



# **HOLLAND & HOLLAND ARTISAN GUNMAKING FACILITY**

DUCKS HILL ROAD, NORTHWOOD, LONDON, HA6 2SS

## **DESIGN AND ACCESS STATEMENT**

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## 1.0 Introduction

- 1.1 This statement has been prepared by McDonald Architects on behalf of Holland & Holland to support a full planning application for the proposed Artisan Gun-making Facility at Ashby Farm, Ducks Hill Road, Northwood, HA6 2SS.
- 1.2 In 2015 and 2016 the Council granted planning permissions which have enabled the improvement of the facilities at the adjacent Holland & Holland Shooting Ground in Northwood, through the construction of a new reception building, underground shooting range, kitchens and function space. The permissions have been implemented and have proved highly successful. Pictures showing the recently completed buildings are provided on page 5 of this document.
- 1.3 This further enhancement project within the same H&H landholding would enable Holland & Holland to consolidate its activities at the site by constructing a new workshop and training facility in order to relocate its existing workshop facilities from Kensal Rise in London.
- 1.4 Due to the high value of the products and their specialist nature, clients expect to be able to visit the workshop to see how the guns are made, choose their design, the exact piece of Walnut wood from which the stock will be carved and have the opportunity to try out samples at the shooting ground. Currently this results in trips between the facilities. Further, when the gun is nearing completion clients need to attend for final fitting and fire the gun so that adjustments can be made. This can result in a number of trips back and forth as part of the process.
- 1.5 Holland & Holland is concerned that not only is the movement between the sites highly unsustainable and costly, but clients find this unhelpful, time consuming and not the right level of service for such a prestigious brand. There is a fear that if this issue cannot be addressed the attractiveness of purchasing a hand-crafted gun from Holland & Holland will eventually not outweigh the inconvenience. Moving the workshop to the Shooting Ground site would completely eliminate these issues.
- 1.6 The relocation of the workshop would similarly reduce security concerns associated with the movement of guns through public areas i.e. all guns would remain within the single site. The proposal would also assist the company with its gun craftsmen apprenticeship scheme whereby six trainees are employed and trained to become gunsmiths requiring time being spent at the Shooting Ground as well as within the workshop.
- 1.7 A further benefit is that the new workshop would provide a greatly enhanced working environment for the staff and trainees. The current building is now outdated and lacks appropriate facilities. The proposed building would be of high quality and sustainable design and construction.
- 1.8 The proposals also stand to greatly improve the existing site context. What is currently a sprawling assemblage of derelict outbuildings, abandoned vehicles and hardstanding will be transformed into a compact, sensitively designed scheme which will incorporate and bring back to life a currently derelict 17th century Oak barn frame. Extensive landscape works will improve the visual amenity of the landscape and exhibit a net increase in biodiversity on-site.

## 2.0 Existing Site Context

### Site Location

The Holland & Holland Shooting Ground site is located on the western side of Ducks Hill Road opposite the Ruislip Woods National Nature Reserve. The facility was opened in approximately 1930 and covers an area of approximately 40 hectares.

The landholding includes the main shooting facility with the reception buildings, function space and other associated workshops and stores, two small residential properties known as Ashby Cottages, a farmhouse and associated storage buildings and barns at what is known as Ashby Farm.

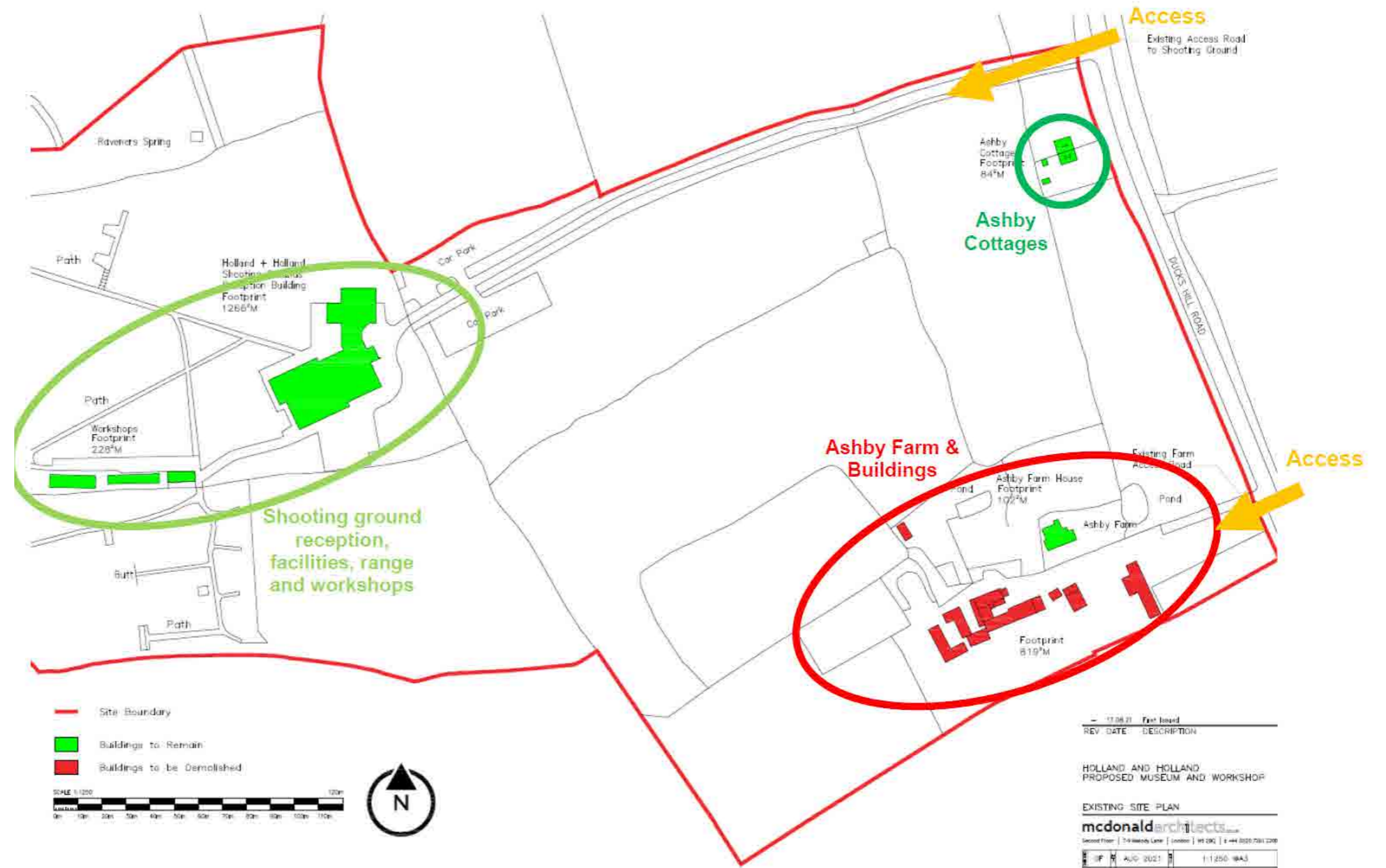
### The Shooting Ground Area

Within the Shooting Ground area there is the main car park, reception building, function space (and associated support facilities), underground shooting range and various stores and basic workshops.

The reception area, function space and underground shooting range were constructed during 2017. These buildings provide the key facilities for visitors coming to shoot, attend a function or clients trying out guns as part of a purchase.

To the west of these core buildings are the associated stores and workshops. This are metal framed and clad (industrial style) buildings of single storey scale.

The outdoor clay shooting facility is located to the west of the site, beyond the reception and function buildings. These grounds are generally grassed with made paths. Tree planting breaks up the area and delineates the various field boundaries and shooting stands.



Site Plan extract showing the general site layout as existing

The Shooting Ground Area



The interior aesthetic is defined by extensive use of natural materials



Underground Shooting Range



Timber cladding Helps Integrate the Shooting Range Building into the surrounding agricultural vernacular



## Site Overview

Ashby Cottages are let to staff members as private dwellings.

Ashby Farm comprises a derelict farmhouse and a number of outbuildings and barn style buildings to the south and west of the main house.

The site currently operates as an equestrian business including a ménage with some general storage uses taking place within the various buildings. The site is also utilised for some open storage purposes. The aerial photographs on the following page show the general site appearance. As will be appreciated, like many such sites of this nature it exhibits a somewhat sprawling untidy appearance.

