



MANOR COURT, HIGH STREET, HARMONDSWORTH UB7 0AQ

Planning Application for the conversion and extension to the Listed Building Manor Lodge, to create 2 x four bedroom houses. Conversion of two blocks of offices to create 13 residential units with associated car parking and landscaping



DESIGN, ACCESS AND PLANNING STATEMENT **SEPTEMBER 2017**

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1.0

Introduction

- 1.0.1 This Design, Access and Planning Statement has been prepared by Wakelin Associates (WA), as architects and agents for Heathrow 1 Ltd., 'the Applicant' and owners of Manor Court, High Street, in the village of Harmondsworth, Middlesex.
- 1.0.2 The statement is submitted in support of a detailed planning and listed building application ('the Application') to Hillingdon Borough Council (HBC), for the conversion of the existing offices (B1 Business) and HMO (temporary use for C4) to 15 no. residential units, associated car parking for 28 vehicles, hard and soft landscaping.
- 1.0.3 This document seeks to illustrate the key factors that have informed the layout and design of the detailed scheme and to demonstrate how it complies with both local and government advice. This document covers the Design and Access requirements of the application and also incorporates a Planning Statement in support of the scheme.



Fig 1: Aerial view of the application

- 1.0.4 This Statement will also provide additional information to endorse the application and to recommend the merits of the proposal to Hillingdon Borough Council (HBC). It accords with government guidance on the preparation of such statements produced by the Commission for Architecture and the Built Environment (CABE), now part of the Design Council, and the Department for Communities and Local Government (DCLG). It outlines the considerations and background information that led to the final layout and design of the new dwellings.

1.0.5 The design of the scheme has been carefully considered and the character of the area has informed the proposals, with particular reference being given to the location of a number of listed buildings adjoining the site and, in the case of Manor Lodge, located within the application site. The application site has clear connections to these nearby listed buildings and the Great Barn, owned by English Heritage, in particular. The application site also lies within the Harmondsworth Village Conservation Area (HVCA), designated in 1970, as one of the first such designations in the Borough. Given this context a heritage assessment was considered to be necessary to inform both the pre-application and detailed application submissions. Further details of this are provided within the accompanying statement provided by Heritage Collective.

1.0.6 A pre-application proposal was submitted to HBC in the summer of 2015. This proposed a scheme of 16 residential units, including the conversion of the existing nursing home (now a HMO); the conversion of the existing offices and one, new build residential lodge house. A detailed, written pre-application response was received from HBC, dated 15th January 2016, within which the principle of the residential change of use was agreed, subject to the detailed aspects of the design being addressed with particular reference to the heritage implications of the proposals. Notwithstanding this overall agreement to a residential conversion of the buildings, it was made clear by the Council that the introduction of the new dwelling, within the curtilage of the listed Manor House, would negatively impact on the setting of the building and would not be supported.

1.0.7 A public consultation was held on the 24th November 2016. An event to which local residents and other interested parties were invited, in order that they could review and comment on the proposals. The comments and feedback from the meeting have been assimilated, where possible, into the scheme.

1.0.8 This Statement is one element of the application submission and should be read in conjunction with the submitted drawings and other documents prepared by other members of the application team including:

- | | |
|---------------------------------|----------------------------------|
| i) Milestone Transport Planning | a) Transport Assessment 2016 |
| ii) Heritage Collective | a) Heritage Statement July 2017 |
| iii) RSK Environmental. | a) Bat Survey Report August 2017 |

- | | | |
|-------|----------------------------|---|
| iv) | DCCLA Landscape Architects | a) Arboricultural Impact Assessment and Method Statement April 2017
b) Tree Protection Plan 2017
c) Landscape Plan 2017 |
| v) | Syntegra Consulting | a) Air Quality Assessment April 2017 |
| vi) | Lanmor Consulting | a) Drainage Strategy September 2017 |
| vii) | Airo | a) Environmental Noise Assessment April 2017 |
| viii) | Abbey Consultants | a) Energy Demand Statement August 2017 |

