

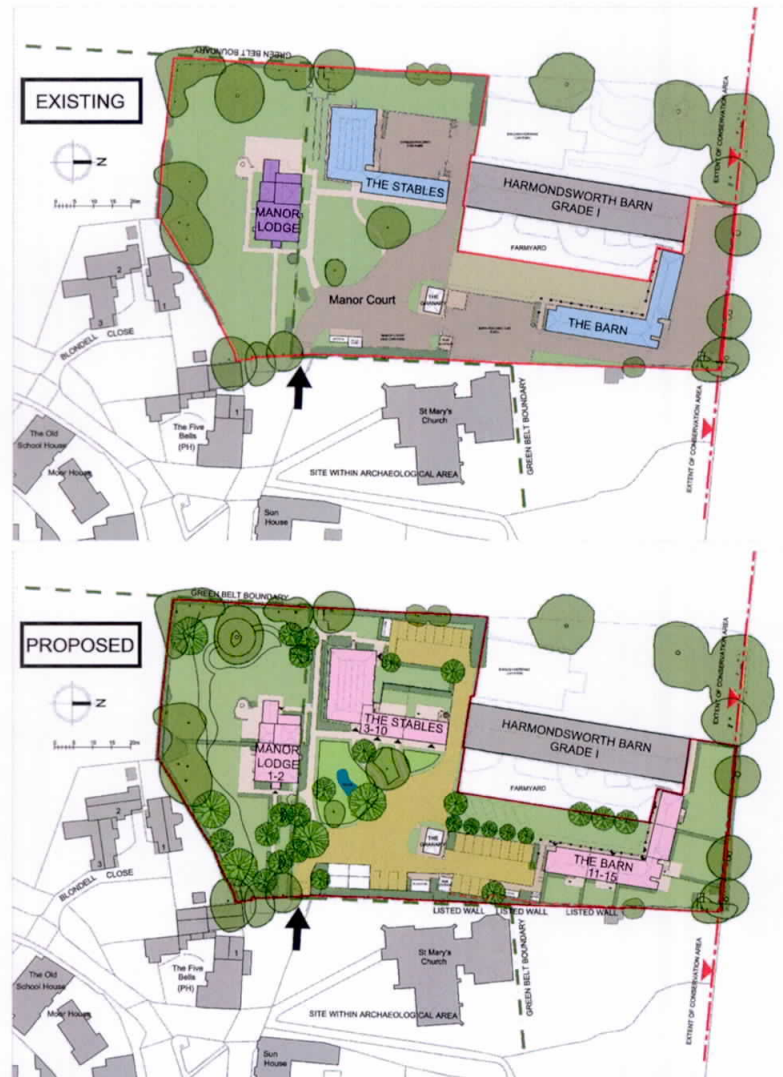
Appendix I: Public Consultation

MANOR COURT

HARMONDSWORTH VILLAGE

Spot The Difference

CAN YOU FIND THE KEY DIFFERENCES BETWEEN THE EXISTING AND THE PROPOSED?



3

MANOR COURT

HARMONDSWORTH VILLAGE

Manor Lodge

2 Residential Units



HMO - 10 BEDSIT → 2 RESIDENTIAL UNITS



EXISTING SOUTH ELEVATION



HOUSE 2 | HOUSE 1

PROPOSED SOUTH ELEVATION

Key Proposals:

- Application seeks to return the property to a residential use, enhance the listed asset and safeguard its future.
- Reinforce existing landscaping and screening to boundaries to protect the amenities of adjoining residents
- Retain and refurbish existing historic fabric and features where possible. Proposed works to be sensitive, in keeping with the property and in line with heritage recommendations.
- Replace the 1980's single storey extension with a two storey extension.
- Remove insensitive internal partitions and en-suite bathrooms.
- Existing sash windows to be refurbished where possible or replaced with timber sashes to match as necessary.
- Original existing doors to be retained, new doors to match original.
- Fireplaces to be opened up and retained.
- All existing architraves, skirting and coving to be retained and refurbished. All modern architraves, skirting and coving to be replaced to match original.
- New Stair to Match existing with timber handrail and metal spindles as per the original design of the existing stair.