There are currently three historic barn structural frames embedded within the existing outbuildings onsite. These structures are not part of an historical register and were only discovered at pre-app 2 stage due to access constraints. Please see heritage report for further details.



Aerial View of Existing Site Looking North West towards the existing gun range

Ashby Farm Site

Existing Derelict House

Existing farm entrance off of Ducks Hill Road

Site Overview

Existing Derelict House lies outside site boundary of this application

Young Woods Farm



Aerial View of Existing Site Looking South East. Young Woods Farm which lies due south of the site is visible in the right background

Heritage Barn to be retained as part of the proposals.

## Site Overview

Existing Derelict House lies outside site boundary of this application

'Barn A' Principle heritage barn to be retained as part of the proposals



Aerial View of Existing Site Looking South East showing existing derelict farm buildings. The existing derelict house adjacent to the site is visible to the left rear-ground. As can be seen the site contains a sprawling assemblage of farm buildings, storage containers and abandoned vehicles.

Existing Views Of The Development Site From The Public Realm



View of entrance to the existing site off of Ducks Hill Road



View looking South West from Ducks Hill Road. The roof of existing derelict house is visible over the tree-line. It is proposed to re-instate hedgerow along this boundary which will further screen the proposed building from the road



View looking North West from Ducks Hill Road towards the site. The existing site is heavily screened by existing vegetation and this will be added to as part of the proposals.



View from the public bridleway to the south looking North towards the development site

Photos of existing site



View from the existing entrance gate looking West into the site. The East heritage Barn (Barn B) is visible to centre left.



Existing stable buildings and concrete hard-standing



Existing outdoor hay storage area



View of principle heritage barn which is to be retained as part of the proposals (Barn A) (front left). The U-Shaped heritage Barn is visible in the rearground. Please see heritage statement for further details on the heritage barns and how they factor into the proposals.



View of existing derelict house which lies adjacent to the development site. This house lies outside the redline boundary and scope of this development.



View from South West showing existing areas of hard-standing. West and South elevations of Principle Heritage Barn (Barn A) visible in centre of image.

### 3.0 Project Brief

The proposal is to relocate the workshop and apprentice training facility from Kensal Green to the Shooting Ground site will require the construction of a new building as on the accompanying site plan. It is anticipated that this will appear as a collection of single storey and two storey buildings (second storey within roof-zone) joined by flat roof linkages. The retained heritage barn will form the centre of the composition sitting within a garden courtyard which forms the customer entrance to the proposed building. In addition to bringing back to life a derelict heritage asset Holland & Holland see this as forming a strong statement for the brand's commitment to tradition and continuity.

The proposed workshop should not be confused with a commercial factory. All of the Holland & Holland products are hand finished by individual craftsmen working with traditional methods, generally at benches and with specialist tools.

The facility is toured by clients so that they can choose, for example, the piece of walnut wood that they would like to have the stock of their gun carved from, see the guns being made and discuss the type of engraving required for the guns 'action' and stock.

As shown opposite this work is all undertaken by highly skilled individuals.

The art of the gunsmith is however a dying one and to combat this Holland & Holland has set up an apprentice scheme and adds new apprentices annually.

Holland & Holland considers the relocation of the workshop facility to the Shooting Grounds site as essential for the future of the business in order to deliver the kind of service that customers now expect from a premium brand of this nature. The company has a strong desire to reduce its carbon footprint and a single site operation would deliver this.



Images of the existing Holland and Holland workshop in Kensal Rise. Tradition is central to the brand identity and the existing workshop spaces have many antique machines and hand tools. The atmosphere of the interior is characterised by natural materials and an artisan feel, something which our client would like to replicate in the new building.



Walnut Stocks Marked Up for Cutting

Photographs From Existing Workshop In Kensal Rise



Finishing work being conducted using traditional vice and hand tools



Gun barrels being engraved by hand



Gun stocks undergoing finishing treatment

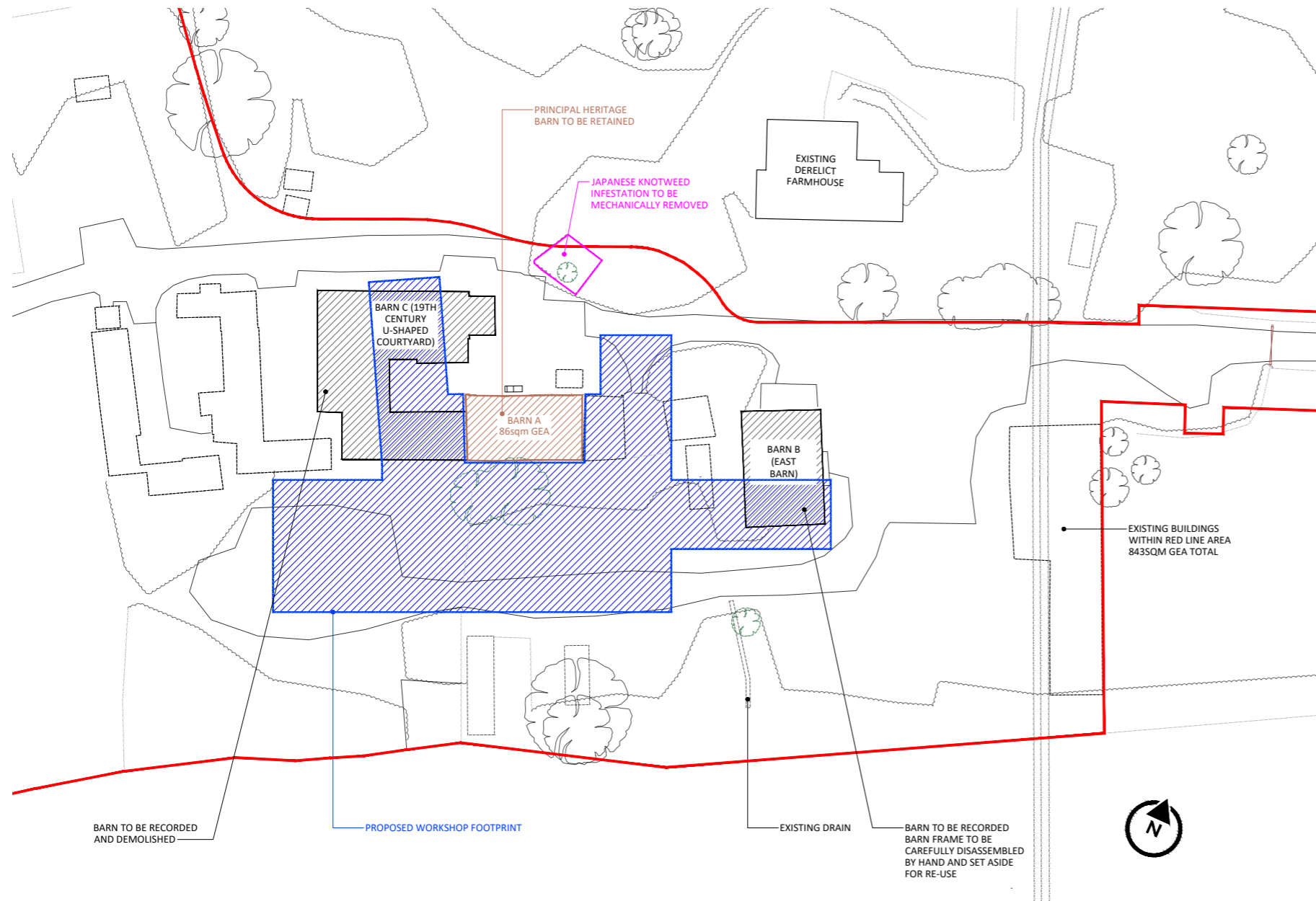
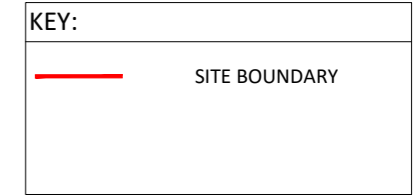


Hot-works area being used for gun barrel fabrication



## 4.0 Proposed Site Strategy

### Response To Existing Site Constraints



Existing site Plan with proposed workshop footprint overlaid in blue hatch and retained heritage barn in brown. Although the proposed workshop building footprint is marginally larger than the combined footprint of the existing buildings within the development site, the surface area distribution is more compact and less sprawling than that of the existing complex of buildings. Unfortunately, due to functional constraints it is not possible to retain all of the barns however the two barns that are not being retained will be recorded so that they can be added to the historical register. In addition Barn B (The East Barn) will have its frame carefully dismantled by hand and set aside for re-use elsewhere.