1.1.0 Summary

- a. The National Planning Policy Framework (NPPF) 2012 establishes national land use planning policy. The development proposed accords with the guidance in the NPPF as well as the adopted Local Plan Policies and Supplementary Planning Guidance. Planning permission should therefore be granted for this application, subject to appropriate planning conditions and comuted payments as required.
- b. The application is wholly sustainable and fully compatible with NPPF objectives to facilitating sustainable development and delivering a wide choice of high quality, housing on this existing brownfield site. The scheme has been prepared following a history of public engagement and consultation. This work has enabled the applicants to fully appreciate and incorporate many site specific guidelines which have informed the design of this scheme and will bring long lasting benefits to the Harmondsworth Village Conservation Area.
- c. The proposed development acknowledges the context of the site and an understanding of the design characteristics of the area, the workings of the village of Harmondsworth and the need to conserve and enhance the historic environment with particular reference to the listed buildings. This includes an appreciation of the appropriate nature of development in order that the scheme can integrate well within the setting. The scheme

offers an opportunity to provide new housing and is appropriate in the evolution of this site. It will provide enhancement and preserve the significance of the buildings within the context of the grade II, Manor Court, grade II* St Mary's Church and the grade 1 listed barn. These enhancements are further emphasised through the use of suitable materials, high quality finishes and a comprehensive landscaping scheme and ecology strategy.

- d. The necessary subdivision and design of the existing offices and in particular the listed building, Manor Court, has been informed by the structure and the desire to be sensitive to the heritage asset.

2.0

The Site

- 2.1.0 Location: The application site is located at the west end of the High Street, in Harmondsworth; a village within the HVCA and within the Green Belt. Harmondsworth Village is situated approximately 1km to the south east of the M4/M25 intersection and less than 1km north of Heathrow Airport. The site is located within the London Borough of Hillingdon, in a sustainable location with various transport options providing good links to neighbouring towns of Slough and Uxbridge; West Drayton and Hayes.

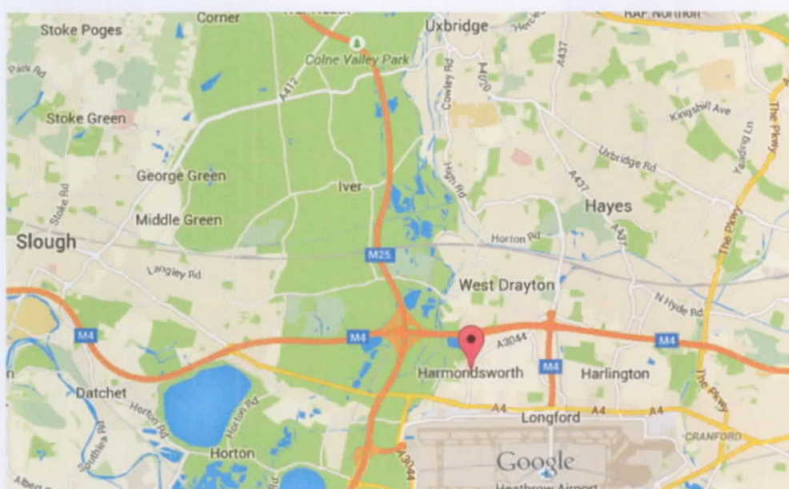
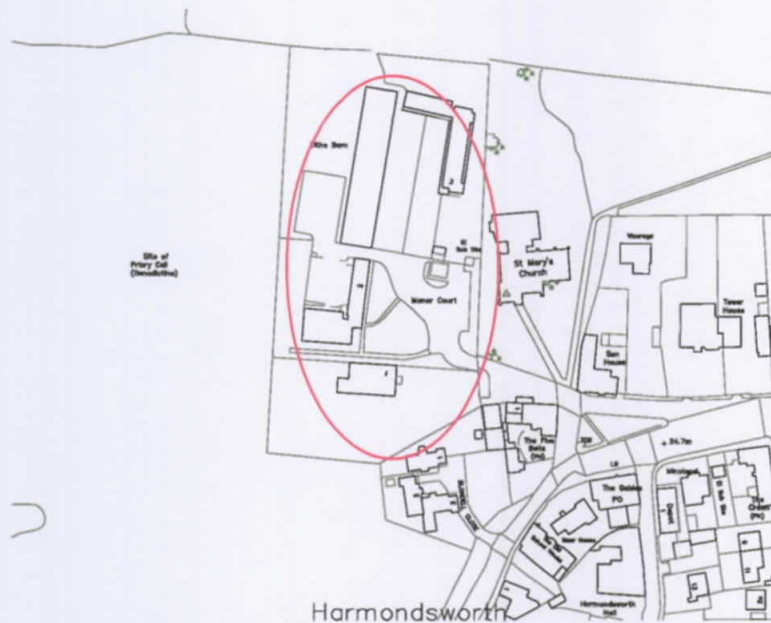