REMOVAL OF INSENSITIVE SECONDARY GLAZING



RESTORE ORIGINAL DESIGN OF STAIRCASE

4

MANOR COURT

HARMONDSWORTH VILLAGE

WAKELIN ASSOCIATES

The Stables

8 Residential Units



5

MANOR COURT

HARMONDSWORTH VILLAGE

WAKELIN ASSOCIATES

The Barn

5 Residential Units

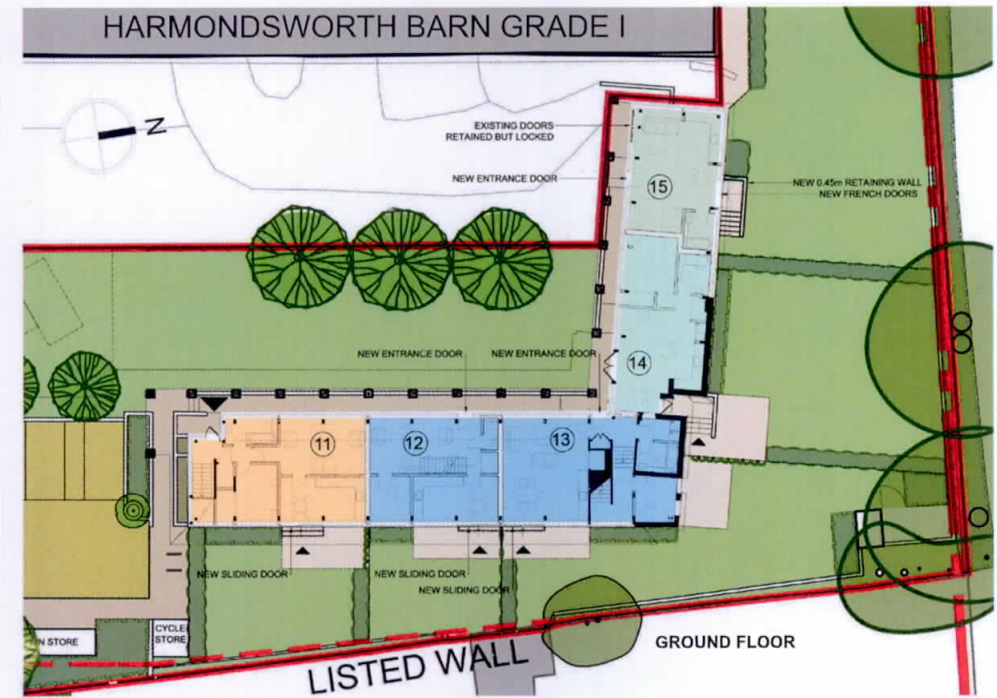
KEY:

- STUDIO FLAT @ 43m² (1 UNIT)
- 1 BED FLAT @ 50m² (1 UNIT)
- 2 BED HOUSE @ 113m² (1 UNIT)
- 2 BED HOUSE @ 113m² (1 UNIT)
- 3 BED HOUSE @ 152m² (1 UNIT)



Key Proposals:

- Minimal alterations to the external appearance
- Sensitive subdivision of space
- Private amenity
- Replacement of hardstanding with soft landscaping and planting
- Listed Wall Protection Zone
- Access to side of Harmondsworth Barn retained.



6

MANOR COURT

HARMONDSWORTH VILLAGE



Conclusions:

The proposal to convert the entire site to residential use provides key benefits to Heritage, Transport, Drainage, Landscaping and Ecology.

Heritage:

The proposals seek to return Manor Lodge to a residential use, remove insensitive works, enhance the heritage asset and safeguard its future.

The proposed conversion of the office buildings provides an opportunity to enhance the setting of the Listed Buildings and make a positive contribution within the Conservation Area.

Transport:

The proposed residential use would generate significantly less traffic movements than the existing office use.

Both vehicular parking and cycle storage will be provided in accordance with Hillingdon Borough Councils parking standards.

