details would need to be included on the relevant drawings and should ideally relate to the architectural style of the building whether they are dormers or roof lights. Any proposed roof lights would need to be Conservation type roof lights set flush within the roofline."

"Materiality can define the architectural style of a building and determine its contribution/enhancement to the character of the surrounding landscape and Conservation Area. Therefore it is recommended the proposed materials relate to the character of the area and history of the site. The materials proposed should ideally characterise the building as an ancillary structure to the neighbouring buildings (the main house, pub), with a perceived light weight built form. The proposed external materials, colours and finishes would need to be clearly stated for all elements of the proposal."

Response:

These recommendations have been embodied in the design of the current planning proposal.

The projecting gable has been moved toward the southern end, while the ridge heights have been lowered in two stages, to create a clear hierarchy and gradation and to acknowledge the changes in site levels and the respective heights of *Old Orchard Lodge* and *Old Orchard PH*. The roof of the new building is further softened by half hips at both ends of the north south roof and to the garage, while the roof to the east facing gable retains a gable in context with *Old Orchard*. The eaves have been extended to provide a canopy to the front door.

The roof pitch and eaves heights have been adjusted to allow the inclusion of an attic floor without significantly raising the overall height of the building.

Fenestration has been introduced related to the internal function of the spaces as would be typical of an agricultural building that has developed and adapted over time. The main cross gable features a large glazed panel serving the bedroom, and the kitchen below.

At ground floor, tall narrow windows on the west elevation respect the privacy of the neighbouring garden, while larger openings at the southern end provide connection with the garden spaces and patio from the kitchen and living areas.

At the attic floor a recessed balcony at the south end provides daylight, views and privacy to the master bedroom. A mixture of conservation roof-lights and 'cat-slide' dormers (a common feature on *Old Orchard PH*) have been used to bring daylight into the attic accommodation with an enlarged dormer on the staircase landing breaking up the length of the building on the west side.

The materials used in the existing buildings in the group are predominantly painted render over a brick plinth with clay tiled roofs. *Old Oak Lodge Cottage* is currently roofed in clay pantiles while the other buildings are roofed in plain tiles. It is proposed to use plain tiles on the new building which will have a suitable 42° pitch. It is proposed to clad the walls in a mixture of stained wide timber boarding and render over a brick plinth to *"characterise the building as an ancillary structure to the neighbouring buildings (the main house, pub), with a perceived light weight built form"*. The garage extension and projecting cross gable element are finished in render, the latter creating a link to the *Old Orchard* to which it runs parallel notable in the views from the north and east. This also serves to break up the massing of the house and to create an idea of historical development

4. Amenity

DAYLIGHT, SUNLIGHT & OUTLOOK

"The proposed dwelling would be set some distance away from adjoining properties and screened by hedges. Therefore, the proposal would not result in a conflict with the 45 degree guideline and no unacceptable loss of light, loss of outlook or overshadowing to the occupiers of the neighbouring dwelling."

Response:

The new building is located in the same place as the pre-application design and is therefore considered compliant.

PRIVACY

"The development proposes windows on the ground floor only and given the set in from surrounding properties, the proposal is considered not to cause unacceptable overlooking of the adjoining occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan (November 2012)."

Response:

Windows at the upper level are set back from the elevation with relatively high sills where the building overlooks other properties. The large window to the east overlooks farmland while the glazed wall to the bedroom 1 is recessed and sheltered by the overhanging roof.

PRIVATE AMENITY SPACE

"Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the character of the area."

"The minimum level of amenity space required for a three bedroom house (including the study) is 60sq.m of amenity space to meet the standard. The scheme would thus exceed these standards."

"It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2015)."

"London Plan Policy 3.5 seeks to ensure that all-new housing development is of the highest quality, both internally and externally and in relation to their context."

"The London Plan's Housing SPG, November.2012 sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Annex 4 requires a 2 storey, 3 bedroom, 5 person dwelling, which is the closest property to the proposal to have a minimum size of 96 sq.m. The proposed new two/three-bed dwelling would exceed the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with The London Plan, Housing SPG November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)."

Response:

The proposed property has been established as a four bedroom house. The HDAS minimum level of amenity space required for a dwelling of this size is 100m². The site area is approx. 670m². With a building footprint of 202m², the amenity space will be 468m² well in excess of the required area to meet HDAS and London Plan requirements.

