

Pre-application Heritage Assessment

Manor Court, High Street, Harmondsworth,

Introduction

1. This statement has been written by Heritage Collective on behalf of Mr Naib Sidhu, owner of the study area in Harmondsworth.
2. The study area is located to the west end of the High Street in the north-west part of Harmondsworth, within the Harmondsworth Village Conservation Area and inside the Harmondsworth Archaeological Priority Area. The study area comprises four buildings, one of which, Manor Court (formerly known as Manor Farm), is a grade II listed building and currently unoccupied.
3. The village is situated close to the M4/M25 interchange: it is south of the M4 and east of the M25. Historically, Harmondsworth was a parish in the hundred of Elthorne, in the county of Middlesex; it is now in the London Borough of Hillingdon.
4. The statement provides an assessment of heritage interest, an appraisal of the heritage assets ability to absorb change and a summary of potential impacts arising due to current proposals for the site.

Description of the Study Area

5. The study area, known collectively as Manor Court, comprises various structures which are arranged around a rectangular (north-south aligned) farmyard and for the purposes of this pre-application separated into three Sites. These individual buildings can be described as:
6. Manor Court (Site 1): Manor Court is a grade II listed building¹. The list description reads:

1. 5018 HIGH STREET (North Side) HARMONDSWORTH Manor Farm House
TQ 0577 NE 34/237 II 2. Mid C19 stock brick villa of 2 builds. At left 2-

¹ List entry number 1358367, first listed 06-Sep-1974

storey, 3-window symmetrical part and at right a tower of 3 storeys, one window. Hipped slated roofs. Gauged brick near-flat arches to sash windows with glazing bars.

7. The building dates from the mid 19th century and is currently unoccupied though was previously in use as a residential care home (consent granted in 2008 for conversion and extension). Previously the building was converted from use as a dwelling to offices in 1987.
8. The building is a two storey symmetrical stock brick villa of three bays. The structure has hipped slate roofs throughout with yellow brick chimneys, typically placed in a symmetrical fashion. To the main entrance elevation (east) there is a prominent projecting open porch with semi-circular gauged brick archway and side openings. Within the porch is a 19th century four panel partially glazed door with semi-circular decorative fanlight above.
9. The north elevation of Manor Court faces into the farm yard and features two ground floor tripartite windows to the main villa, with blank central window, and a three storey tower, with side door, to the right hand side (west elevation). Surrounding the building there are various 19th and 20th century extensions and additions, most in yellow brick to match the main villa.
10. The Stables² (Site 2): The Stables are currently in use as an office building which incorporates 19th century former stable buildings; the structure is not listed but is considered curtilage listed due to the historic fabric contained within it. Planning permission and listed building consent was approved in 1988-9 for refurbishing and extending the existing building to provide offices, storage space and parking, and for rebuilding part of the front wall of the stable block building³.
11. In general the Stables are a part two, part three storey building constructed of yellow stock brick with red brick dressings. The roof is a hipped slate structure with various dormer windows and hay loft windows. The earlier elements of the 19th century stable building (which can be seen on historic mapping contained within Appendix 3) which have been incorporated into the structure can be clearly appreciated as of a different age to the remains of the structure due to the quality of brickwork, fenestration and remaining stable doors which lead out

² Previously known as 2 Manor Court

³ Applications 27256/E/87/2123 and 27256/R/89/0246

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onto the farmyard. The building holds some interest as the northern portion contains the former 19th century stables, however, internally no historic fabric of interest remains.

12. Granary (Site 3): The Granary is not an independently listed structure but is identified as a 'key unlisted buildings' which make a positive contribution to Harmondsworth Village Conservation Area. As seen in plans of ca. 1986, the granary was formerly positioned to the west of the farm house. Planning permission and listed building consent were given in 1988 for relocating the Manor Court granary building⁴.
13. The building is roughly square in plan with a red plain clay tile roof and supported on a series of four staddle stones. Beneath the 20th century horizontal timber weatherboarding is a timber frame. Historic mapping suggests that, though moved, the granary has been present on the site since at least the mid 19th century.
14. The Office Barn⁵ (Site 3): Prior to the late 1980s, this part of the site was occupied by a single-storey building with a pitched roof (along the north boundary of the site) and, from north to south on the east boundary of the site, a single storey timber framed barn, adjoined by an overgrown ruin, adjoined by open-fronted lean-to. Planning permission for office development was approved in 1989⁶ and the Office Barn was constructed in the 1980s/1990s. The structure is not listed or curtilage listed.
15. The Office Barn is a part single, part one and a half storey structure that is predominantly glazed with a yellow brick plinth at ground level. The roof of the structure is a large dark red clay tile roof with prominent triangular glazed dormer windows facing into the farmyard. The building is entirely modern and of no architectural or historic interest.
16. Boundary Walls: The yellow brick boundary walls surrounding the site are not separately listed, however, would be considered curtilage listed features and broadly date from the 19th century.

⁴ Application 27256/E/87/2123

⁵ Previously known as 3 Manor Court

⁶ Application 27256/P/88/2855

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17. Structures outside of the Study Area: The grade I listed Great Barn is not part of the study area as it is in separate ownership (currently owned and managed by English Heritage). However, the barn is an integral part of the farmyard arrangement being located to the western side of the farmyard on a north-south alignment. The full English Heritage list description for the Great Barn is contained within Appendix 2.

Historic Development

18. Before 1066 the manor of Harmondsworth was held by Earl Harold. Having passed to William I at the Conquest, in 1069 the King granted it to the Benedictine Abbey of Holy Trinity, Rouen (later known as St Catherine's).
19. During this period the Manor Court site evolved into a small priory (probably with very few monks and no regular conventual life) owned by a Benedictine Abbey in France. In 1324-5 the manor is described as having a capital messuage, garden and two pigeon houses.
20. From 1391-1543 the site was owned by Winchester College. The College was responsible for building the current Great Barn in the 15th century (this was not a tithe barn, though there was a tithe barn on the site). In around 1485-6 the 'former Prior's house' (subsequently manor house) seems to have been rebuilt.
21. From the 16th to the 19th centuries, the manor lands were leased out, usually as three or four farms (the largest; Court Lodge, seems to have included the old manor house); the farms rented portions of the Great Barn.
22. Prior to the construction of the current Manor Court building on the site there was a timber-framed manor house on the site. A mid 19th century account by Thorne describes the manor house as a gabled building that was demolished in 1774:

"The Manor House which stood by the church and great barn, was a rich and quaint pile; its many gables had ornamented barge boards, and there was a good deal of decorative work in other parts; but it had got much out of repair, and was pulled down in 1774".⁷

⁷ James Thorne, *Handbook to the Environs of London, Alphabetically Arranged*, Part I (London: John Murray, 1876), pp. 319-320.