Drainage:

The replacement of non-permeable hardstanding with permeable paving (SUD's) will improve the surface water drainage on the site.

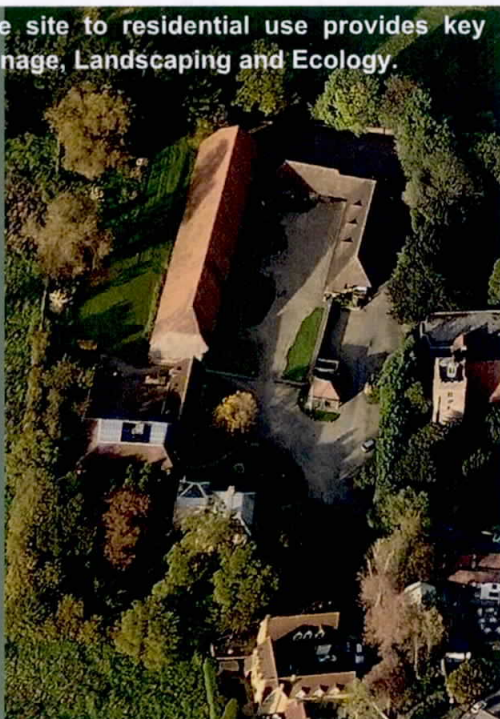
Trees & Landscaping:

The implementation of the proposed site layout will not require the removal of any trees.

The landscaping scheme has been designed to reflect the landscape and built context of the site by reinforcing existing landscape features and establishing new planting where none exists, particularly on the boundaries to protect the amenities of adjoining owners.

Ecology:

Proposed native planting will support wildlife habitats, providing nesting sites and/or food sources.



Next Steps

Thank you for taking the time to attend today's event. Please share your thoughts with us on the proposals for the change of use and conversion of the existing buildings by completing the short questionnaire. Completed questionnaires should be placed in the box provided before you leave.

Once the consultation responses have been received, Wakelin Associates will review all the comments from the local community.

In the meantime

If you require any further information on the proposals and the development please send emails to hattie@wakelin.co.uk

Appendix II: Pre Application Submission 16/02142/PREAPP



◆ W A K E L I N A S S O C I A T E S ◆
A R C H I T E C T S

Our ref: MFH/15/PREAPP
rachel@wakelin.co.uk

Planning and Development
London Borough of Hillingdon,
Civic Centre,
High Street,
Uxbridge,
Middlesex UB8 1UW

July 10th 2015

Dear Sirs,

RE: MANOR FARM, HARMONDSWORTH VILLAGE

Please find enclosed a pre-application submission for the redevelopment of the above site for residential (C3) use.

1) SITE LOCATION

The site is located off the High Street within Harmondsworth, a village which is situated approximately 1km to the south east of the M4/M25 motorway 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, Uxbridge, West Drayton and Hayes. The road network is very good strategically, with access to the M25 and M4. Harmondsworth Village is within a short walking distance of the site.

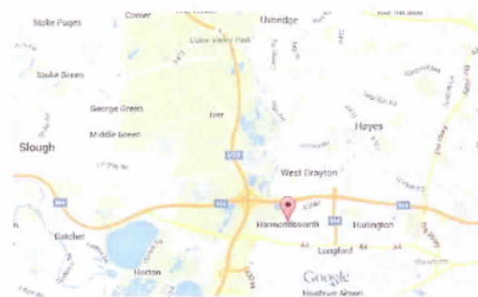


Fig 1: Map showing distances to transport and shopping areas.