Fig 2: Location of Harmondsworth Village

- 2.1.1 The road network is very good strategically, with excellent access to the M25 and M4. Harmondsworth Village is within a short walking distance of the site, as shown within Fig 3 above. As can be seen from the Ordnance Survey extract Manor Court is a small complex of buildings, formerly known as Manor Farm, which are located on the northwest side of the village.



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Fig 3: Location of Manor Court (includes the Great Barn which is outside the application site)

2.2.0 Description: The original buildings at Manor Farm are grouped around a central, farmyard court. The whole site, originally owned by Winchester Collage, is of national importance historically, due to the proximity of the grade 1 listed, 'Great Barn' now owned by English Heritage, which adjoins the application site. As can be seen in Fig 3, this building is located within the courtyard, but outside the application site. There is also a grade II* listed building, St. Mary's Church located beyond the application boundary, to the east of the application site, see Figs 3 & 4.

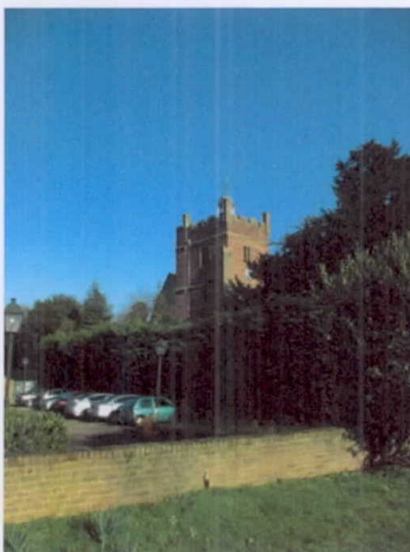


Fig 4: View of St. Mary's Church,



Fig 5: View of The Stables

2.3.0 The yellow brick walls, shown in Fig 4, which can be seen on the boundaries of parts of the site are not individually listed. They are considered as a curtilage listed features, associated with St Mary's Church and Manor Farm.

2.4.0 The buildings within the application site are listed below:

1. The Stables: Non-listed but curtilage listed due to the proximity to other key buildings and to internal fabric. 19th Century, 2/3 storey, yellow stock brick with red brick dressings. Hipped roof of slate with dormers and a hay loft. Used as an office building, following conversion and extension, in 1998-9.
2. The Granary: Key contributor to Harmondsworth Village Conservation Area but unlisted individually. Square, timber boarded, clay tiled roof. Re-sited from original location to the west of the farm house, following planning consent being granted in 1988. See Fig 6



Fig 6: View of the Granary

3. The Office Barn: Non listed, late 1980's office building. Single/one and a half storey structure with accommodation in the roof.



Fig 7: View of the Office Barn

4. Manor Court Farm House (now called Manor Lodge). The building is a grade II listed, mid-19th Century, two storey/three bayed villa, of yellow stock brick, with a hipped slate roof. This building was previously used as offices but converted (although it is understood not to have been used) to a residential care home. Manor Court is now occupied and used as an HMO under a temporary planning consent, for a period of 3 years. This was approved in 2016 ref:25525/APP/2016/1093.