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23. While it is certain that the manor was sold in 1774⁸ there is no certain proof that the manor was demolished in 1774 and it would appear far more likely that a portion of the structure remained. This can be seen on an engraving dating to 1794 (Appendix 4.1). Research suggests that this manor house was then demolished at some point in the early 19th century.
24. As identified by the list description for the Great Barn it is likely that the manor was demolished in the 1820s when the listed building, present on the site today (Manor Court) was constructed.
25. Manor Court is a buff stock brick villa of two storeys. Pevsner describes the building as 'a pleasant early C19 three-bay front with widely spaced windows beneath deep eaves'. See Appendix 4.5, 4.6 and 4.8 for photographs of Manor Court from the 1970s and Appendix 5 for photographs from 2015.
26. The barn, farm and other buildings continued in agricultural use until the 1970s with the last farmer being W.G Potter.
27. Following the cease of agricultural use Manor Court, including the listed building and other structures were altered and extended in the 1980s. Appendix 4.4-4.9 contains photographs from the 1960s and 1970s which record the barn, stable block, farmyard and Manor Court before these alterations were undertaken.
28. The following planning history summarises the main changes at Manor Court during the 20th and 21st centuries.

Application	Description	Outcome
79/1256 Received 17.07.78	<u>Manor Court</u> Mixed development on 0.5 hectares (outline)	Approved
79/0303 Received 20.02.79	<u>Manor Court</u> Residential development – Caravan Site	Approved (limited time)
79/1448	<u>1, 2 & 3 Manor Court</u>	Approved

⁸ Daniel Lysons, *An Historical Account of Those Parishes in the County of Middlesex, Which Are Not Described in the Environs of London* (London: T. Cadell, jun. and W. Davies, 1800), p. 139. Notes: "The site of the manor being a farm-house, with some lands belonging to it, were sold by Lord Uxbridge in 1774 to John Powell, Esq. and are now the property of Arthur Annesley Powell, Esq. In the farm-yard is a barn remarkable for its large dimensions, being 191 feet in length, and 38 feet in breadth."

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Received 02.08.79	Agricultural development – 12.5 hectares (outline)	
86/0772 Received 30.04.86	<u>1, 2 & 3 Manor Court</u> Office development – 486sq.m (including change of use, parking and replacement of the roof of Manor Court)	Approved
87/2123 and 87/2124 Received 28.10.87	<u>1, 2 & 3 Manor Court</u> Planning permission and listed building consent for refurbishment of existing stable building to provide offices, storage space and parking (Listed Building Consent)	Approved
88/1488 Received 04.07.88	<u>1, 2 & 3 Manor Court</u> Removal of lean-to additions to barn	Approved
88/2854 and 88/2855 Received 22.12.88	<u>Manor Farm</u> Planning permission and listed building consent for demolition of existing outbuildings and the erection of a part 2-storey and part single-storey office building and support facilities for Tithe Barn with associated car-parking facilities	Approved
89/0246 Received 02.02.89	<u>Manor Court</u> Rebuilding of part of front wall of stable block where brickwork is in an unstable condition	Approved
89/1618 and 89/1619 Received 25.07.89	<u>Manor Court</u> Planning permission and listed building consent for removal of existing entrance gates and replacement with new black painted metal gates together with reconstituted stone balls and bases to existing gate pillars	Approved
96/1866 and 96/1867 Received 06.12.96	<u>Manor Court</u> Planning permission and listed building consent for erection of a single storey	Approved

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	rear extension to provide additional toilet and office accommodation, internal and external alterations (involving partial demolition of existing building)	
2007/2127 and 2007/2129 Received 22.06.07	<u>Manor Court</u> Planning permission and listed building consent for erection of single storey and two storey extensions to rear and side and change of use of building from offices to residential care home	Approved
2012/1577 Received 27.06.12	<u>Manor Court</u> Installation of 6 marble statues	Refused
2014/2151 Received 18.06.14	<u>2 Manor Court</u> Change of use from B1 (offices) to C3 (dwelling houses) to create 3 x 2-bed houses, 6 x 2-bed self contained flats and 2 x 1-bed self contained flats	Refused

29. Some small scale applications (for example for external signage) and applications relating to the discharge of conditions have been omitted from this list.

Policy Context

National Planning Policy Framework

30. The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise. Section 12 deals with the historic environment. Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in Annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural,

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artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

31. Annex 2 of the NPPF (2012) describes the setting of a heritage asset as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

32. The NPPF recognises a distinction between levels of harm to a listed building or conservation area and defines these as substantial or less than substantial. As noted by Paragraph 134 where a development leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Harm is defined by English Heritage as a change which erodes the significance of a heritage asset, not just change in itself.

Local Planning Policy

33. The planning policy framework for the London Borough of Hillingdon currently comprises of the Local Plan: Part 1 Strategic Policies (adopted November 2012) and saved policies of the Unitary Development Plan (adopted 1998 and saved 2007).
34. Other elements of planning policy for the London Borough of Hillingdon include relevant policies included in the London Plan and the Harmondsworth Village Conservation Area Appraisal.

Heritage Significance

Manor Court, Harmondsworth

35. Architectural Interest: Manor Court is a listed building of some architectural interest. This is primarily derived from the building being a good example of a high quality early 19th century Italianate styled villa. The general form and composition of the building, including the clear hierarchy present between ground and first floor contributes to this. The yellow London stock brick external face of the structure has been finished to a high standard of quality and numerous original windows, with early 19th century glazing, remain in situ.

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36. Though the building has been extended, apparently during the late 19th century and during the 1980s the phasing of these extensions are clear and they do not dominate the villa. In particular, from the front elevation of the villa (east elevation) no extensions can be appreciated and the structure is viewed as it would have been when originally constructed. In general the extensions are good quality and while the brickwork isn't an exact match it is close and allows for an appreciable difference between the historic and modern fabric.
37. Internal very few features of interest remain and the building, most likely due to its various changes of use and internal alterations, is remarkably plain. No fireplaces remain visible though the majority appear to have been boxed in so may survive behind. No historic plasterwork survives and while there are a small number of 19th century skirting boards the majority appear to have been replaced during the 20th century and are of no interest. Some other joinery in the form of good quality early 19th century window reveals, doors and architraves survive, particularly to the ground floor. The main staircase appears to contain some original fabric, primarily this includes the main structure of the staircase, the handrail (ground to first floor and mezzanine) and the ground floor newel post. The remaining fabric of the staircase including the towers staircase and the balusters appear to date from the mid to late 20th century. The area of most interest internally where high levels of historic fabric survives is the basement level. Within this area of Manor Court the original brick wall finishes (now painted), flooring (a combination of grey stone setts and flagstones), joinery and plan form (along with hearth openings) survive.
38. Similarly the plan form of the villa has also been affected by the various changes of use which took place during the 20th century. This most appreciable effect of this alteration is the introduction of small corner en-suites to most of the first floor (and some ground floor) rooms. This alteration has had an effect on ability to appreciate the original plan form and character of the building.
39. Overall the building is of some architectural interest due to its external form, quality and character.
40. Historic Interest: The building holds clear connections to the nationally important farm site being integrally connected to the Great Barn as the farmhouse which it served from the early 19th century onwards. Though forming part of a nationally important farmstead Manor Court itself has no