The Old School House, Bridge Road, Hunton Bridge, Kings Langley, Herts, WD4 8RQ
Telephone 01923 267488 Facsimile 01923 268696 email wakelin-admin@wakelin.co.uk

Wakelin Associates Limited
Registered in England No. 2007673 V.A.T. Registration No. 290 8636 30 Registered Address: as above
Directors: JH Wakelin BA(Hons) MRTPI, RSM Wakelin B Arch RIBA

The site comprises a group of buildings arranged around a central, farmyard court. The pre-application site is of national importance historically, due to the Grade 1 listed, Great Barn which is owned by English Heritage, located within the courtyard but outside the pre-application site to the west. There is also a Grade II * listed building; St. Mary's Church, located directly beyond the site's eastern boundary. Whilst these buildings do not form part of our client's ownership, given their significance, setting and close proximity they have been considered as part of these proposals



Fig 2: Map showing aerial view of the site marked with a red dot



Fig 3: Map showing aerial view of the site with the Great Barn located outside the application area to the west

2) CHARACTER OF THE SURROUNDING AREA

As can be seen on Fig. 4 the character of the immediate area to the site 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 south east corner of the site. St. Mary's Church is located outside the eastern boundary of the site and the Great Barn is to the west.



Fig 4: OS extract showing the site in context with the village



Fig 5: View of St. Mary's Church from within the site



Fig 6 The entrance to Manor Court



Fig 7: View of Five Bells Public House



Fig 8 Sun House to the east of St Mary's Church

3) THE HARMONDSWORTH VILLAGE CONSERVATION AREA

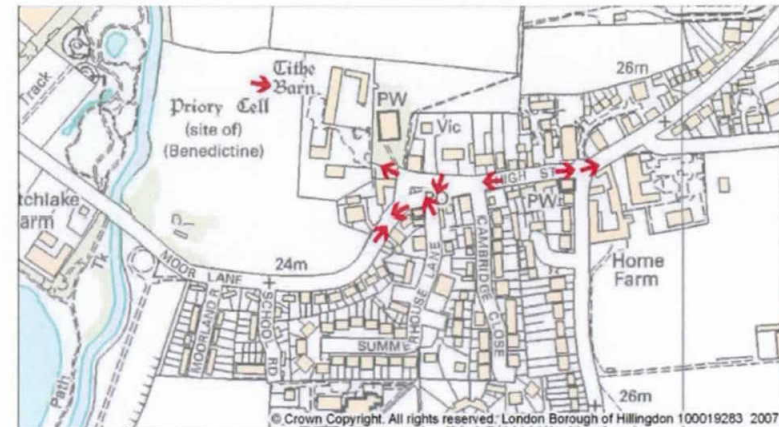


Fig 9 Key Views and Vistas in to and out of the Harmondsworth Village Conservation Area Extract from HVCAA Village Conservation Area Appraisal March 2007

The site is situated within the Harmondsworth Village Conservation Area (HVCA). This Conservation Area was designated in 1970 under Section 277 of the Town and Country Planning Act and was one of the first areas to be designated in the Borough. The Listed Buildings in, and in close proximity to the site, are identified within this document; within the Harmondsworth Village Conservation Area Appraisal 2007 and the Pre Application Heritage Assessment prepared by the Heritage Collective that accompanies this letter. Of the buildings outside those that are the subject of this pre-application submission of particular significance are the following:

- 1) Grade I Listed, Aisled Barn 1426-7 (12 bays and half hipped peg tiled roof with vertical weather boarding)
- 2) St Mary's Church Grade II* Listed (multi-phase church with evidence of the earliest parts 12th Century; Barnack stone with Norman decoration).
- 3) Sun House Grade II Listed timber framed house. List description dates the building to the 16th century but probable that it is late 15th century, possibly the original Church House.
- 4) The Five Bells Public House Grade II Listed, early 17th Century lobby entry house, originally would have faced north. Extended in the 18th Century. Brick building.



Fig 10: View within the centre of Harmondsworth Village showing the Five Bells and Sun House (top photograph)

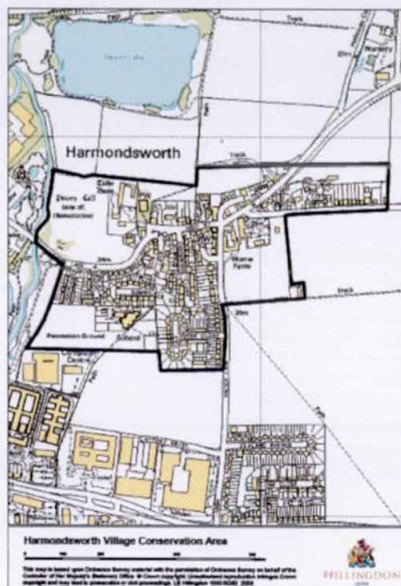


Fig 11 Extract from the Harmondsworth Village Conservation Area Appraisal March 2007

4) THE APPLICATION SITE



Fig 12: Site Boundaries

A detailed history of the site is outlined in full within the Heritage Assessment prepared by Heritage Collective. This includes the planning history between 1978 and 2014 and consideration of the earlier historic development of the site.