Fig 8: View of Manor Court with the stables viewed behind

- 2.3.0 A detailed history of the site and more detailed description of the buildings are outlined in full, within the Heritage Statement July 2017, prepared by Heritage Collective. This statement forms part of the application submission and includes both a detailed history of the site and consideration of its historic development, together with a detailed description of the existing buildings from a heritage perspective.
- 2.4.0 A full measured survey has been prepared by MKS Surveys (March 2015), showing the buildings and the large car park, the extent of the boundary and other site features.

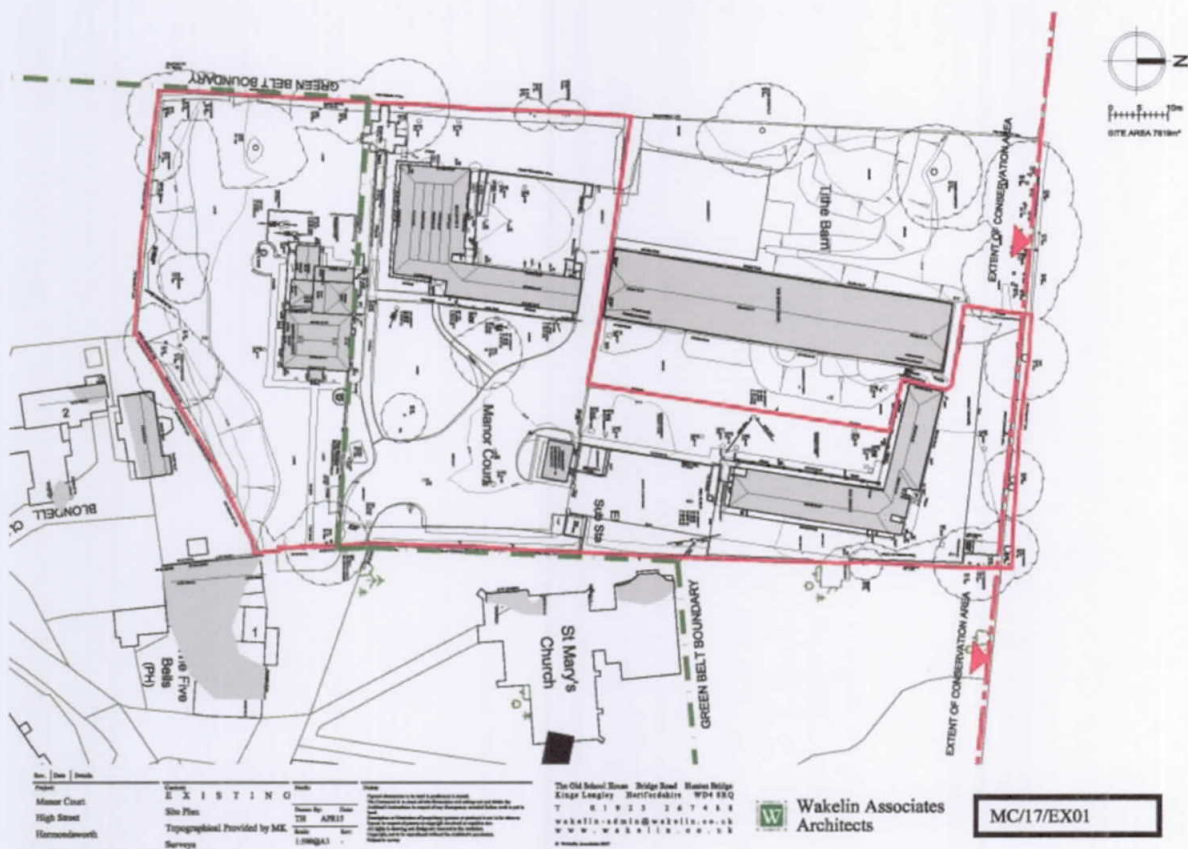


Fig 9: Survey extract showing site

- 2.4.1 The site is 'L' shaped, with a total site area of 0.7819 ha (7819 sq.m). There are a number of existing trees within the site, predominantly along the boundaries. Details of the landscaping proposed and an assessment of the existing landscaping is set out under section 6.0 and in greater detail within the accompanying submission prepared by David Clarke Chartered Landscape Architect (DCCLA) that forms part of this application.