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- known historic associations with people or events which would contribute to its historic interest. Similarly there is no known architect for the building.
41. Archaeological Interest: Due to the late date and altered character of Manor Court the significance of the listed building is not derived from any archaeological interest.
42. Artistic Interest: Though of clear external aesthetic value due to its form, materiality and composition the significance of Manor Court is not derived from any artistic interest.
43. Setting: In general the setting of the grade II listed Manor Court is much changed from when the building was constructed. This is primarily due to recent development in the form of the introduction of the Stables and Office Barn during the 1980s and surrounding residential development in Harmondsworth. However, importantly the setting of the building retains its general farmyard configuration and character which has been present since around the mid 19th century, as shown on historic mapping (Appendix 3). While the development surrounding the farmyard is now in part modern and altered (for example the stable block and the moved granary) the general form and scale of the farmyard is retained and this contributes to the significance of the listed building. The presence of the Great Barn within this farmyard configuration is an important factor of its setting which makes a strong positive contribution to its significance.
44. The building is best appreciated from its approach, where views of the gate piers and courtyard (to the east of the building) are available. The courtyard separates off the farmhouse from the rest of the farmyard complex and allows clear views of the building within a portion of its original amenity grounds.
45. Overall, though altered the setting of Manor Court makes a positive contribution to its significance.
- Harmondsworth Village Conservation Area*
46. Archaeology investigations have identified prehistoric activity and the remains of several Saxon houses, including two timber halls, in the area. The village of Harmondsworth was mentioned in Domesday and a priory was constructed in the 12th century; the oldest parts of the Church of St Mary's date to this period.

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Within the conservation area there were high levels of medieval occupation, especially around Manor Court (formerly Manor Farm) and the Harmondsworth barn.

47. The character of the conservation area is primarily residential though shops and public houses exist. The conservation area is centred on the historic core of the village around The Green. Overall within the conservation area there is a high rate of survival and much of the historic street layout being retained.
48. In the historic core of the conservation area, including Manor Court, there is a mixture of medieval and post medieval structures of predominantly two or three storeys in height. Beyond the historic core more recent development exists, the majority dating to the mid to late 20th century. In these areas there is also an increased scale.
49. Within the conservation area is a well established palette of materials primarily including timber framed construction and red and purple, sometimes painted, brick (particularly on post medieval structures). Common place local detailing includes gables, particularly to early 19th century buildings, often featuring decorative bargeboards. Historic walls are a prominent features of the conservation area as are elements of historic street furniture.
50. Green open spaces are also an important feature of the conservation area and include The Green and larger open green areas within the conservation area.
51. The Conservation Area Appraisal identified key views within the conservation area, these predominantly surround The Green and centre of the village but also include views into and within the Manor Court site.
52. Despite the surrounding major road networks and presence of Heathrow approximately 0.5k to the south of the conservation area it retains a broadly rural setting, comprised of agricultural land/fields.

Surrounding Listed Buildings

53. Manor Court is located within the setting of a number of listed buildings. These include:
 - The Great Barn, Manor Court (grade I) dating to 1467;

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- Church of St Mary, High Street (grade II*) a multiphase church with origins in the 12th century;
 - The Five Bells Inn, High Street (grade II) timber framed 17th century public house with 18th and 19th century alterations and facade; and
 - The Sun House, High Street (grade II) 16th century timber framed house with brick façade.
54. Due to the siting of the structures and the presence of existing intervening tree lines it is the Great Barn and Church of St Mary which would be most capable of being affected by proposals to the buildings of the study area (as a result of development within their settings).
 55. Setting of the Great Barn: As noted by the English Heritage list description one of the reasons for the high grade designation of the building is its group value and setting. This is described as its:

"...strong group value with the Church of St Mary, of Norman origins, and Manor Farmhouse, the successor to the medieval manor house, in what is still essentially a village setting".
 56. These elements of the setting of the Great Barn, and indeed the configuration and form of the farmyard setting (though altered and including modern development) makes a strong positive contribution to the significance of the grade I listed building.
 57. Setting of the Church of St Mary: As with the Great Barn the setting of the grade II* listed church makes a strong positive contribution to its significance. This can be defined as being due to its village setting and the presence of numerous other listed buildings within its immediate setting. These include the Great Barn, which holds a strong link with the church due to its early date and surrounding village development which spans from the 16th century through to the present day.

Ability of Manor Court to Absorb Change

58. Due to the form, quality, materiality and surviving historic fabric the external envelope of Manor Court holds little capacity for change. However, there are a number of late extensions, primarily dating to the 1980s which, while not

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harming the significance of the building, do not contribute to its interest and could be removed or altered in a manner that would either preserve or enhance the significance of the listed building. Such alterations would also be unlikely to affect the significance of surrounding listed buildings (including the grade I listed Great Barn) or the Harmondsworth Village Conservation Area.

59. Internally, Manor Court is much altered and contains numerous 1980s additions, such as joinery and plasterwork and elements of the staircase. As such, there is scope for undertaking internal alterations to detailing which would not affect historic fabric or the special interest of the building. Indeed some alterations would be capable of preserving or enhancing the significance of the building. Due to the surviving historic fabric at basement level this area is highly sensitive to change.
60. While the plan form of the building has been altered, due to numerous changes of use and the addition of en-suites to most first and second floor rooms the general historic plan form of the building is retained. The plan form of the building would be capable of absorbing some change, dependent on location and detailing that did not affect, or indeed enhanced the significance of the structure. This would include removal of the bathrooms to enable floor plan to be better revealed.
61. The Stables, containing some elements of 19th century stables makes a slight contribution to the significance of the surrounding grade II listed Manor Court and grade I listed Great Barn as it demonstrates part of the previous form, arrangement and fabric of the farmyard. However, the building does hold scope for physical alteration (particularly to the southern 1980s portion) or change of use which would allow the preservation of the contribution it makes to the significance of the surrounding assets.
62. The Office Barn is a late 20th century office building of no architectural or historic interest. Its presence within the farmyard and setting of the grade II Manor Court and grade I Great Barn does not contribute to their significance. Similarly this building does not make a positive contribution to the character or appearance of the Harmondsworth Village Conservation Area. As such there would be scope to remove, convert or redevelop this building without necessarily resulting in harm to the significance of the identified heritage assets. The effect would be dependent on the design of a replacement building.

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The Proposals

63. Current proposals at pre-application stage entail:

- The alteration and conversion of Manor Lodge (Site 1) into two separate residential dwellings;
- The construction of a detached dwelling in the form of a lodge to the west of Manor Court;
- The conversion of the Stables (Site 2) into a series of residential units in the form of six flats and two cottages;
- The conversion of the Office Barn (Site 3) into a series of residential units in the form of three houses and two flats; and
- Landscaping to Manor Court complex.