### Inclusion of the historic barn and impact on overall building footprint

The proposed scheme submitted to the council in the form of the second pre-app submission in 2024 had a footprint of 870sqm GEA. It was recommended by the council in the second pre-app that we investigate the inclusion of the recently discovered historic barn into the project (the barn had been previously unidentified due to access constraints and the fact that it is not a listed structure). Our proposed scheme as presented in this document embraces the inclusion of the heritage barn as the heart of the scheme. This has resulted in an increase in footprint GEA over existing. Please see below breakdown of figures with comparison between pre-app scheme and the current scheme on a 'like by like' basis.

### Comparative Footprint Schedule

- Total GEA footprint of existing buildings within the development site : 843sqm
- Total GEA footprint of proposed workshop building and retained barn (including external plant area) : 1028sqm
- Total GEA of retained barn : 86sqm
- Total GEA of required linkages between workshop and barn : 44sqm
- Total additional GEA required to incorporate the heritage barn : 130sqm

Net increase in building footprint onsite when the additional GEA required to incorporate the retained barn is discounted : 55sqm (6%)

### Areas Schedule

Total GEA of Workshop & Retained Barn (incl external plant area) : 1028m<sup>2</sup>

GIA: Ground Floor of Workshop & Retained Barn : 876 m<sup>2</sup>

GIA : First Floor of Workshop & Retained Barn : 540m<sup>2</sup>

Total GIA of Workshop & Retained Barn: 1,416sqm

Breakdown of Areas of retained barn (GIA) :

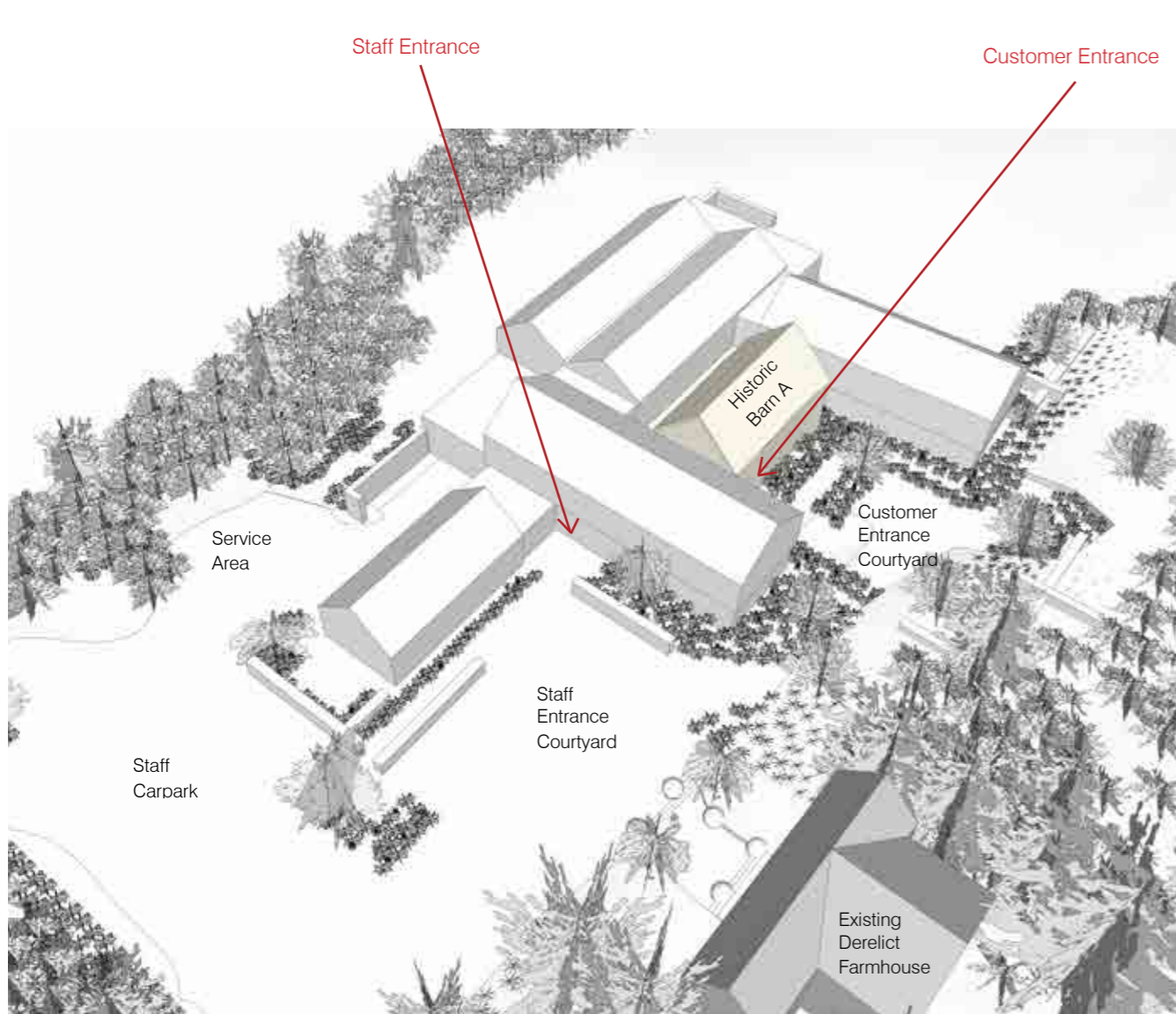
Ground Floor : 73 m<sup>2</sup>

First Floor mezzanine : 22 m<sup>2</sup>

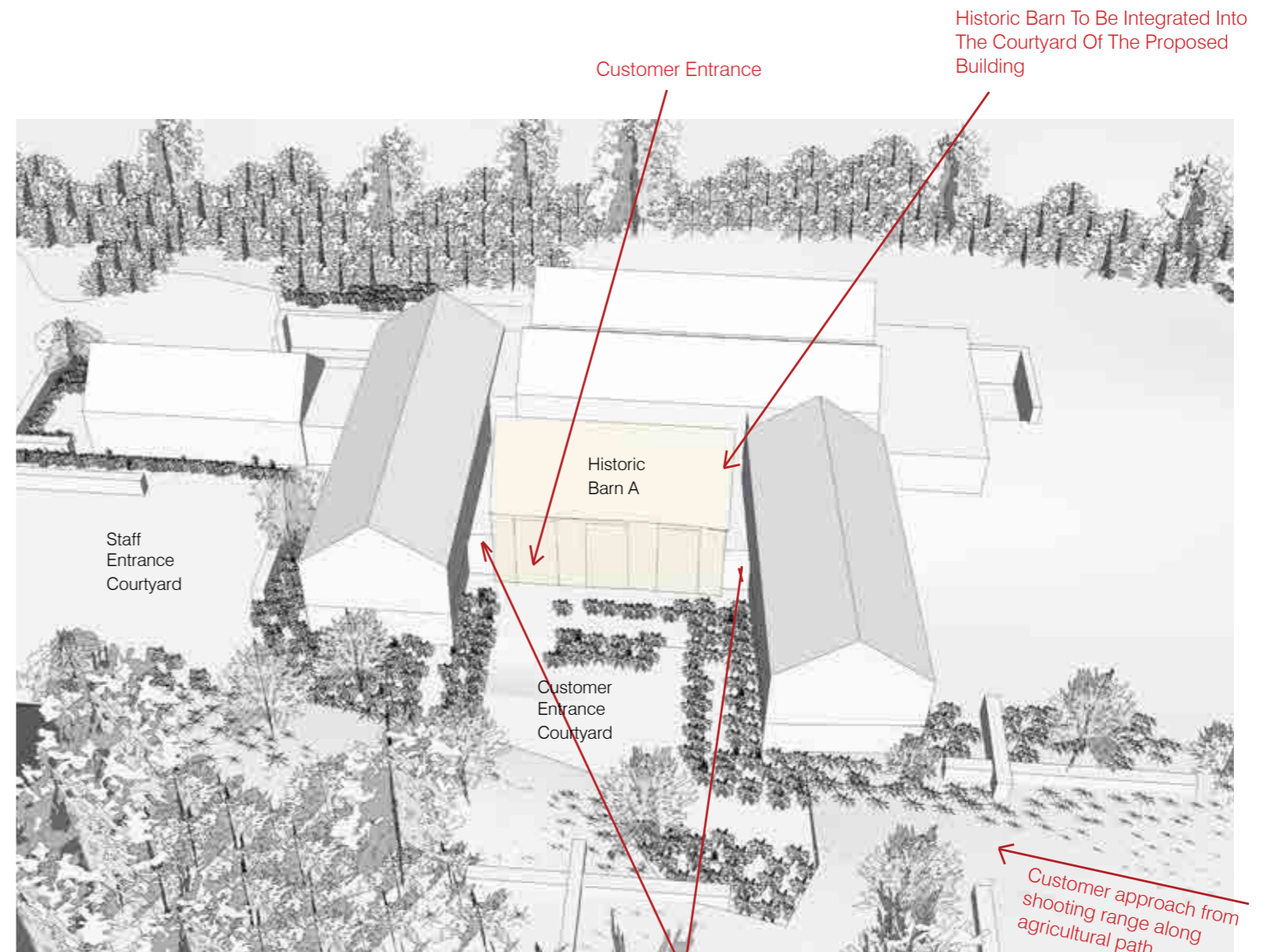
Total GIA of retained Barn : 95m<sup>2</sup>