Fig10: Eastern elevation of the Great Barn owned by English Heritage



Fig 11: View of the site from Manor Farm to the north, showing the Granary and the Great Barn to the west

2.5.0 There are a range of sustainable transport options available to access the site. The road network is good strategically, with fast access to the M25 (to east) and M4 (to south). A more detailed assessment of movement and access is provided by Milestone Transport Planning.

2.5.1 The application site has no direct frontage onto Harmondsworth High Street, with both pedestrian and vehicular access being accommodated via a short roadway past The Five Bells Public House to the north. The buildings on the site are clustered around a central courtyard, with the setting of the listed buildings somewhat altered since the original construction of the Great Barn due to the development of the Stables and the Office Barn as commercial offices in the 1980's. Despite these changes the site has retained its general farmyard formation, the buildings remaining configured around courtyard, which provides amenity, parking and access to the Great Barn to the rear for members of the public on Open Days.

2.5.2 To the east of the site lies St Mary's Church and to the southwest is The Five Bells Public House and also a small residential development, Blondell Close. All of which are visible in Fig 12 below. Beyond the site, to the north and west, there are open fields.



Fig 12: View towards the entrance of Manor Court

2.5.3 The 1891 Enclosure Map indicated that there were two ponds within the central farmyard, one of which will be put back as part of the application landscaping proposals. This will reinstate a lost element of the historic character and add further significance to the history of the buildings and encourage further biodiversity on site.

3.0

The Character of the Area

3.0.1 The character of the wider area of Harmondsworth Village is primarily residential, interspersed with shops, offices and public houses. The historic core of Harmondsworth focuses on the core of the village at The Green, with most of the historic street patterns maintained. The 'Key Views and Vistas' plan in Fig 13 below, identifies the fact that many of the key views within the village are those surrounding The Green. The plan also shows key views into the application site. An understanding of the character of the area and its development sets out many of the design principles considered for the development. These principles include facilitating the integration of any new development into the village and the need to continue to promote high standards of design and layout. In order to facilitate a successful scheme, the design of the dwellings needed to be sympathetic to their surrounding and the local context.