Potential Impacts of Proposed Development

Manor Court - Site 1

64. Manor Court (Site 1) is proposed to be returned to residential use as two single family dwellings. The house is very large for a single unit and although subdividing the building will result in some level of change to fabric the scheme is sensitive to the special interest of the building.
65. The subdivision would result in the front (easternmost) part of the building being one residential unit and the rear (westernmost) part of the building, containing the original tower and 20th century extensions, being the second. Due to the existing plan form of the building and the presence of two staircases at upper floors the structure lends itself to subdivision without the need for high levels of alteration to fabric or plan form. Positively the new ground to first floor staircase for the rear unit can be housed within a modern extension to avoid damage to significant historic fabric.
66. The subdivision would be respectful to the original character of the building, importantly allowing the removal of all the modern en-suites installed to facilitate the previous care home use; this would represent a considerable enhancement to the building's significance. Detailing related to the effect of the subdivision, specifically to existing horizontal routes through the building from

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the front to the rear unit, will be carefully considered with regard paid to the character of the building and its features of primary interest.

67. The proposed extension to the listed building predominantly affects modern parts of the building (late 20th century extensions) and as such will not affect any historic fabric. Though increasing the scale of the rear modern extensions the proposed additional first floor area provides an opportunity to rationalise the existing extensions which currently visually contrast with the historic core of the building.
68. When considered holistically plans to subdivide the building into two units have the potential to result in an enhancement to the significance of the listed building. The benefits of the scheme should be considered capable of outweighing any small level of harm incurred as a result of the subdivision. Such benefits include securing a viable use of a heritage asset in support of its long term conservation and providing elements of enhancement to the significance of the building as a result of the removal of the en-suites, landscaping that will improve the setting of the building and an opportunity to rationalise the existing extensions.
69. To the west of Manor Lodge it is proposed to construct a 1.5 storey detached dwelling. This structure is proposed roughly in the same location as the Granary prior to it being moved during the late 20th century (as shown in a 1974 photograph in Appendix 4.6). The proposed cottage is roughly of the same proportions as the Granary and will be appropriately detailed to ensure it remains subservient to Manor Court in terms of form, detailing and character. The provision of the cottage would reinstate a historic westwards view as per that shown in the photograph at Appendix 4.6.
70. Overall the provision of an appropriately designed new dwelling on this plot is likely to result in a neutral impact on the significance of the surrounding listed buildings; specifically the grade II listed Manor Lodge.

The Stables – Site 2

71. The Stables' (Site 2) primary significance lies in its external appearance and contribution it makes to understanding the historic form and arrangement of the farmyard. Internally the building is much altered and contains predominantly modern fabric. As such the building would be capable of being subdivided as

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proposed without resulting in considerable external alterations which would have the potential to affect the surrounding heritage assets. External alterations proposed are limited and would not affect the contribution the building currently makes. The alterations are limited to the insertion of windows on one elevation and the changing of doors to windows.

The Office Barn (Site 3)

72. Dating to the 1980s the Office Barn (Site 3) is of no heritage interest and holds considerable capacity for internal alteration. Conversion of the building to contain three houses (all 2/3 bedrooms) and two 1 bedroom flats will have no effect on the significance of the surrounding heritage assets. External alterations to the structure are expected to be minimal though no elevations have been prepared at this pre-application stage. The limited external alterations considered necessary for the conversion are unlikely to affect the significance of the adjacent listed buildings or conservation area.

Landscaping

73. Landscaping of all three Sites is proposed and involves the reconfiguration of parking arrangements, provision of a new gravel bonded surface and the reinstatement of a pond within Site 2.
74. Two ponds present on the 1819 enclosure map both appear to have been lost by the mid to late 19th century. Provision of the southern most pond (just south of Manor Lodge) to Site 2 will reinstate a lost element of the historic setting of the structures and result in better appreciation of the significance of the listed buildings and their historic development.
75. Removal of parking from the central yard, i.e. around the granary and grade I listed barn will be a considerable benefit to the setting of the buildings and, along with the appropriate landscaping proposed, will allow a more traditional and historically accurate character to be reinstated within the yard.

Summary

76. In summary, this report has identified that the Manor Court complex containing the grade II listed Manor Court (Site 1), the Stables (Site 2) and the Office Barn (Site 3) hold considerable capacity for change. The Great Barn (grade I listed)

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sits outside the application site but has been taken into account in designing the landscaping and external changes to the adjacent buildings.

77. Proposals to subdivide the grade II listed Manor Court have been carefully considered with great respect to the significance of the structure and have the potential to result in an enhancement to that significance by securing a viable use of a heritage asset in support of its long term conservation and other alterations proposed to the building and setting. The provision of a new dwelling to the west of Manor Court is also likely to preserve the significance of surrounding listed buildings (primarily Manor Court) and the Harmondsworth Conservation Area as a result of careful siting, scale and detailing.
78. The Stables and Office Barn (Sites 2 and 3) form part of the study area and date from the 1980s and are for the most part of no interest (though The Stables contain part of a 19th century stable block and as such in part represents the past form of the farmyard). However, both of these structures are capable of accommodating a residential change of use and associated necessary external alterations which would preserve the significance of surrounding listed buildings and the Harmondsworth Village Conservation Area.
79. The proposed landscaping is considered to be a real benefit of the scheme and will result in a slight enhancement to the significance of the grade II listed barn and the Harmondsworth Conservation Area. The landscaping involves reinstatement of lost features and has been treated holistically to avoid the subdivision of the land for individual units.
80. Overall when considered holistically the proposed development as demonstrated by the submitted plans will preserve the significance of the Harmondsworth Conservation Area and nearby grade II* Church of St Mary. The significance of the grade II listed Manor Court and grade I listed Barn will be enhanced as a result of the physical alterations to Manor Court and landscaping proposed.
81. The site is located within the Harmondsworth Archaeological Priority Area and an archaeological Desk Based Assessment could be undertaken if required at application stage.

Sara Davidson 22.05.2015

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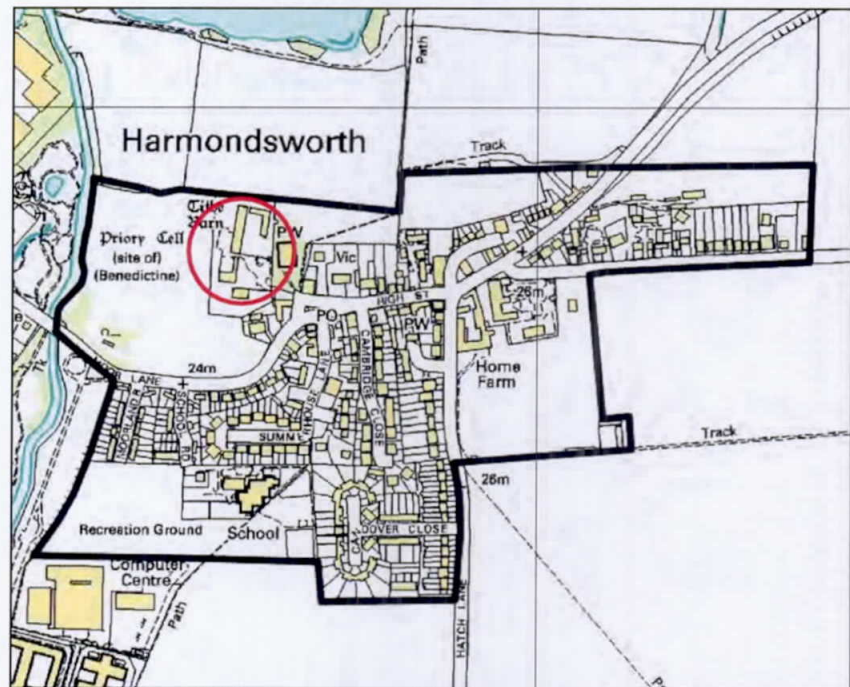
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James Thorne, *Handbook to the Environs of London, Alphabetically Arranged, Part I* (London: John Murray, 1876)

