

Ian Garraway

Architecture

The Barn House

Meadow Way, Eastcote
The Sethi Partnership

Design & Access Statement

May 2021

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1.0 Introduction

The Design and Access Statement is structured to include the background and context of the subject site, analysis of the existing building(s), streetscape and details of the proposed works...

1.1. The Brief

The Sethi Partnership is a well established team of Solicitors, whom operate out of the application site, The Barn House, 38 Meadow Way, Ruislip, Middlesex, HA4 8TB.

The brief from the client is to offer an extension at Ground floor level only to their existing premises, which will enable their workforce to grow to meet growing workload needs. The extension is to be formed to the Northern elevation of the existing barn structure, infilling a redundant patio area. Access is to be maintained to the rear of the premises to facilitate fire escape.

This is to be executed in a sympathetic manner. Rooflights are to illuminate the spaces from above, alongside windows in the elevation.

1.2. Design Team

Ian Garraway Architects Ltd (IGA) are a young practice comprising Architects and Interior Designers. The practice is led by Ian Garraway, whom has over a decade of experience in Architectural practice, setting up IGA in 2020, building upon his reputation forged across a number of practices throughout his career. IGA are based in Cheshire in the North West of England, though since the Coronavirus pandemic, the practice has employed flexible working arrangements which allows our team to work across the country from their homes, whilst allowing us to cover a broad geographical area. IGA are used to working across the UK, from London, to the Cotswolds, up to Scotland, and even abroad.

Our expertise is in commercial architecture, with a particular specialism in leisure and hospitality premises. IGA also have a wealth of expertise in delivering high end residential properties.

2.0 Site Information

The site is located in the London borough of Hillingdon, and is situated to the North West of Central London. The site is situated within Eastcote village, in the broader area of Ruislip. Inclusive of car parking, and landscaping the site occupies a total area of 0.138 Hectares.

Eastcote is a former tithing with links back to medieval times, and the domesday book (under the parish of Ruislip). Eastcote has developed since the turn of the century from a small community of around 600 to the modern suburban area it is today of 12,600. This growth can be linked to the extension of the Metropolitan railway from London at the turn of the 1900s. In the 1930's much of the manor land was bought up by developers for new housing. The historic manor and it's are situated North of the site. The manor house itself was dempolished in 1964.

Today, Eastcote is a predominantly residential area, with a well established high street runnning axially North to South (Field End Road).

The application site is situated at the Northern tip of the district centre, at the junction of Field End Road and Meadow Way.

The site is predominantly given over to car parking for the businesses hosted within the principal building (the barn). The barn building would have been historically associated with the neighbouring farm house (No. 86 Field End Road). Access to the car park is from Meadow Way.

There are a number of car parks located in the district centre, which offer between them around 430 parking spaces. These are supplementary to the business functions of Eastcote, but are also likely to service commuter need for those travelling into Central London from the area.

3.0 Existing Building Information

The old barn is the primary building on the site. The building is Grade II listed. Further information regarding the heritage of the building is included in the accompanying heritage statement. The listing number is 1193521. The listing text is below:

5018 FIELD END ROAD (West Side) EASTCOTE Barn to south of Field End Farmhouse (Formerly listed as Field End Farm Barn) TQ 1088 10/113 12.12.57. II 2. Probably late C16 timber framed barn, with old tiled roof. Weatherboarded except on south side which has exposed framing with brick nogging. Queen-post roof trusses. Lean-to north aisle.

The barn is a two storey structure, which is predominantly exposed timber and brick construction. The Northern elevation, and adjacent tower are weatherboarded in a black stained waney edge timber. All windows within the premises are full height. The central entrance affronting the car park is formed within a perpindicular gabled section of the building / roofline. The entrance lobby is fully glazed at ground floor level. There was no access to the first floor during our visit, though the ground floor has been fit out with modern interiors (evidence of it's previous life as a bank), with some exposed timbers remaining, though the heritage of these will be discussed in the heritage report. The Sethi Partnership took on a lease at the site in 1994, taking on the freehold in 1997.

The barn hosts the Sethi Partnership on the ground floor, and additional commercial space, which is currently occupied by an educational services provider and an accountancy firm. All businesses are accessed via a central shared lobby entrance. A tower is located to the North of the main barn building, and this has historically housed boilers, but is currently vacant.

4.0 Development Proposals

The barn hosts the Sethi Partnership on the ground floor, and additional commercial space, which is currently occupied by an educational services provider. Both businesses are accessed via a central shared lobby entrance. A tower is located to the North of the main barn building, and this has historically housed boilers, but is currently vacant.

The proposal is to create a timber clad extension in blackened timbers to replicate the existing building. This will be installed with a flat roof to both be honest about the age of the extension, but also to allow a surface from which the existing upper elevation can be maintained.

The extension will include floor to ceiling height windows to replicate the vernacular of the existing windows, and these will be vented through louvered top lights, also to replicate the existing.