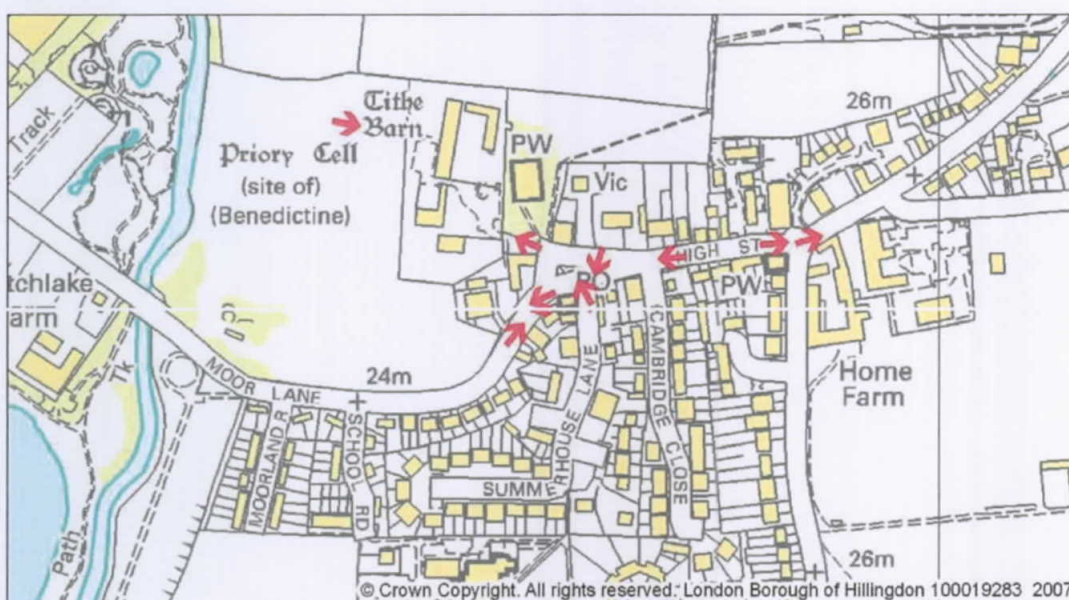


Fig 13: Key Views and Vistas in to and out of the HVCA Extract from HVCAA March 2007

3.0.2 It is clear that new development should protect or improve the traditional building characteristics of the village and the countryside, whilst at the same time respecting the local distinctiveness and environmental qualities of their settings. New proposals should respect and complement:

- a) the physical characteristics of the site and the surroundings;
- b) the building tradition, ordering, form and materials of the locality;
- c) the historic scale and context of the setting;
- d) the natural qualities and features of the area;

e) the effect on important public views and skylines.



Fig14: View of St. Mary's Church from within the site



Fig 15: The entrance to Manor Court

3.1.0 Character: To ensure that the proposed development has regard to the existing, built context and the individual character of Harmondsworth Village, an analysis of the character of the area was required. The character of the immediate area is a mixture of residential use, community use in the form of the church and commercial use, with the 'Five Bells Public House' beyond the site to the south east corner. St. Mary's Church is located outside the eastern boundary of the site and the Great Barn is to the west.



Fig 16: View of Five Bells Public House



Fig 17: Sun House to the east of St Mary's Church

4.0

Planning History and Community Involvement

4.0.1 Relevant Planning History is as follows:

25525/APP/2016/1091 MANOR COURT, HIGH STREET, HARMONDSWORTH Change of use of existing building to a house in multiple occupation (HMO), including retention of 10 bed sitting units with parking for 7 cars for a temporary period of three years (application for full Planning Permission) Approved 21-09-16

70075/APP/2014/2151 MANOR COURT, HIGH STREET, HARMONDSWORTH 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 (Prior Approval) Refused 14-08-14

27256/APP/2007/2127 MANOR COURT, HIGH STREET, HARMONDSWORTH – erection of single storey and two storey extensions to the rear and to the side Change of Use from B1 (Offices) to C2 (Care Home) Approval 22.06.07

27256/AC/96/1866 MANOR COURT, HIGH STREET, HARMONDSWORTH Erection of a single storey rear extension to provide additional toilet and office accommodation, internal and external alterations (involving partial demolition of existing building) Approval 01-04-97

29931/J/93/0067 & 29931/K/93/0069 MANOR COURT, HIGH STREET, HARMONDSWORTH – erection of a single-storey side extension; a two storey side extension; conversion of Listed Building to five flats; refurbishment of coach house Erection of a terrace of 4 houses, 2 detached bungalows and assoc. car parking and landscaping Planning and LBC Approval 19.01.93

29931/G/90/2104 & MANOR COURT, HIGH STREET, HARMONDSWORTH – Change of use from Nurses Hostel to dwelling house Approval 07.12.90

29931/F/89/2475 & 2356 & MANOR COURT, HIGH STREET, HARMONDSWORTH – conversion and extension of existing building to form hotel, bar and restaurant plus 25 bedroom hotel staff accommodation, access and parking Approval planning and LBC 22.11.89

4.1.0 Pre-Application Submission: Outline proposals for the site were prepared for consideration via the pre-application process in July 2015. The pre-application proposals were for a total of 16 dwellings, consisting of conversion of the existing buildings to provide 15 units and 1 new build lodge house at the rear of Manor Farm, TP ref 16/02142/PREAPP.