'Tithe Bible', The British Library

View of Manor House at Harmondsworth in Middlesex, 1794, London Metropolitan Archives, reference k1247547, from Daniel Lysons, *Environs of London*, vol. V, p.138

APPENDIX 1: Site Location Maps



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APPENDIX 2: List Description for Manor Court (formerly known as Manor Farm House), The Great Barn and the Church of St Mary

Appendix 1.1: Harmondsworth Village Conservation Area boundary map with the study area circled

Pre-application Heritage
Assessment

Manor Court, High Street,
Harmondsworth

On behalf of Mr Naib Sidhu

March 2015 ©

Pre-application Heritage
Assessment

Manor Court, High Street,
Harmondsworth

On behalf of Mr Naib Sidhu

March 2015 ©

Appendix 2.1: Manor Court, Harmondsworth List Description



1. 5018 HIGH STREET (North Side) HARMONDSWORTH Manor Farm House TQ 0577 NE 34/237
II 2. Mid C19 stock brick villa of 2 builds. At left 2-storey, 3-window symmetrical part and at right a tower of 3 storeys, one window. Hipped slated roofs. Gauged brick near-flat arches to sash windows with glazing bars.

Listing NGR: Tq0563477769

Appendix 2.2: The Great Barn, Harmondsworth List Description



List entry Description

Summary of Building

Barn. Built in 1426-7 and substantially of that date. Later work of various periods including restoration by Peter McCurdy & Co. in 1987.

Reasons for Designation

The Great Barn, Harmondsworth, is listed at Grade I for the following principal reasons:

* Architectural interest: an outstanding and remarkably intact example of medieval carpentry, incorporating some innovative structural detailing. Its immense size makes it amongst the largest medieval barns known to have been built in England, and the largest to survive intact;

* Historic interest: it illustrates the pride and status of a great medieval institution, Winchester College, and commemorates the ambitions of its eminent founder, William of Wykeham;

* Rarity: in a national context it is of considerable rarity; in a regional context it is an exceptional survival;

* Documentation: the wealth of surviving documentary material relating to its construction and use is remarkable;

* Group value and setting: it has strong group value with the Church of St Mary, of Norman origins, and Manor Farmhouse, the successor to the medieval manor house, in what is still essentially a village setting.

History

The manor of Harmondsworth held by Harold Godwinson (prior to the Conquest) was granted by William the Conqueror to the Benedictine Abbey of Ste Catherine at Rouen in 1069. Such grants were not unusual, as in the first century after the Conquest many landowners enriched the monasteries of their homelands with English property. By 1086 the abbey seems to have placed a monk at Harmondsworth called Hertaldus or Hertaud, probably to manage the property and return surplus revenue

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to France: by 1211 his successor was being styled Prior, as were his fourteen known successors. As a foreign dependency, from the early C13 it was classed as an alien priory (*prioratus alienigae*). Within this category it was one of about a hundred that rarely had more than two monks, had buildings more like manor houses than monasteries and no regular conventual life in the usual sense. After 1294 Anglo-French hostilities became so frequent, and government restrictions on residence and the movement of currency so severe, that these properties became increasingly useless to the parent houses. By the second half of the C14 they were correspondingly willing to part with them, a fact which attracted the attention of William of Wykeham, who from the early 1370s was assembling endowments for his planned foundations at Oxford and Winchester. Wykeham lighted on Ste Catherine's property, and after a protracted process involving royal and papal permissions, purchased Harmondsworth in 1391 as part of the endowment of Winchester College.

The College installed a bailiff to run the estate, lodging him in the former Prior's house, and made a number of repairs to the buildings, including, after a storm in 1397, to a tiled and timber-framed corn barn and to the roof of a thatched great barn. By the mid 1420s, however, one of these barns - probably the great barn - was deemed to be beyond repair, or possibly of insufficient capacity: either way, the College's accounts record that in the period September 1424 to September 1425, a certain William Kyppyng, carpenter (*carpentarius*) was sent to view standing timber near Kingston-on-Thames for the barn at Harmondsworth, and the accounts for 1426-7 record the expenses for finishing it. Dendochronological analysis carried out in 1990 and in 2012 confirms that the existing building is the one mentioned in the accounts. The accounts refer in detail to ironwork supplied by John Derfford, smith, and name the tiler, Robert Helyer. Evidence suggests that the new barn was built a little to the west of its predecessor.

The barn's purpose was the storage of the cereal crop harvested from the demesne, ie the 240 acres or so that the College farmed directly; tithe produce was kept, as later evidence shows, in a separate and smaller building, so that in common with all very large barns, the Great Barn at Harmondsworth was not a tithe barn. The crops of wheat, barley, oats and occasionally peas, were stored in the ear, ie in sheaves, carefully stacked in every available space except opposite the main doors; during the winter months the sheaves were threshed in the barn, inside the doorways. The separated grain was then stored in a nearby granary. Contemporary accounts preserved at Winchester College reveal a good deal about the personnel involved in using the barn, such as the Granger or barn-keeper (*grangiator*), the granary-keeper (*granetarius*) and their duties, and the complex procedures of filling the building and processing and accounting for its contents. The former Prior's house (subsequently manor house) appears to have been rebuilt c1485-6.

In 1543 Henry VIII acquired Harmondsworth in exchange for several scattered ex-monastic properties, and on the accession of Edward VI in 1547 the estate was granted to Sir William Paget, who had been one of Henry VIII's leading advisers. Thenceforth, until the freehold was split up in the C19, the manor was usually divided into three or four farms under a variety of tenancy agreements, the largest of which, complete with the manor house, was called the Court Lodge. The Great Barn, too large for any single tenant, was shared by several or all of them, each with an allotted number of bays, an arrangement that helped the building avoid demolition or reduction in size, the fate of many great barns following the break-up of the great monastic or ecclesiastical estates they were built to serve. The manor house, which stood to the SW of the present farmhouse, was demolished in the 1820s when the latter was built.

In the C19 and early C20 the Great Barn attracted the attention of a number of important antiquaries and inspired a number of architects. In 1847 George Gilbert

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Scott (1811-78) made sketches there, later using them as the basis of two abortive schemes for Christchurch Cathedral, New Zealand; Basil Champneys (1842-1935) built the library at Mansfield College, Oxford (1887-9) with the barn very much in mind; Ernest Gimson (1864-1919), who had visited Harmondsworth with William Lethaby in the 1880s, clearly owed it a debt in designing his Memorial Library at Bedales School, Hants (1922). The building was much admired by Nikolaus Pevsner and by John Betjeman.