The site of Manor Court is split into three distinct areas, all surrounding the central courtyard of what was formerly known as Manor Farm.

Area 1

Manor Court Farm House: Grade II Listed, mid-19th Century, two storey villa of yellow stock brick, hipped slate roof. Previously used as a residential care home and formerly offices and residential before that

Area 2

The Stables: Non-listed key 19th Century, 2/3 storey, yellow stock brick, former stable building. Used as an office building. Curtilage listed due to internal fabric.

Area 3

The Office Barn: Non listed, 1980's office building. Single/one and a half storey structure with accommodation in the roof. No heritage value.

The Granary: Key contributor to HVCA. Square, timber boarded, clay tiles roof. Re-sited from original location to the west of the farm house, following consent in 1988.

Curtilage non-listed key features: The boundary walls and the pond.

5) EXPENSION OF TERMINAL 3 HEATHROW AIRPORT

After nearly three years of deliberation the Davies Commission on airport expansion has supported the idea of building a third runway at Heathrow. The plan involves building a new 3,500m runway about two miles north of the two runways Heathrow already has. The boundary of the expansion site shows a line which is still to be agreed. It is understood from the local residents that the proposed line Heathrow are promoting is to run along the rear boundary of The Crown public house to the south of the application site.

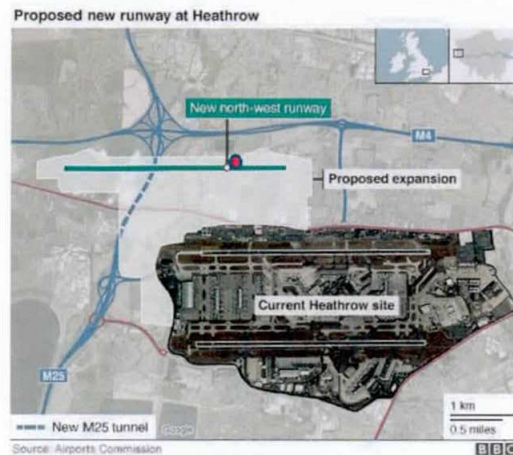


Fig 13: Extract Airport expansion: What happens next?
<http://www.bbc.co.uk/news/uk-19570653>
 ● shows approximate site location to be confirmed

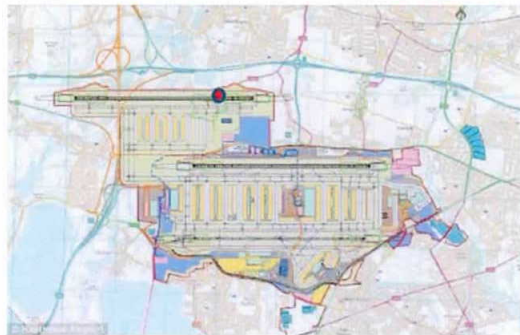


Fig 14: Extract from Heathrow Airport expansion plan Heathrow Airport ©

● shows approximate site location to be confirmed

6) PLANNING CONTEXT

The Development Plan for the borough comprises:

- The Hillingdon Local Plan: Part 1 - Strategic Policies;
- The extant 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part Two; and
- The London Plan published by the Mayor of London in July 2011.
- The Hillingdon Local Plan: Part 2- Heathrow Area Policies Local Development Document (LDD) is currently going through its consultation process.