Site Strategy : General Principles of massing and the interrelationship of the proposed building and landscape

- A site strategy based around the principle of garden courtyards in combination with sensitive landscaping helps integrate the proposed building into the site
- A massing strategy based around a highly articulate but unified assemblage of volumes in the manner of traditional farmyards
- Proposed building style heavily informed by the local agricultural vernacular and the scale and proportion of the existing buildings on the Ashby Farm site
- Customer entrance courtyard to incorporate a retained heritage barn as the heart of the scheme
- Use of natural materials and emphasis on sustainability and craftsmanship
- Landscape driven scheme which delivers a reduction in hard landscaping and a net increase in biodiversity on-site
- Consideration given to phasing of adjacent land which may be developed in future (existing derelict farmhouse site)



AERIAL VIEW LOOKING EAST SHOWING MASSING OF PROPOSED BUILDING & ARRANGMENT OF EXTERNAL SPACES



AERIAL VIEW LOOKING SOUTH SHOWING MASSING OF PROPOSED BUILDING

Ground Floor Glass Links Connect Historic Barn To Proposed Workshop

Site Strategy : Reduction Of Hardstanding & Net Increase In biodiversity

In addition to providing a more compact distribution of building mass, the proposed site layout will reduce the amount of hardstanding and increase the amount of biodiversity across the development site.

Hardstanding Comparison Schedule :

-Existing Hardstanding : 2,773sqm

-Proposed Hardstanding :

-Ashby Farm Precinct : 1,845sqm

-Agricultural Path : 792sqm.

Total Proposed Hardstanding : 2,637sqm

Total NET reduction in hardstanding across the full development site (incl agricultural path) : 136qm (5% reduction)

It should be noted that the above proposed total hardstanding figure also includes the agricultural path linking the development site with the shooting range site.

Therefore if we compare the existing and proposed hardstanding figures 'like for like' within the Ashby Farm precinct itself then the NET reduction of hardstanding as part of the proposals is :

928qm (43.5% reduction)

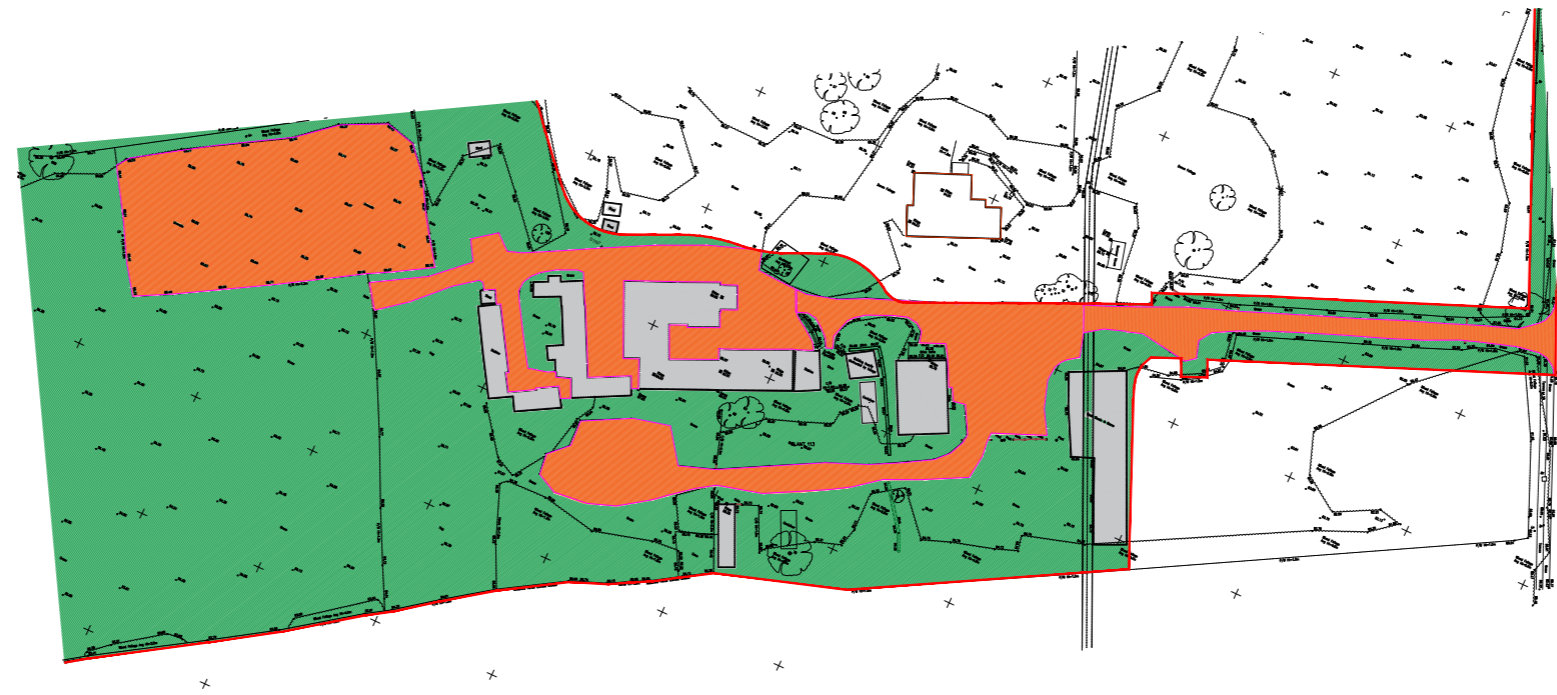
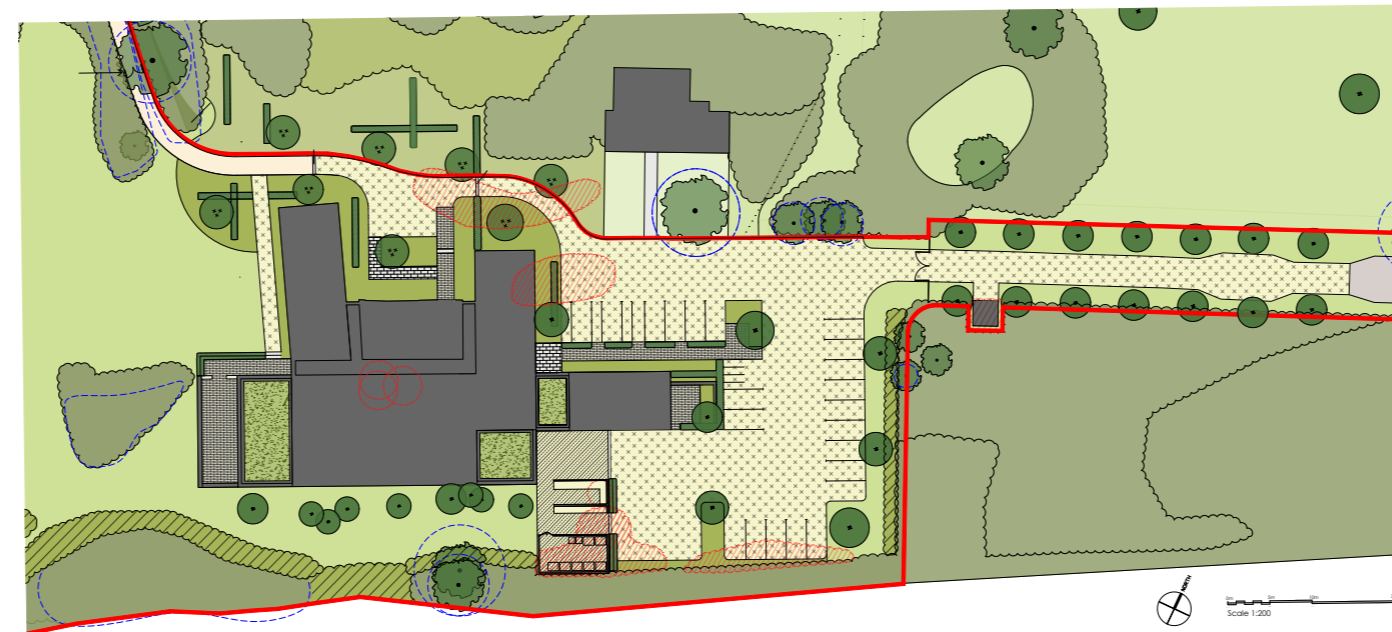