The barn remained in farm use until the late 1970s, but by then the character of the area had radically changed, largely due to the ever-more oppressive proximity of Heathrow Airport. It was substantially repaired in 1987, but by 2006 its condition and circumstances were worsening. In 2011, the building was purchased by English Heritage as the only viable way of securing its future.

Details

Barn. Built in 1426-7 and substantially of that date. Later work of various periods including restoration by Peter McCurdy & Co. in 1987.

MATERIALS: oak frame and exterior cladding; some modern softwood pieces. Clay tile roof with tiles of many periods. Aisle posts standing on blocks of Reigate stone. Sill walls of ferricrete (a local iron-rich conglomerate), flint, brick, with some Reigate stone. Abundant post-medieval ironwork of many periods.

PLAN: oriented almost due north-south, the building measures 58.5 m (192ft) x 11.4m (37.5ft) and consists of a broad central nave, flanked by an aisle on each side, articulated transversely into 12 equal bays.

EXTERIOR: low sill walls, largely built of ferricrete, a late use of this material and in unusually large blocks, interspersed and galleted in flint. The dressings (quoins and door-jambes) were originally of Reigate stone, since largely replaced in brick of many periods. The barn's three doorways, none of which ever had a porch, all face east; on the western side seven openings with single or double planked shutters, all above sill-beam level, have been inserted at various periods. The western and eastern walls were originally covered with vertical oak boards, fitted to rebates in the sill beam, wall-plate and main wall posts; about 80% of the boarding remains, an exceptional survival rivalled perhaps only by the Kentish barns at Littlebourne (1307-27) and Frindsbury (1404). The north gable wall covering dates substantially from 1987 as does the south wall, the original having been fire-damaged in 1972.

INTERIOR: the main structure consists of large square-sectioned arcade posts with thickened jowled heads jointed to both arcade plate and tie-beam. The arcade posts are braced to the tie-beams by large slightly concave braces, with similar braces to the arcade plates. The main roof is a simple principal rafter with collar and crown-strut, and a butt purlin with windbraces but no ridgepiece. The aisles have ties which interrupt the wall plates and have a raking strut which engages with the principal rafter and clasps a single purlin for the aisle. The aisle trusses are braced by a pair of braces meeting under the aisle ties, and each truss has a sill beam which engages with the aisle walls at one end and support the arcade plate at the other. The wall framing to the aisles consists of a centre stud and middle rail, resting on a high sill beam. The ends of the barn similarly have a centre post, a heavy middle rail set just above the aisle ties with subsidiary rails above and below. The half-hipped ends of the roof are supported by an arch-braced, intermediate, principal rafter collar truss, which receives the end of the purlins and supports the hip-rafters in mid-span. There is a small gablet above each hip.

The carpentry is interesting for a number of structural oddities, in particular:

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1. The butt-purlin joints to the principal rafter over the nave are formed of diminished haunch tenons arranged upside-down; although an inept arrangement, this is at the same time a very early use of the diminished haunch tenon;

2. The roof structure includes crown struts both precocious and outside their normal geographical range;

3. The aisle purlin is clasped by a raking strut, which is itself an early example, most dating from the C16;

4. The aisle wall plates are tenoned into the sides of the aisle ties perhaps the earliest such arrangement in Britain but an odd one to use here, as this lacks longitudinal strength.

The framing also shows evidence of some changes of plan during construction, resulting from the failure of the door-positions in the timber-framing, as first set out (probably off-site), to match the positions of two of the doorways anticipated by the builders of the masonry sill-wall. In bays 8 and 11 (counting from the south), the sill-beam and mid-rail have been pieced in, while the empty mortices in the underside of the wall-plate were clearly intended to house the door posts, clearly identifying these bays as the intended doorway positions. As completed, the doorways were placed in bays 7 and 10.

The building also has a notable range of apotropaic marks - symbols to ward off evil and bad luck - and an almost complete sequence of carpenters assembly marks and other graffiti.

Selected Sources

Books and journals

Victoria County History, , A History of the County of Middlesex: Vol 4, (1971)

Other

Impey, E and Miles, D, The Great Barn at Harmondsworth ,

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Appendix 2.3: Church of St Mary, Harmondsworth List Description



804/34/235 HIGH STREET 01-MAR-1950 HARMONDSWORTH (North side) Church of St Mary, Harmondsworth GV II* Parish church. C12 south arcade and doorway, C13 north arcade. Chancel rebuilt 1396-98, attributed (by John Harvey) to the mason William Wynford. North chancel aisle and brick tower added c.1500. C19 south porch; modern vestry to north-west.

MATERIALS: Flint, conglomerate, rubble walls with stone dressings; upper stages of tower of brick, with rendered quoins, moulded courses, battlements and angle pedestals with cupola carried on cast-iron columns; tiled roofs.

PLAN: nave and chancel, north aisle, southwest tower, south porch, short south aisle.

EXTERIOR: buttressed brick tower with battlemented parapet and circular cupola with weathervane, carried on six cast iron columns; clock to south face. South door within timber porch: C12, limestone, round arch of three orders. Outer voussoirs enriched with a double chevron moulding; central order of beak heads, their beaks projecting over a roll-moulding; inner order of incised geometrical roundels. Enriched shafts and scalloped capitals below central order flanking door. This door is believed to have been reset in its present location when the church was remodelled in the later Middle Ages. This is the chief of the many fine features of this church. South wall of chancel includes a medieval scratch-dial. Pointed arched priest's door. Twin-gabled east end.

INTERIOR: Nave: Four bay C15 king-post roof, the uprights renewed C19, with tie beams; early C16 pews with moulded rails and Gothic buttresses, late C19 plate tracery to west window of four lancets and three round openings, containing clear glass. South aisle: divided by two circular Norman piers with scalloped capitals, arcade of three pointed arches. Two 2-light C15 windows on south wall, three-light

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east window with late C19 glass signed by O'Connor. Open pitched timber roof with tie beams, largely original. North aisle and chapel: western two and a half bays of arcade of pointed arches carried on circular shafts with square, shallow capitals, eastern three and a half bays to north aisle and north chapel carried on octagonal shafts bearing four-centred arched arcade. The abrupt transition between the two sections marks the divide between the C13 and c.1500 phases. North aisle roof with clasped purlins, probably medieval. Small hammerbeam roof with tie-beams, curved braces and moulded pendant bosses to c.1500 chapel.