Setting the footprint back from the existing building at front and rear will see the extension act as subservient to the existing building. The only evidence of the extension from the car park will be a new glazed door linking the tower and existing barn - which is to become the fire escape. The frame of the door will replicate the existing.

The tower will be assimilated into the plan with new glazing added to the structure to make the space usable. The upper storage deck will be removed, and the tower will become a double height meeting room. The remainder of the extension will become open plan office space.

Use

There will be no alteration to the existing use of the building. The proposed extension provides additional accommodation to the property to enable it to continue the existing use as clerical premises.

Scale

The extension is limited to the ground floor only, and is held within the curtilage of the existing site boundary. The extension measures 37 square metres. The height will be limited to single storey. Rooflights within the roof will be concealed within the parapet. New windows will be formed from floor to ceiling height, which replicate the vernacular of the existing premises.

Layout

The extension creates open plan office space which will be connected to the existing barn through existing openings (which will be widened) to adjoin the existing ground floor office space. The Tower will be opened up to form new fenestration at ground and first floor levels.

Landscaping

There are no proposals to alter the landscaping. The existing boundary fence will be retained, and there will be no works to the car parking area. Some additional paving may be added to the new footpath / fire exit round to the rear of the premises.

There are no proposals to alter the car parking on site.

Access

Public access will be maintained through the main doors, which is currently level access. The existing Finished floor level will continue through into the extension. There is no requirement to form level access into the extension. Existing fire escapes will be maintained, and a new fire escape formed between the barn and tower. This will be set back from the building line so as not to foul the existing appearance of the building.

There are no proposed alterations to vehicular access.

Materials

The extension to the building will be clad in black stained timber, to replicate the existing building. Windows will be framed in timber or timber effect composite, again stained in black to replicate the existing. Trims such as the aluminum coping will be formed in black powder coated aluminum.