5. Highways

"The proposed house would not lead to a significant increase in traffic generation given it would replace an existing house within a residential area. As such, the proposal would comply with policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)."

"The proposal would use the existing drive leading to the parking spaces to the front of the proposed house. The site lies in an area with a PTAL index of 1 a, which is low. "

"Two parking spaces are required per dwelling to comply with the Hillingdon's Parking Standards. Two parking spaces would be provided in a garage and one parking space to the front of the property serving the existing house. Cycle storage has not been shown on the proposed plans, however, there is scope for cycle storage within the site. Refuse and recycling storage has been illustrated on the proposed plans. As such, subject to cycle storage, the proposal would be in compliance with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Car Parking Standards."

Response:

A large double garage has been provided that will accommodate two cars and several cycles. There is additional parking in front of the garage for two cars with the shared driveway offering overspill parking.

6. Conclusion

"The three proposals would be considered unacceptable and amendments would be required. It is recommended that the built form, footprint and scale of the proposed new dwelling relates to the existing dwelling and responds to the local distinctiveness of the surrounding area."

"The site levels significantly vary within the immediate vicinity of the site therefore the height and scale of the building would need to carefully consider adjacent properties and potential views towards the site."

Response:

We have reviewed the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 20.15, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA in the development of these proposals.

We have carefully considered the comments raised in the pre-application report together with earlier responses in the development of the proposed design. We believe that we have addressed all of the concerns that have been raised and designed a building that responds to the local distinctiveness of the area. The scale, form and massing are sympathetic to the overall composition while being compliant with local and national planning policy.

We have made a case for redevelopment of the existing building in terms of Green Belt policy and its very poor condition and unsuitability for its current use as a dwelling. We have looked at the possibility for retention and repair of the existing building in all or in part, but we consider this not to be viable.

We have developed the new cottage over the footprint of the existing building with a small increase in footprint. We have selected roof forms and pitches that are appropriate to the conservation area and this group in particular, and with careful adjustment of the pitch, eaves and ridge height we have included attic accommodation within the roof space. The choice of materials has been considered to minimise the impact of the building in potential views towards the site.

Design Proposal



Aerial view from North West (white building is the garage to *Old Orchard Lodge*)

The proposed house occupies the same footprint as the existing cottage with the addition of a 1m wide strip along the west side currently occupied by a low walled flower bed. The building frontage follows the same line and the garage footprint is shifted towards the southern end to create the anchoring element of the building with a small increase in depth to create useable spaces within. The footprint increases from 171m² to 202m².

A 42° roof pitch provides sufficient useable headroom to include an attic floor providing four bedrooms with two en-suite and one family bathroom within the open roof space. Conservation roof-lights and cat-slide dormers provide daylight and ventilation to these rooms. This approach creates a visual link to the *Old Orchard PH*. The rendered walls on the transverse elements and the main gable provide a reference to the existing cottage and a synergy with the *Old Orchard PH*, particularly noticeable in the views from the north and east. The main building element is played down as a barn type construction clad in timber weatherboarding over a brick base.

The design has followed the design standards in the HDAS and the London Plan SPG (Nov 2012) and meets lifetime homes standards. All dimensions and areas quoted comply with accepted conventions.



Aerial view from South West

Site Modelling – Proposed Arrangement



Site Section from East



Aerial view from North East



Site Section from the West

Site Modelling – Proposed Arrangement



View from North



Aerial View from North West

Note:

Trees and planting has been omitted from the above views for clarity.

Local Vernacular References

The Old Orchard group lies at the end of a farm lane leading from Park Lane on the approach into Harefield Village. The closest nearby buildings are around Colney Farm at the head of the lane. There are several traditional timber boarded barns, some of which have been converted into dwellings and a two fine Edwardian Estate Cottage pairs.

The entry to the village includes Victorian terraces, bland post war housing and recent infill developments.



Old Orchard Public House



Local barn conversion at Colney Farm



Local barn



Local barn conversion at Colney Farm



Estate Cottages



Park Lane terraced housing



Park Lane terraced housing



Unfortunate roof extensions on late C20th houses



Recent 'sympathetic' development



Coach House in Park Lane



Large House in Park Lane