Diagram of existing Ashby Farm site layout with existing hardstanding colour orange

- Existing soft landscape
- Existing hardstanding
- Existing building footprint



Proposed Hardscape Key

- Loose gravel in gravel grids
- brick pavers SUDS compliant permeable
- Stone paving
- Proposed Hoggin type paving with cell web build up in RPA's
- Existing Road
- Chip & tar paving

Proposed Softscape Key

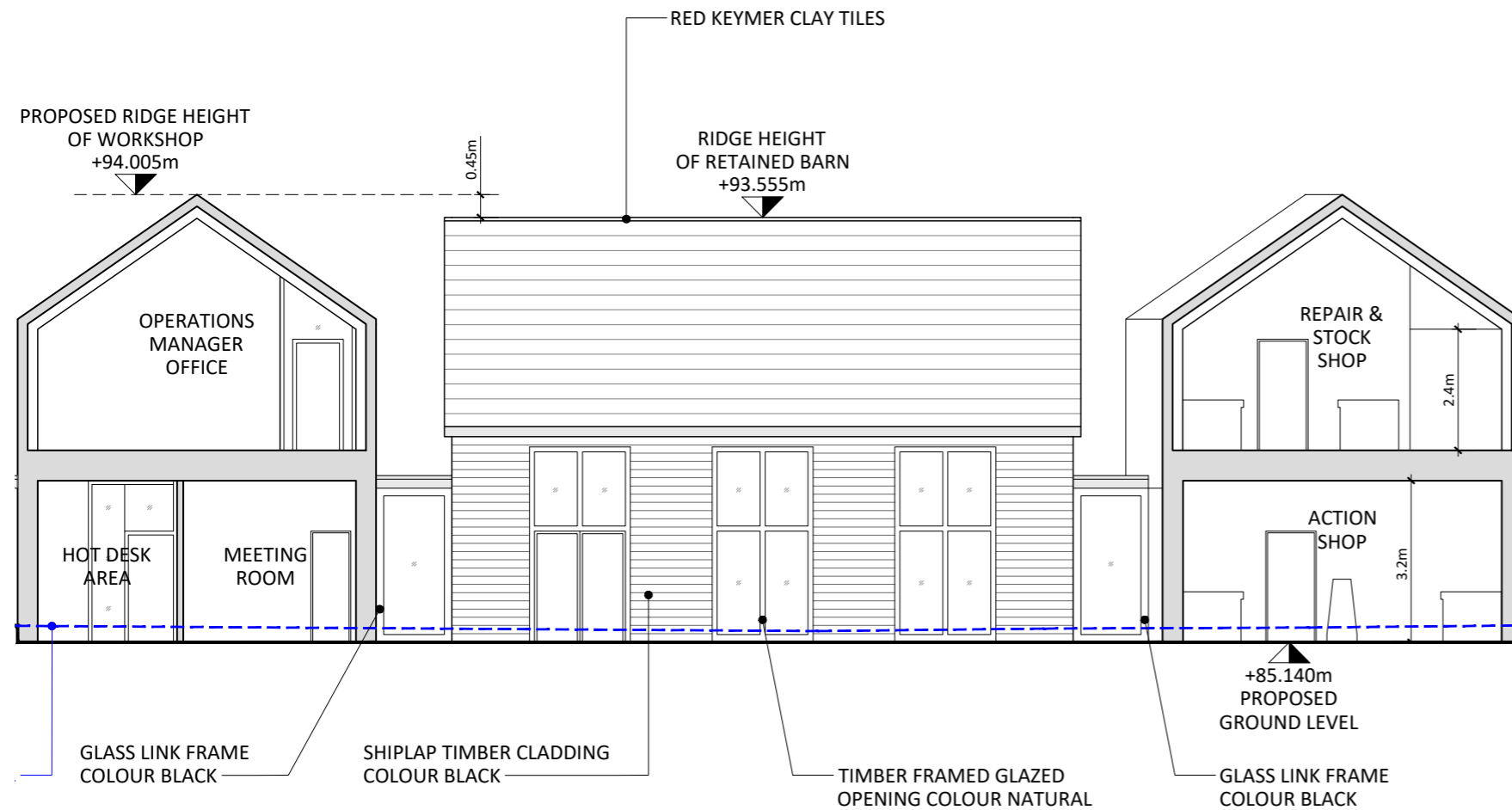
- P1. Planting proposed ornamental grasses & herbaceous perennials
- P2. other neutral grassland existing and sown/reseeded
- H2. Hedges Proposed
- Existing Shrubs/scrub/trees & hedgerow
- P3. Proposed Green biodiverse planted roof
- H1. Proposed new scrubby/hedgerow



Proposed landscape plan illustrating distribution of 'hard' and soft landscaping. The proposed scheme will provide a net reduction of 5% in hard landscaping across the broader development site and a 43.5% reduction of hard landscaping within the Ashby Farm precinct. It should be noted that the proposed hard landscaping is a combination of highly permeable gravel and pavers.



## Site Strategy : Building Height & Volume



Section diagram through customer entrance courtyard showing relationship between existing and proposed ground levels in front of retained heritage barn in addition to the relationship between the ridge heights of the proposed workshop and the retained barn. The proposed ridge height of the workshop will be 450mm higher than the retained historic barn. It should be noted that this is still circa 100mm lower than the ridge height of the existing farmhouse directly adjacent to the development site



Photograph of the front of the existing retained heritage barn showing existing ground level sloping up to a raised internal floor level. The ground level in front of the barn will be reduced in addition to the internal floor level of the barn itself to align.



Photograph of the underside of the existing barn mezzanine. The existing height from floor level to underside of central beam is 1880mm at its lowest point requiring some reduction in floor level in order to make use of the barn feasible

## Massing & Volume

We have taken our design principles from the existing site with the scheme designed to appear as a collection of agricultural vernacular type buildings assembled around landscaped courtyards.

The widest existing farm building on-site is approximately 7.1m measured externally. We have taken this as an approximate guiding width for our building massing (both in terms of the profile of the projecting wings and broader roofscape articulation of gables), in order that the scale and roofscape of our proposals is sympathetic to the existing silhouette on-site.

The building is organised around flat roof linkages which enable the pitched profile of the roofscape to take on similar discreet lengths to the existing buildings on-site. This has necessitated a massing strategy based around a combination of single-storey and two-storey volumes, in order to keep the footprint as compact as possible while delivering the required internal program of the workshop.

In order to give the building a further articulation of volume a single storey masonry datum is introduced to the massing to help ground the building in the site and break up the volumes vertically, whilst also serving to unify the elevations along a consistent level and material.

It should be noted that massing studies early in the design process explored a lower scheme composed predominantly of single storey volumes. However this resulted in a sprawling footprint and a linear massing which produces an overbearing silhouette particularly when viewed from the Southern approach. Evidence of these studies can be seen in Appendix 1.




Please see below comparative figures for the existing and proposed volumes. Whilst the proposed volume represents an increase over the existing we believe our massing strategy in its articulation, sympathetic proportions and low building height combine to mitigate any potential negative impact on 'the openness of the green belt' that an increase in volume might otherwise give rise to.