FITTINGS: Ledger slab in nave to Richard Coombes (d.1672). C18 and C19 memorials to the Stirling family. The large organ 1879 by H Jones. Chancel: three-bay sedilia and piscina, both c.1500. East window of three lights containing stained glass (signed by O'Connor) depicting the crucifixion, Christ walking on the water and Christ calming the waters, installed in memory of Walter de Burgh RN (d.1861). Altar, late C19 of oak, Gothic with painted depiction of the Annunciation on central panels. Stone reredos with sacred monogram in a mandorla, set within a pointed arch below central gable. Pair of two light windows on south side, easternmost (signed O'Connor) depicts Sacrifice of Isaac and Christ and the Centurion; erected in memory of Matthew Stent (d.1871). Western window (signed H Hughes, 1879) depicts the women at the empty tomb; erected in memory of Thomas Whipham (d.1860). Monuments include a matching pair of veined marble pedimented tablets to Anna and Richard Banckes (d.1734 and 1750), with a small tablet between them inscribed 'What death divided Love hath conjoined'. Baptistry: in base of tower. Contains font of c.1200 of Purbeck marble; octagonal bowl on plinth ringed by eight small circular shafts. South and west windows each of two lights contain stained glass signed by E R Suffling. Organ by Henry Speechy & Son, Camden Organ Factory. Tower: Belfry of six bells, originally by Bryan Eldridge of Chertsey, 1658, with subsequent recastings. Timber roof structure over belfry bears plaque referring to works in 1839.

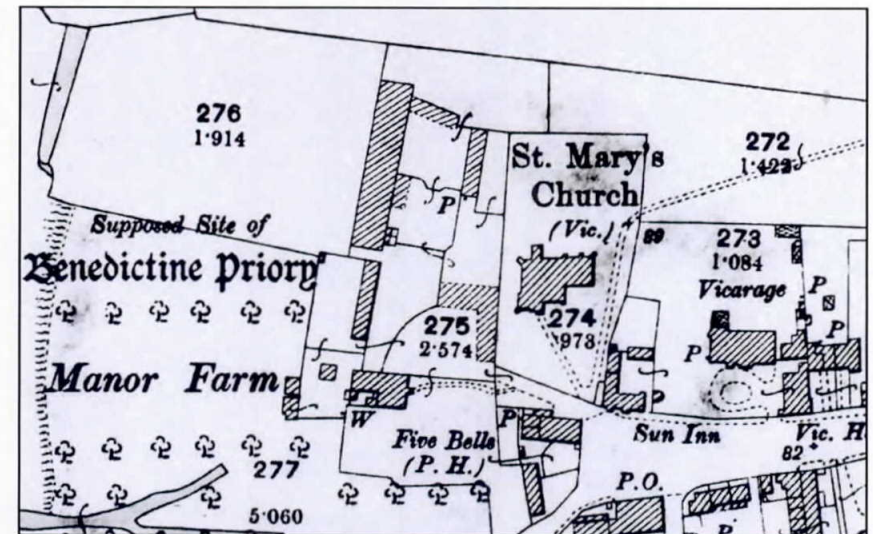
HISTORY: the church belonged to the Abbey of Holy Trinity, Rouen at the end of the 11th century and passed to William of Wickham's See of Winchester in 1391, leading to a new campaign of works. A highly characterful Middlesex medieval parish church, the cumulative impact of which is highly impressive. It relatively lightly restored character adds further to its interest. The church forms a powerful group with the adjacent tithe barn (q.v) and churchyard, which contains brick chest tombs and headstones (q.v.)

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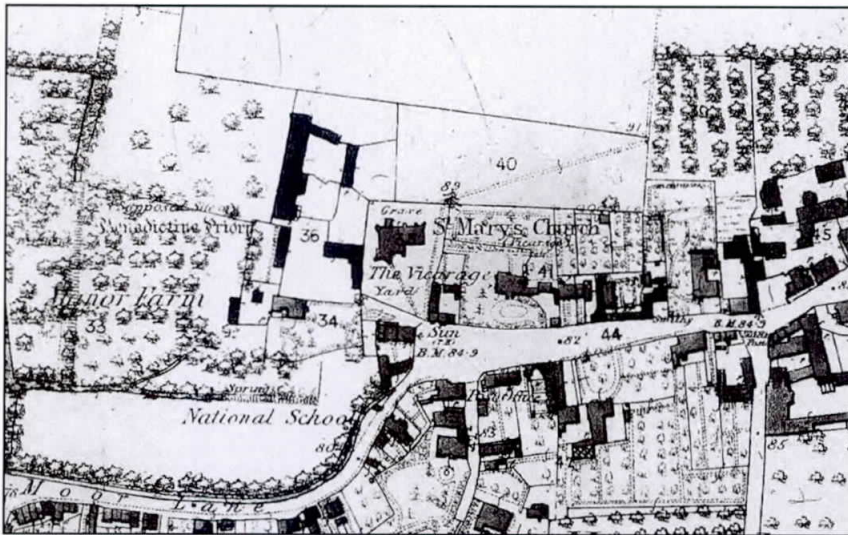
APPENDIX 3: Historic Mapping



Appendix 3.1: Extract from the 1819 Enclosure Map

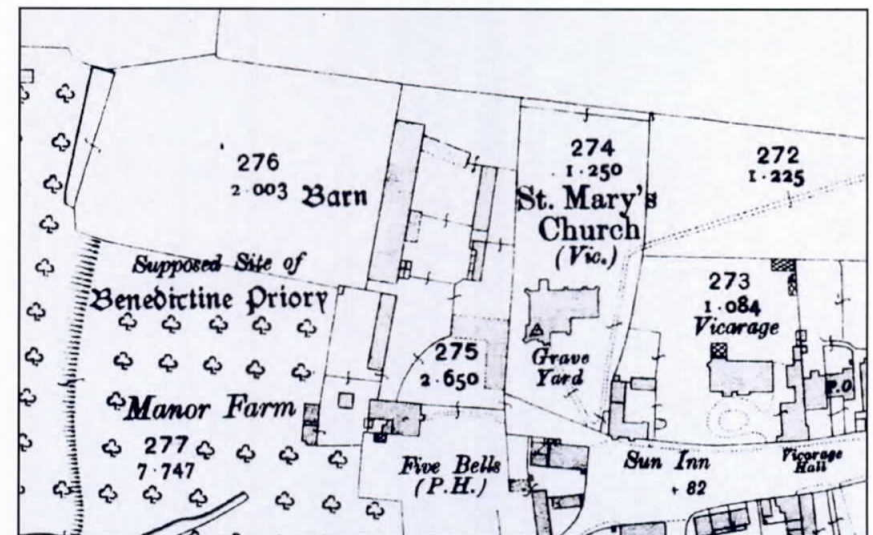


Appendix 3.3: Extract from the 1894-6 Ordnance Survey map



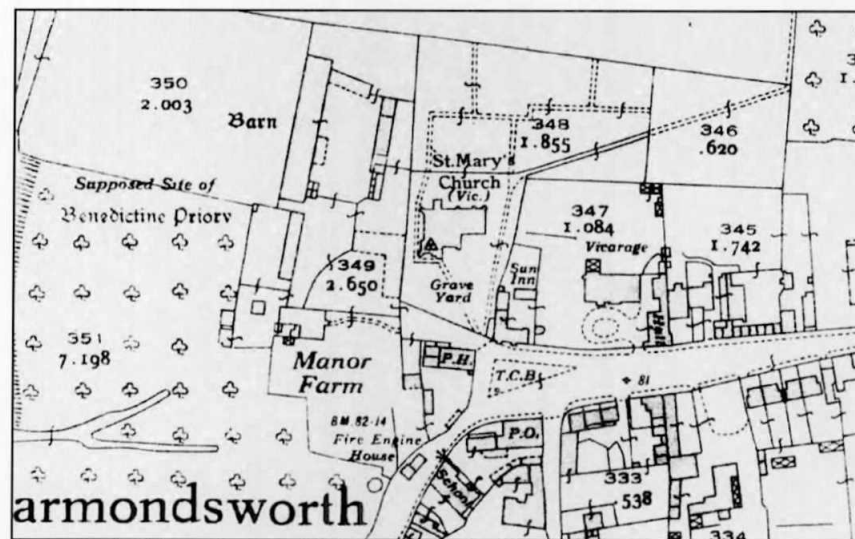
Appendix 3.2: Extract from the 1867 Ordnance Survey map