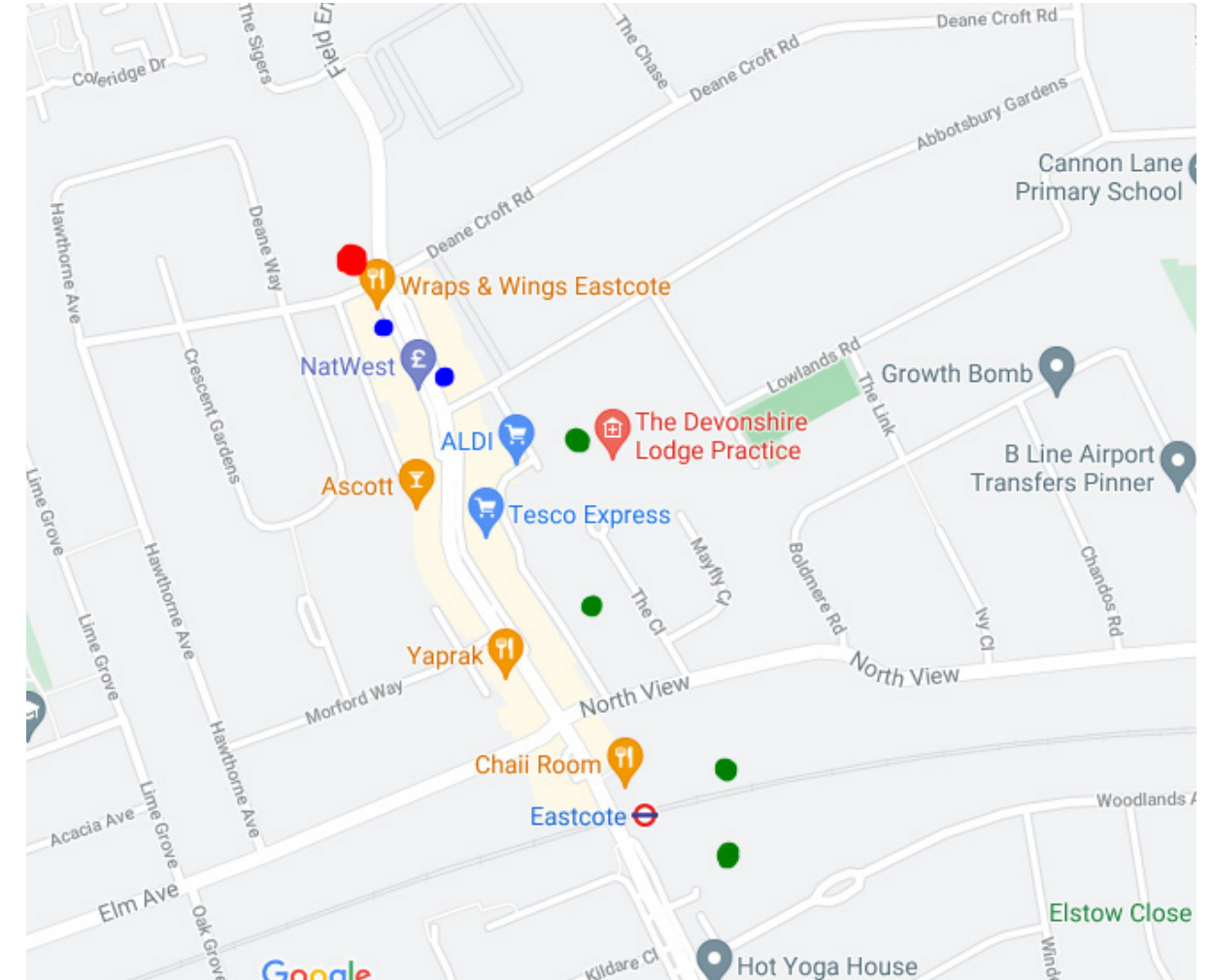
5.0 Travel

Staff for the Sethi Partnership tend to travel between 1 and 20 miles to work. Those who work the furthest away are encouraged to work from home, with only occasional attendance at the premises for client meetings / briefings. The premises offers 18 on site car parking spaces, with clients encouraged to double park on the site. Additional car parking is available to the upper floor tenants, and this is not included in the figure of 18 above.

Additional car parking is available in abundance throughout Eastcote (seen adjacent in Green). The site is also serviced by Tube and bus routes, shown on the adjacent map. The nearest bus stops are displayed in blue.

The applicant currently employs 30 persons at the site. 43% of all staff live within 5 miles of the premises. 10% live over 10 miles away from site. The proposals will likely generate capacity for an additional 6-8 full time staff members or their equivalent.

Staff are encouraged to use public transport to attend the office. Those who live furthest away are encouraged to work from home. The company is currently reviewing its travel policies, and will actively be promoting more sustainable methods of travel to the premises. Cycle storage is available within the lobby area of the premises.



**The Barn House / Field End
Barn as viewed by Car Park**

6.0 Planning Statement

The application site is located outside of the two conservation areas of Hillingdon, both of which are situated to the North of the site, and centre around the historic manor and Eastcote village areas.

Eastcote is designated as an enhanced district centre within the local plan.

National Policy

Applicable local policies are listed below, taken verbatim from the local plan document

Economic growth has been concentrated in Uxbridge, and the Heathrow and Hayes/West Drayton Corridor without ignoring local centres:

SO14: Provide 9,000 new jobs and accommodate most economic growth in Uxbridge and the Heathrow Opportunity Area.

SO15: Protect land for employment uses to meet the needs of different sectors of the economy. Manage the release of surplus employment land for other uses.

Office Based Employment Growth

Hillingdon's employment is estimated to grow from 201,000 in 2011 to 210,000 in 2026(15) with much of this growth based in offices. Table 5.1 shows Greater London Authority (GLA) forecasts for employment growth. Hillingdon is part of both the Outer London economy and the strategically important West London sub-region, and is forecast to be the largest outer London growth borough (16). The 2009 GLA estimate for new jobs in the London Borough of Hillingdon is a total of 9,000 during the period 2011-2026, including around 6,400 office jobs. The London Plan (2011) requires a proportion of 12, 000 new jobs to be accommodated within the Heathrow Opportunity Area upto 2031.

Policy E6: Small and Medium-Sized Enterprises (SME) Hillingdon will encourage the development of affordable accommodation for small and medium-sized businesses in appropriate sustainable locations throughout the borough.

Policy BE1

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

For Heritage policy analysis, please refer to the Heritage Statement which accompanies this application.

Policy T1: Accessible Local Destinations

The Council will steer development to the most appropriate locations in order to reduce their impact on the transport network. All development should encourage access by sustainable modes and include good cycling and walking provision. The Council will ensure access to local destinations which provide services and amenities. The Council will promote active travel through improvements to Hillingdon's public rights of way.

In response to the policy above, we feel that the proposed development is in full accordance with the policies outlined above. It allows an SME to expand within its existing premises, whilst not impacting the existing additional space on the upper floor which can be sub-let to other tenants as is currently the case. This maintains premises for future employment needs and those of other SMEs in the future, in full accordance with policy E6 and SO14

The proposals, although increasing the employment numbers at this site, will afford the business owners to review their travel policies, and promote sustainable modes of transportation. The existing tube station is within a 5min walk of the building, and staff are encouraged to use the network where possible, reserving the car park for visitors. There are also cycle storage facilities on the site.

The architectural response has made every attempt to remain sensitive to the existing building, and where possible subservient to it also. The introduction of the flat roof allows the extension to be honest about its construction, whilst using materials, and detailing which minimises the impact onto neighbouring properties.

7.0 Site Photographs



The Barn House / Field End
Barn as viewed by Car Park



The Barn House North
elevation behind tower



The Barn House / Field End
Barn as viewed by Car Park



Field End Farm House, neighbouring
the application site



Main barn ground floor interior



Main barn ground floor interior at point
of proposed extension