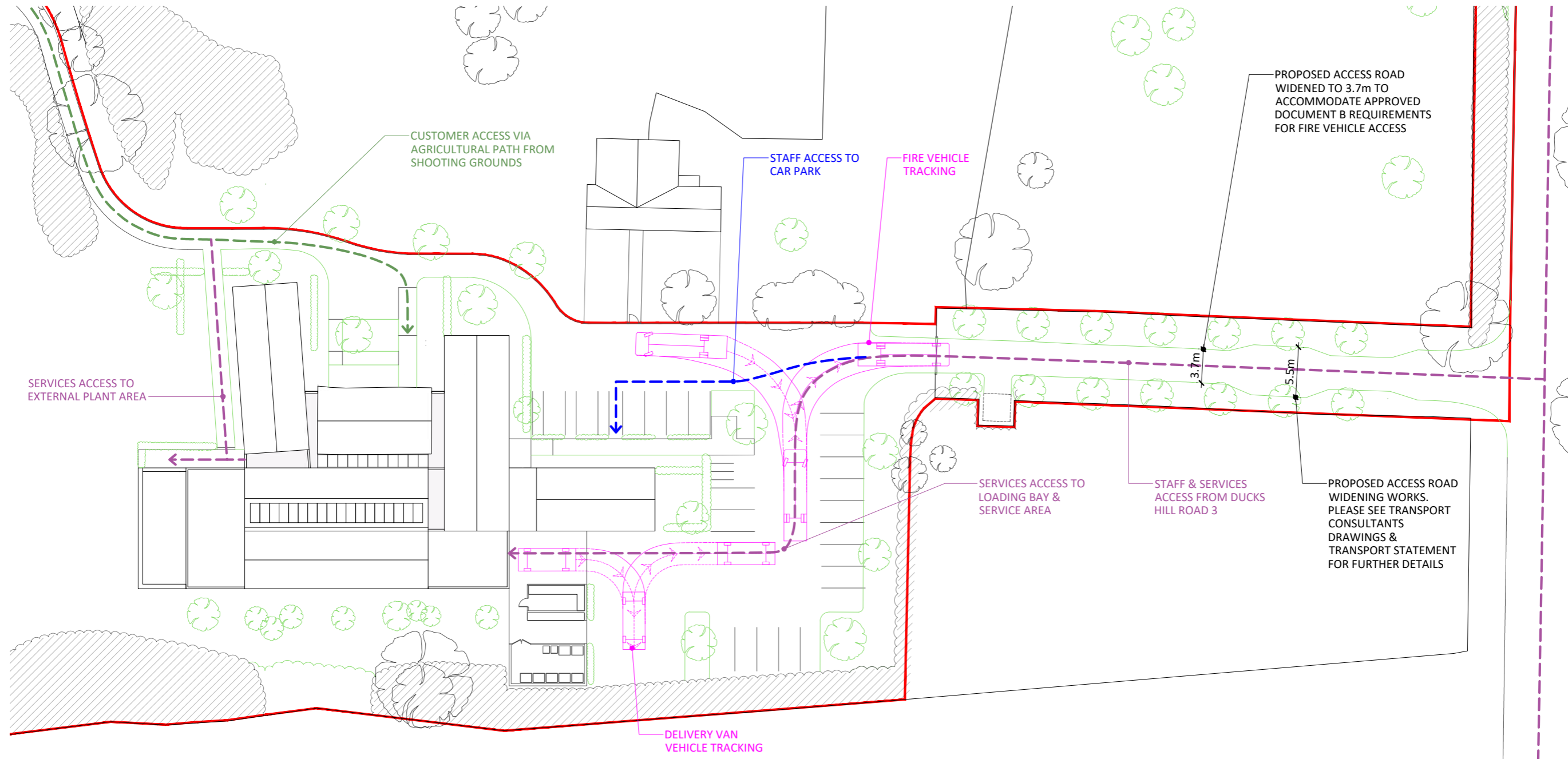
Comparative volume figures :

-Total volume of existing buildings within development site : 2580 m<sup>3</sup>

-Total volume of proposed workshop building and retained barn : 6169 m<sup>3</sup>