4.1.1 The pre-application proposal for 16 units was made up of the following elements;

- The subdivision of Manor Farm House to provide two units (2 x 4 bedroom units)
- A new Lodge House within garden area (1x 2 bedroom)
- The Stables - a change of use from B1 to eight residential units (4 x 1 bedroom and 4 x 2 bedroom)
- The Office Barn - change of use from B1 to five residential units (3 x 2/3 bedroom and 2 x 1 bedroom)

4.2.0 A pre-application response was received back from HBC dated 15th January 2016, TP ref 16/02142/PREAPP . A copy of the pre-application submission and response letter is to found in Appendices II and III.

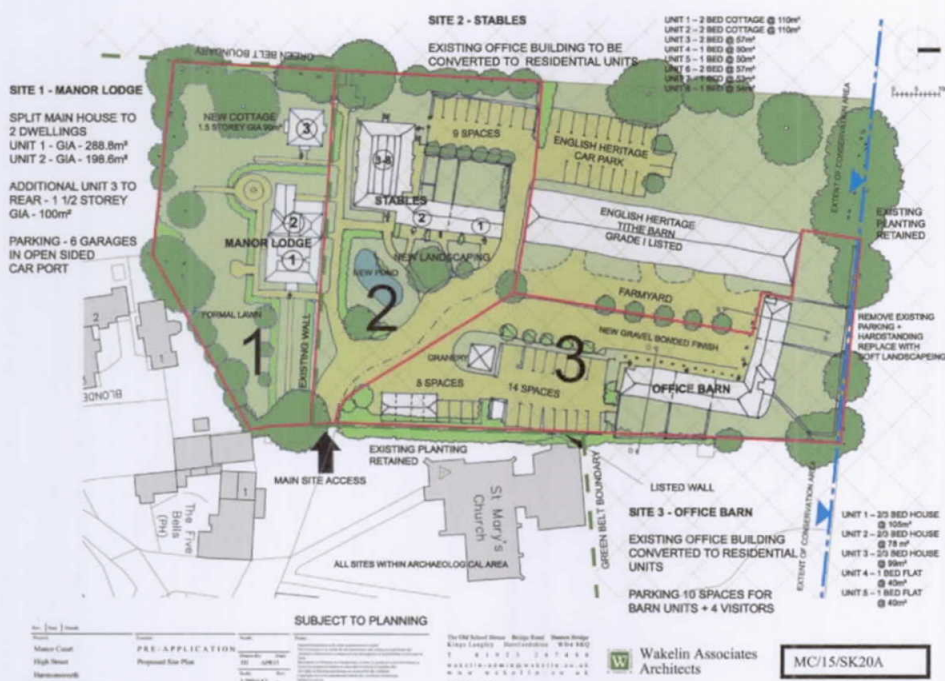


Fig 19: Pre-application submission scheme

- 4.2.1 The conclusions drawn from the pre-application process were that the proposals were compliant with development plan policy, subject to the detailed requirements set out in the pre-application response letter. Notwithstanding this, the Council were very clear that the new build Lodge House should be removed from the proposed scheme, as the introduction of new floorspace was not compliant with green belt policy.
- 4.2.2 Overall the development proposed within the pre-application scheme was considered to result in benefits that significantly outweighed any negative impact. The site is not designated within an industrial or business area; its location within the village and in particular, the existing access arrangements, do not lend the site to being used for any employment generating use.
- 4.3.0 Community Involvement: Noting the Councils commitment to community engagement it was considered necessary to demonstrate how the application proposals met the requirements for community involvement. These proposals have been developed together with the site owners and their agents. The applicants wanted to ensure that local people, neighbours, Councillors and other interested parties such as the 'Friends of the Great Barn at Harmondsworth', were fully aware of the proposals for the site and to provide opportunities for their comment and critique. In addition to individual meetings and press advertising an 'on site' exhibition and consultation was conducted in November 2016. Further details of the consultation exercise can be found within Appendix I.