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Appendix 3.4: Extract from the 1912-15 Ordnance Survey map

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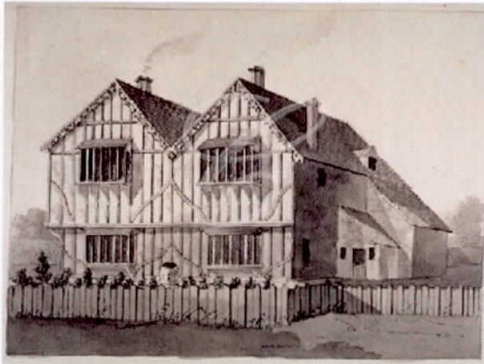


Appendix 3.5: Extract from the 1935 Ordnance Survey map

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APPENDIX 3: Documentary Research

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Appendix 4.1: 'View of Manor House at Harmondsworth in Middlesex' by anon., 1794 (record no.33738, London Metropolitan Archives)



Appendix 4.2: 'View of the Tithe Barn at Harmondsworth in Middlesex' by anon., 1792 (record no.33739, London Metropolitan Archives)



Appendix 4.3: 'View of St Mary, Harmondsworth in Middlesex' by anon., published by Samuel Woodburn in 1796 (record no.33740, London Metropolitan Archives)

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Appendix 4.4: 'High Street Harmondsworth, Hillingdon: tithe barn', 1965 (record no.153117, London Metropolitan Archives)



Appendix 4.5: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1966 (record no.153696, London Metropolitan Archives)



Appendix 4.6: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153227, London Metropolitan Archives)



Appendix 4.7: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153203, London Metropolitan Archives)



Appendix 4.8: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153228, London Metropolitan Archives)



Appendix 4.9: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153229, London Metropolitan Archives)

APPENDIX 5: Photographs (March 2015)



Appendix 5.1: Grade II listed Manor Court



Appendix 5.3: South elevation of Manor Court



Appendix 5.2: Front (east) elevation of Manor Court



Appendix 5.4: South elevation, showing 1980s extensions, to Manor Court



Appendix 5.5: North elevation of Manor Court



Appendix 5.7: Front door



Appendix 5.8: Ground floor hallway



Appendix 5.6: Eastern garden at Manor Court



Appendix 5.9: Typical boxed in fireplace at Manor Court



Appendix 5.10: Ground floor staircase



Appendix 5.11: Arch detail



Appendix 5.13: Typical detail of added en-suite



Appendix 5.12: Removed fireplace with cupboard infill



Appendix 5.14: Remaining historic fabric of under window panel and reveal



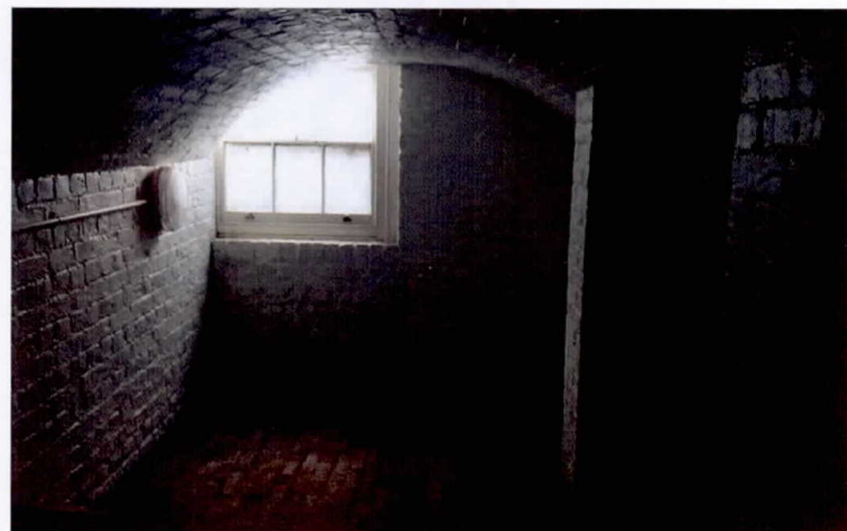
Appendix 5.15: Surviving room and floor within basement



Appendix 5.17: Surviving hearth at basement level



Appendix 5.16: Surviving flag stone flooring within basement



Appendix 5.18: Typical basement detailing



Appendix 5.19: Granary



Appendix 5.21: Granary with the Great Barn behind



Appendix 5.20: Staddle stones of granary



Appendix 5.22: Southern end of 2 Manor Court



Appendix 5.23: Northern end, containing the 19th century stable elements of 2 Manor Court



Appendix 5.25: 2 Manor Court



Appendix 5.24: 2 Manor Court



Appendix 5.26: Rear and northern end of 2 Manor Court, seen with the grade II* Church of St Mary in the background



Appendix 5.27: 3 Manor Court



Appendix 5.29: West elevation of 3 Manor Court



Appendix 5.58: Rear of 3 Manor Court



Appendix 5.30: View south from 3 Manor Court



Appendix 5.31: North elevation of 3 Manor Court with the Great Barn behind



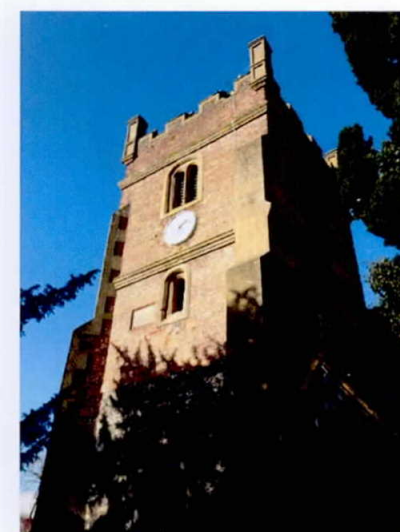
Appendix 5.33: Grade I listed Great Barn



Appendix 5.32: Grade I listed Great Barn



Appendix 5.35: Grade II* Church of St Mary



Appendix 5.36: Grade II* Church of St Mary



Appendix 5.37: Grade II listed Sun House



Appendix 5.38: Grade II listed Five Bells Inn