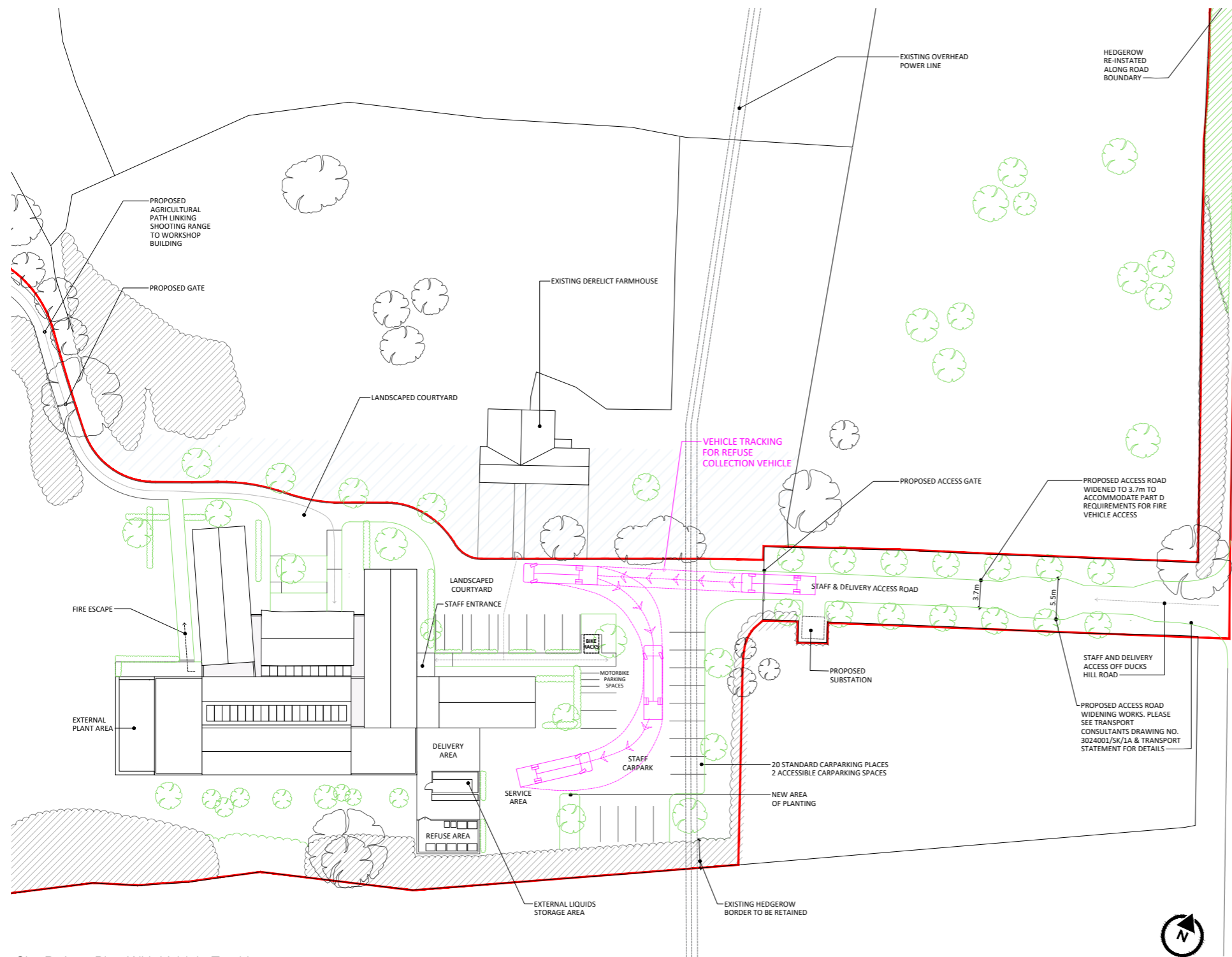
Site Strategy : Access & Servicing

KEY:	
	STAFF ACCESS
	CUSTOMER ACCESS
	SERVICE ACCESS

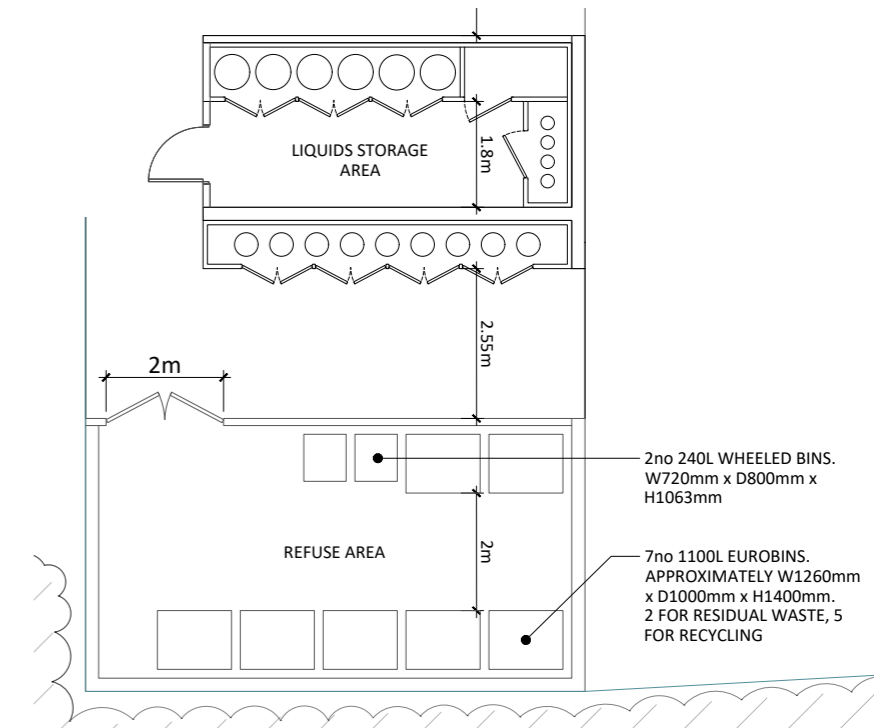


Proposed site plan illustrating various access and circulation flows. Staff and delivery access is via an upgraded entrance avenue off Duck Hill Road. For further information on site deliveries please refer to the transport statement attached to this application. The proposed UKPN substation located to the left hand side of the entrance gate will have 24hrs access off Ducks Hill Road as a mandatory requirement.

Access & Servicing : Refuse Strategy & Secure by design



Site Refuse Plan With Vehicle Tracking



Plan diagram showing external refuse storage area and bin provision

Refuse Storage

Operation waste will be accommodated within an enclosed external refuse area accessible from the delivery entrance and screened by additional planting. This area allows for the required residual, mixed recycling and food waste for the workshop building. Please refer to table 3-4 on page 10 of Velocity's Operational Waste Strategy document which is attached to this application for further detail on waste provision.

The refuse area will be suitably paved for wheeling of bins and suitably lit, and provide ease of access to the vehicle turning area for bin collection.

A 2m high masonry wall with hedging to carpark side will screen the refuse storage area from any viewlines from the Duck's Hill Road entrance and provide additional security.

# Access & Servicing : Ground Floor Access Plan

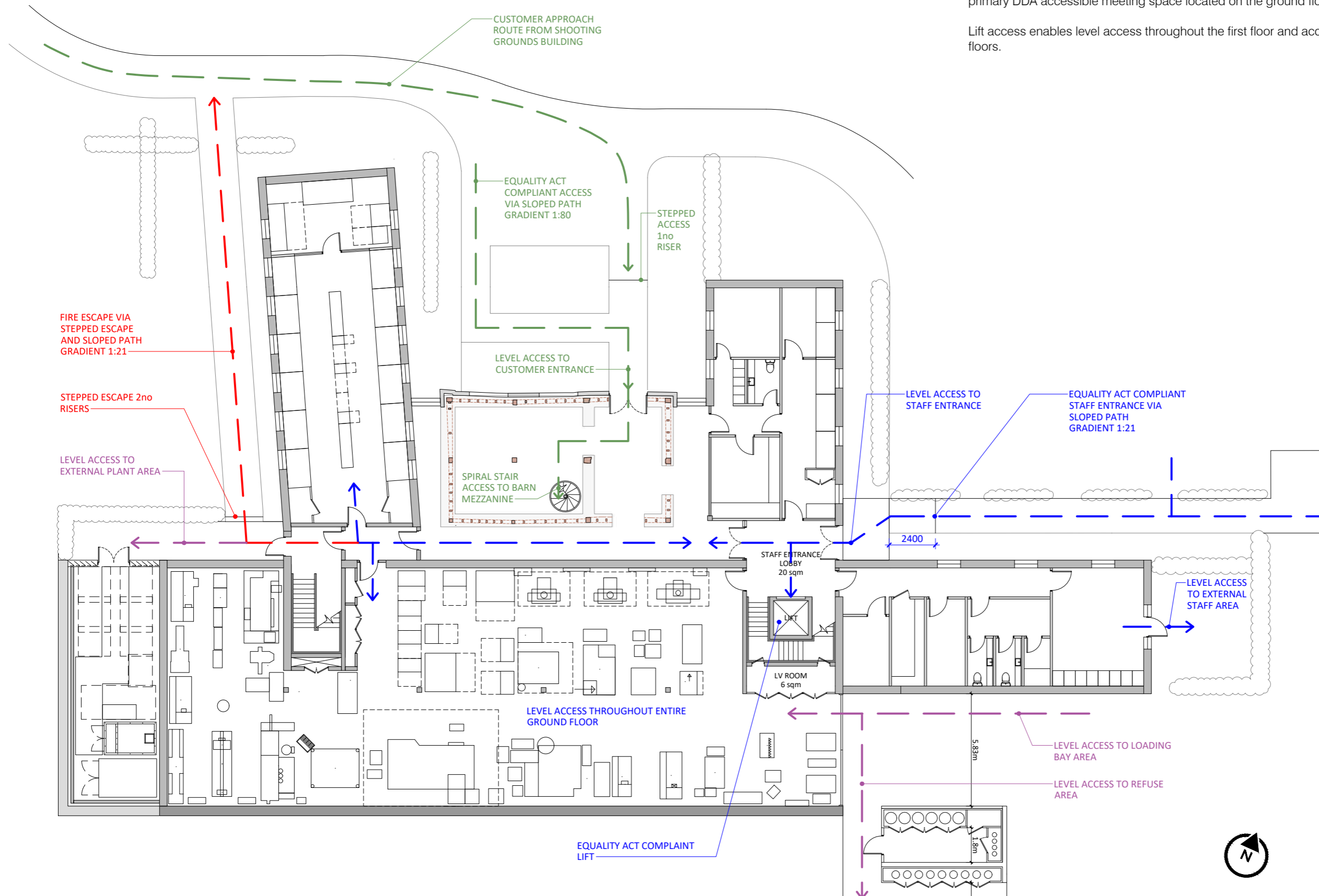
-DDA Compliant level access throughout with exception of retained barn mezzanine

## Access Statement

As noted earlier in the document the internal floor level of the proposed workshop is set below the existing datum of the landscape in order to keep building heights low and maintain minimum internal headroom required. Level access is nevertheless achieved throughout the proposed building with the external landscape designed to mitigate any change in level and maintain DDA compliance.

The one exception to this is the retained barn mezzanine, which, due to heritage constraints requires stepped access. It should be noted that the barn mezzanine houses a secondary meeting space with the primary DDA accessible meeting space located on the ground floor.