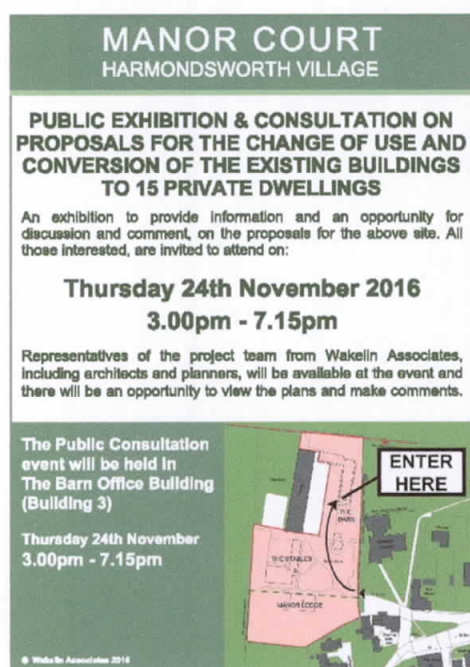


Fig 18: Consultation leaflet and advertisement

4.2.4 Changes were made to the pre-application scheme as a result of the pre-application process and the Public Consultation. Local residents made clear that they had in the past experienced severe problems caused by the nature of the uses and the traffic generated by those commercial uses, with illegal overspill parking in the village and congestion from large delivery vehicles. Consequently additional parking spaces have been provided over the 23 spaces required by Hillingdon Unitary Development Plan Saved Policies. The scheme shows provision for 28 spaces in total and further details of transportation issues can be found within Milestones' Transport Statement and under section 11 of this document.

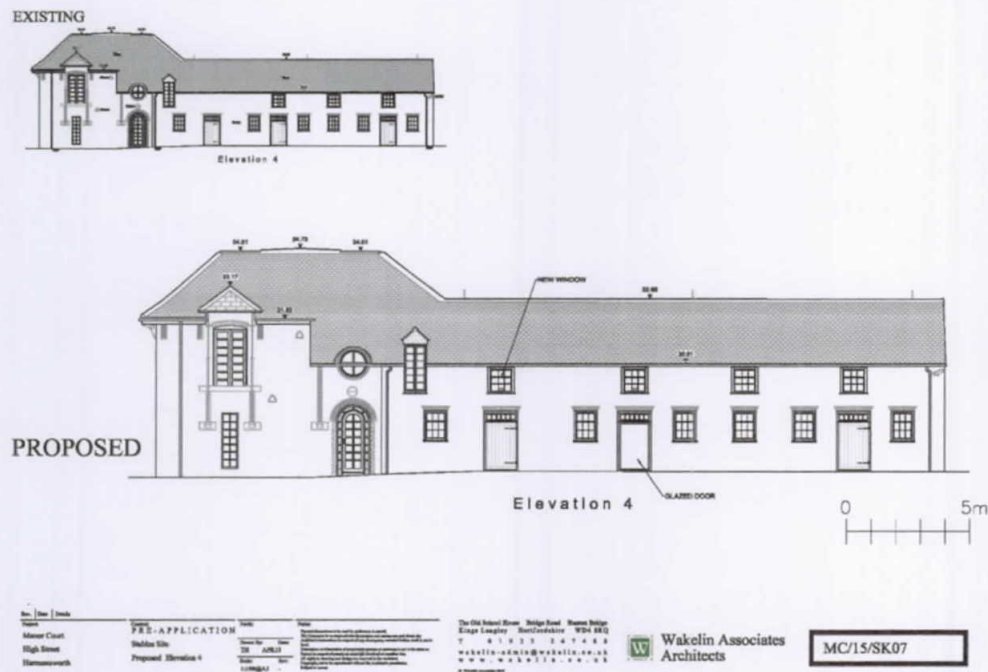


Fig 20: Pre-application scheme indicative elevations for The Stables