Fig 15: Extract from the draft Local Plan Part 2 Designations and Policies Map 2014

It is noted that within the Hillingdon Local Plan that HBC is aware of the particular issues associated with employment growth in Harmondsworth and will address these in the forthcoming Hillingdon Local Plan: Part 2- Heathrow Area Policies Local Development Document (LDD) 2011 - 2026. Fig 14 shows an extract from the proposals map which shows the designation of the site and Fig Fig15 provides information from the Environment Agency regarding flood risk.

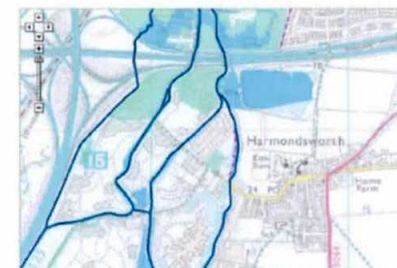


Fig 16: Extract from the Environment Agency Flood Map

7) ARCHAEOLOGICAL ASSESSMENT

It is acknowledged that there will be potential archaeological issues to consider in relation to this site and our intention is that a full desk based assessment is prepared if required at the planning application stage. An archaeological assessment was completed by CgMs Consulting in August 2013 on behalf of the London Borough of Hillingdon which covered the whole Borough. The purpose of this document was to inform and provide an evidence base for Hillingdon's Local Plan: Part 2 - Development Management Policies, Site Specific Allocations and Policies Map. The subject site falls within a priority area as set out within the assessment. See Fig 15 and Fig 16



Fig 17: Proposed Harmondsworth APA <http://www.hillingdon.gov.uk/media/30637/Figs-bundle-1.1-CgMsConsulting2013>

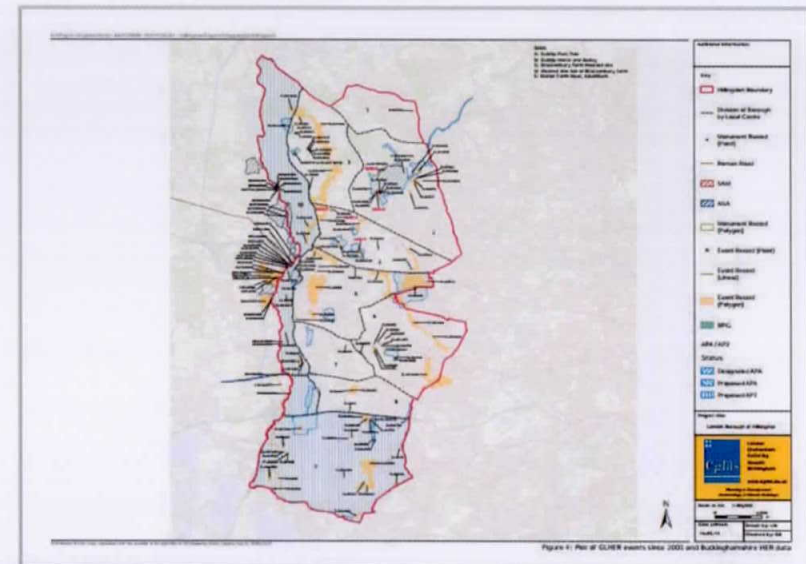


Fig 18: Plot of GLHER events since 2003 and Buckinghamshire HER data <http://www.hillingdon.gov.uk/CgMsConsulting> 2013

8) COMMUNITY INFRASTRUCTURE LEVY AND AFFORDABLE HOUSING

Policy with respect to CIL and Affordable Housing is set out within LBH Community Infrastructure Levy Charging Schedule; Adopted July 2014 and LBH Supplementary Planning Document: Planning Obligations July 2014. Please confirm that the payments will be due to LBH and also towards Mayoral CIL at £35/sq.m and that we are able to consider these in the light of a financial viability study.

9) LANDSCAPING AND THE SETTING OF THE LISTED BUILDINGS

We intend to prepare a landscaping scheme to show the recreation of the pond that was formerly on the site, this will also provide significant improvements to the setting of the listed buildings. In particular the proposals, subject to agreement with English Heritage, offer a grassed area between the Grade I listed Great Barn and the Office Barn.