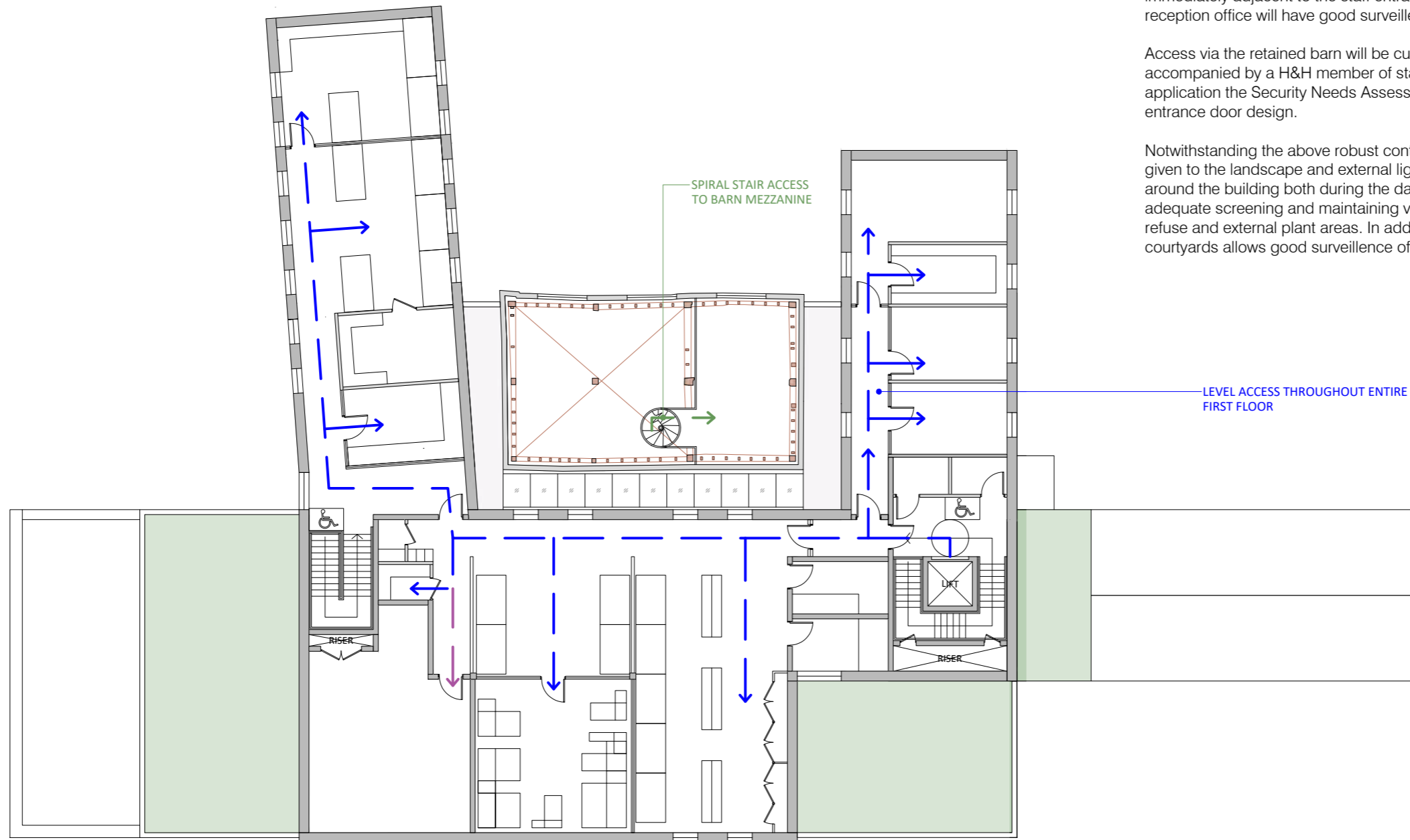
Lift access enables level access throughout the first floor and accessible toilets are located on both floors.



## Access & Servicing : First Floor Access Plan

-DDA Compliant level access throughout with exception of retained barn mezzanine

-Access to the retained barn mezzanine is confined to internal staircase access-only due to heritage constraints



## Secure By Design Statement

The site has two points of access from the public realm. One means of access is directly via entrance avenue from Ducks Hill Road, which is the sole point of access for workshop staff and deliveries. A second point of access will be for Holland and Holland customers, and this will be via existing access avenue to the Shooting Range building, where they will be met by a member of staff and escorted to the proposed workshop building along the proposed agricultural path by a small agricultural vehicle.

Both entrance avenues will have a control point gate with intercom as the primary means of security. There will also be a control point gate to the agricultural path at the location of an existing gate in the hedgerow. / fenceline. In addition the Shooting Range reception provides an additional layer of security to the agricultural path approach.

Once inside the workshop precinct the staff entrance to the building will be controlled via reception office immediately adjacent to the staff entrance. This is the primary point of daily access to the building and the reception office will have good surveillance overview of the carpark and entrance avenue.

Access via the retained barn will be customer and management staff access only and customers will be accompanied by a H&H member of staff at all times when using this entrance. Please see attached to this application the Security Needs Assessment document by CPTED which outlines recommendations for entrance door design.

Notwithstanding the above robust control points and the relative isolation of the site, great care has been given to the landscape and external lighting design to ensure clear sightlines and lighting in and around the building both during the day and at nighttime. A balance has been striven between providing adequate screening and maintaining visual permeability, and in discreet but adequate lighting to the carpark, refuse and external plant areas. In addition the layout of the scheme based around wings which overlook courtyards allows good surveillance of the site from the interior.



## 5.0 Architectural Character and Materiality : Design Approach to the Retained Historic Barn



Illustrated North elevation showing Integration of the historic barn. The approach taken toward the barn massing is to utilise single-storey glazed linkages to incorporate the barn whilst at the same time giving it sufficient articulation from the rest of the composition. In addition large glazed apertures are incorporated to the front elevation of the barn in the tradition of large barn openings. The proportion of these apertures also serve to give the barn a degree of distinction within the overall composition. The choice of cladding materials is traditional to give the barn a more 'rustic' aesthetic while still very much tying into the overall building colour palate and aesthetic.



Tilty Barn, Essex : Traditional black shiplap boarding and red keymer clay tiles. Large glazed apertures to maximise light into the double-height interior space of the barn also serve in their proportion to give the barn a sense of hierarchy within the overall facade composition.



Chestnut Farm, Rutland: Generously proportioned glazing apertures to maximise light whilst incorporating traditional timber framing and glazing bars

### Treatment of the Barn Interior

The barn is intended to be the principal customer entrance to the proposed building and a place where tradition and continuity combine together with the heritage values of the H&H brand. To this end our proposal is to maintain a sense of openness around the barn frame as much as possible so that it can be appreciated in a 'jewel' like manner in the heart of our scheme. Internal partitions and screens have been avoided to maintain visual permeability through and around the frame. In addition we propose to use the existing barn mezzanine as a small meeting space for our client to enjoy the space of the barn and appreciate its roof structure.

It has been understood from discussions with the Hillingdon Council conservation officer that the manner and method of access to the barn mezzanine, in addition to the particulars of the barn detailing, will likely be subject to planning condition.



View from the North West approach along the agricultural path into the customer entrance courtyard showing landscaped courtyard and the retained historic barn at the center of the composition.

Architectural Character and Materiality : Design Approach to the Workshop Elevations (Flint Stone & Corrugated Metal Cladding)



3D Visual of the proposed workshop building looking towards the staff entrance. The consistent material datum allows the scheme to be both highly articulated as well as unified.

Downland Barns, Mclean Quinlan Architects : Sections of knapped flint walling at low-level helps to ground the building within the site. The material palette present here : Flint, black cladding and clay tiles have been incorporated as part of our proposals in combination with gravel landscaping



Precedent Images : Corrugated metal colour black. The agricultural aesthetic provided by this material enables the proposed workshop to sit comfortably within the rural scene



3D Visual of the proposed workshop building from the staff entrance approach off Duck's Hill Road. The proposed building sets up a series of planted courtyards which help the scheme tie into the rural setting. Existing derelict farmhouse to front right will form part of a phase 2 works under a separate application.

Architectural Character and Materiality : Design Approach to the Workshop Elevations (Reclaimed Brick & Corrugated Metal Cladding)



Downland Barns, Mclean Quinlan Architects : Reclaimed brick 'garden wall' with pitched volumes above in a different material helps ground and unify the building whilst also providing the necessary articulation. We have adopted this approach in the design of our South Elevation which is effectively the 'rear' of the building.



Reclaimed Brick Cladding : London Stock mix is contextual in addition to providing soft 'autumnal' tones to enable the proposed building to sit comfortably in the rural setting.



Illustrated South Elevation : Reclaimed brick 'garden wall' at low level and metal cladding above. The facade concept is based around a consistent masonry datum with metal cladding above to provide both articulation and unity to the overall assemblage. A host of proposed trees will provide additional screening to the South boundary as can be seen in the illustration.

Architectural Character and Materiality : Taking Structural Cues From The Retained Heritage Barn



Internal view of the retained timber barn. The frame will be refurbished as part of the works so the barn can form the center of the customer arrival space. The incorporation of this structure at the heart of the scheme has inspired us to consider how the principle of solid oak framed-structure could be carried through the proposed building in a contemporary manner.



Contemporary precedent image of a solid oak-framed structure expressed internally. This project is a previous work by the Structural engineer for the workshop project (MHA Associates).



Precedent images of traditional cut timber structural frames and roofs. Building on the traditional historical precedent set by the oak frame of the historic barn, we are proposing to incorporate a solid oak frame in the workshop spaces to provide a warm craft-workshop type atmosphere that celebrates tradition and the use of high quality sustainable materials.