This will restrict parking in the important area which should remain open and allow supervision of the building by prospective residents for improved security. The landscaping strategy will reflect the Heritage importance of the site and will be designed to enhance the buildings setting.

10) SITE PROPOSALS

This pre application submission comprises the following documentation:

1. One copy of the Pre Planning Application Form.
2. Pre application drawings and information:

Location Plan	1:1250	MC/15/LP01A
Site Photographs and view	NTS	MC/15/P01 and P02
Existing Survey Drawings	1:500@A3	MC/15/EX01
	1:100@A3	MC/15/EX02-15
Proposed Site Plan	1:500	MC/15/ SK20A

Stables

Proposed Ground Floor Plan	1:100	MC/15/ SK02
Proposed First Floor Plan	1:100	MC/15/ SK03
Proposed Elevation 1-4	1:100	MC/15/ SK04-07

Manor Lodge

Proposed Basement and Ground Floor Plan	1:100	MC/15/ SK11
Proposed First Floor Plan	1:100	MC/15/ SK12
Proposed Second Floor Plan	1:100	MC/15/ SK13
Proposed Elevation 1-4	1:100	MC/15/ SK14-15

Stables

Proposed Ground Floor Plan	1:100	MC/15/ SK02
Proposed First Floor Plan	1:100	MC/15/ SK03
Proposed Elevation 1-4	1:100	MC/15/ SK04-07

Office Barn

Proposed ground and first floor plans	1:200@A3	MC/15/SK16
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Proposed New Cottage

Ground and first floors and front elevation	1:100@A3	MC/15/SK19
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3. A pre application fee in the form a cheque made out to Hillingdon Borough Council for £2280.
4. A pre application Heritage Assessment prepared by the Heritage Collective

In the first instance would you be able to come back to us to confirm your views in principle to the new proposals?

If you need anything further from us regarding the application at this stage please let us know. The site can be seen from the road should you wish to visit the site. As I have said if it is possible to give an initial verbal indication prior to the formal pre application response and meeting that would be very helpful.

Yours faithfully,

Rachel Wakelin RIBA
For and on behalf of Wakelin Associates

Encls.

SITE 1 - MANOR LODGE

SPLIT MAIN HOUSE TO
2 DWELLINGS

UNIT 1 - GIA - 288.8m²

UNIT 2 - GIA - 198.6m²

ADDITIONAL UNIT 3 TO
REAR - 1 1/2 STOREY

GIA - 100m²

PARKING - 6 GARAGES
IN OPEN SIDED
CAR PORT

SITE 2 - STABLES

EXISTING OFFICE BUILDING TO BE
CONVERTED TO RESIDENTIAL UNITS

- UNIT 1 - 2 BED COTTAGE @ 110m²
- UNIT 2 - 2 BED COTTAGE @ 110m²
- UNIT 3 - 2 BED @ 57m²
- UNIT 4 - 1 BED @ 50m²
- UNIT 5 - 1 BED @ 50m²
- UNIT 6 - 2 BED @ 57m²
- UNIT 7 - 1 BED @ 53m²
- UNIT 8 - 1 BED @ 54m²

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SUBJECT TO PLANNING

Rev. | Date | Details

Project:

Manor Court

High Street

Harmonsworth

Content:

PRE-APPLICATION

Proposed Site Plan

North:

Drawn By:

TH

Scale:

1:500 @ A3

Notes:

Figured dimensions to be used in preference to text.
The Contractor is to check all site dimensions and set-out prior to work.
The Architect's instructions in respect of any discrepancy revealed before work is put in hand.
Description or illustration of proprietary systems or products is not to be taken as
Source in respect of patents or copyright material or any other law.
All rights in drawing and design are reserved to the Architect.
Copyright, not to be reproduced without the Architect's permission.
Subject to survey.

The Old School House Bridge Road Hunton Bridge
Kings Langley Hertfordshire WD4 8RQ
T 01923 267488
wakelin-admin@wakelin.co.uk
www.wakelin.co.uk



Wakelin Associates
Architects

MC/15/SK20A