

Heritage Statement



Manor Court, High Street, Harmondsworth

On Behalf of Heathrow 1 Ltd

July 2017

Project Ref: 1775

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INTRODUCTION

1. This Heritage Statement has been written by Heritage Collective on behalf of Heathrow 1 Ltd, owner of Manor Court in Harmondsworth.
2. Harmondsworth is situated close to the M4/M25 interchange: it is south of the M4 and east of the M25. Historically, the village was a parish in the hundred of Elthorne, in the county of Middlesex; it is now in the London Borough of Hillingdon (LBH herein).
3. The application site 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 site, a former farm, comprises four buildings, one of which, Manor Lodge (formerly known as Manor Farm), is a grade II listed building and is in temporary use as a house of multiple occupation (LPA ref: 25525/APP/2016/1091).
4. Within the former farmyard but outside of the application site is the grade I listed Great Barn. The application site is also within the setting of the grade II* listed Church of St Mary.
5. In accordance with the requirements of Paragraph 128 of the National Planning Policy Framework (2012) this statement describes the significance of the listed building as a designated heritage asset.

The Proposals and Relevant Background

6. Full details of the proposed development can be found within the Design and Access Statement and drawn submission of the application. In brief, proposals entail the residential redevelopment of the site and existing buildings. Specifically, proposals include:
 - The alteration and conversion of the grade II listed Manor Lodge (Building 1) into two separate 4 bed residential dwellings;
 - The conversion of the Stables (Building 2) into a series of residential units in the form of six flats (four 1 bed and two 2 bed) and two 2 bed cottages;
 - The conversion of the Office Barn (Building 3) into a series of residential units (one studio flat, one 1 bed flat, two 2 bed houses and one 3 bed house); and
 - Retention of the Granary and its conversion to a garden store.
7. Landscaping works to the Manor Court site are also proposed and include the provision of adequate parking for the proposed residential dwellings, upgrades to boundary treatments, reinstatement of the lost yard pond adjacent to Manor Lodge

and provision of high quality permeable paving and resin bonded gravel.

8. As part of the design development stage pre-application discussions were undertaken with both LBH and Historic England and English Heritage (as custodians of the Great Barn). The design of the scheme has evolved in an iterative process to respond of comments received throughout the pre-application process.

Purpose of the Statement

9. The purpose of this document is to assist with the determination of the applications by informing the decision takers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
10. Specifically, this report assesses the capability of the listed buildings to absorb change to its setting without causing harm to significance and the effects of the proposed development on the significance of the listed buildings and conservation area.
11. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2012 and local planning policy.
12. The heritage assets affected have been observed and assessed by the author following numerous site visits during 2015 and 2016 typically in good weather.



Plate 1: Manor Lodge



Figure 1: Harmondsworth Conservation Area boundary plan with site location circled

RELEVANT LEGISLATIVE AND POLICY CONTEXT

Legislation

13. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings.
14. Section 72 places a similar duty on the decision maker in regards to the desirability of preserving or enhancing the character and appearance of a conservation area.

The National Planning Policy Framework 2012 (the NPPF)

15. The NPPF constitutes the Government's current national 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 development plan unless material considerations indicate otherwise.

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

17. 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."

18. Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

19. Paragraph 129 requires LPAs to identify and assess "the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.

20. Paragraph 131 requires local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.
21. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
22. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

23. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
24. Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases of substantial harm or total loss of significance, applications should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 134 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.
25. Paragraph 137 notes that proposals which preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of that asset should be treated favourably.

Local Planning Policy Context

26. 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).
27. 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). Relevant policies include:

- *Core Policy HE1 Heritage* notes that the council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape and will encourage the reuse and modification of heritage assets.
- *Saved Policy BE4* requires new development within conservation areas to preserve or enhance the area and avoid the demolition of features which positively contribute to the area's interest.
- *Saved Policy BE8* notes that applications to alter listed buildings will normally only be permitted if there is no damage caused to historic structures; additions should be in keeping and extensions should harmonise with their surroundings.
- *Saved Policy BE10* notes that consent will not be granted for schemes which are considered detrimental to the setting of a listed building.
- *Saved Policy BE12* suggests that listed buildings should ideally remain within their historic use or an appropriate use to secure renovation and ongoing preservation.
- *Saved Policy BE13* requires that new development should harmonise with the existing street scene.
- *Saved Policy BE15* notes that proposals for alteration or extension of existing buildings should harmonise with the scale, form, architectural composition and proportions of the original building.
- 28. The London Plan 2011 (incorporating minor amendments to the London Plan in 2015) is the spatial development strategy for greater London and as such a piece of relevant planning policy.
- 29. *London Plan Policy 7.4* discusses local character of buildings, streets and open spaces and notes that development should have regard to the pattern and grain of development, allow positively contributing buildings to influence future character and is informed by the historic environment.
- 30. *London Plan Policy 7.8* indicates that development should be sympathetic to the form, scale, materials and architectural details of heritage assets, and should, where appropriate conserve, restore and re-use heritage assets. The policy requires historic environments such as conservation areas to be preserved and enhanced and development affecting heritage assets and their settings to conserve their significance in a sympathetic manner.
- 31. *London Plan Policy 7.9* requires the significance of a heritage asset to be assessed when development is proposed and

DESCRIPTION OF THE SITE

schemes designed so that the heritage significance is recognized, and where possible repaired, restored and put to a suitable and viable use that is consistent with their conservation.

National and Local Planning Guidance

National Planning Practice Guidance (PPG) 2012

32. The National Planning Practice Guidance (2014), *Conserving and Enhancing the Historic Environment*, updated 10/04/2014, provides advice on enhancing and conserving the historic environment in accordance with the NPPF (2012).

33. In relation to harm the guidance states:

"Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

34. Paragraph 020 of the guidance notes that public benefits can be heritage based and can include:

"Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

Reducing or removing risks to a heritage asset;

Securing the optimum viable use of a heritage asset in support of its long term conservation."

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015)

35. This document, published by Historic England (previously known as English Heritage) in April 2015, replaces the earlier 2011 setting guidance. The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.

36. The guidance document notes, in paragraphs 9 and 10, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all

settings have the same capacity to accommodate change without causing harm to the significance of the asset.

37. As per earlier Historic England guidance, the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm; and

Step 5: make and document the decision and monitor outcomes.

38. Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken in to consideration.

39. Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

40. Paragraph 28 notes that options for reducing the harm arising from development may include the relocation of elements of a development or changes to its design. It notes that good design may reduce or remove the harm.

41. 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 application separated into three separate units. This section of the report provides a description of the three separate sites.

Manor Lodge (Building 1)

42. Manor Lodge is a grade II listed building. 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- 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.

43. The building dates from the mid 19th century and is currently in temporary use as a house of multiple occupation 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.

44. 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



Plate 2: Manor Court

brick archway and side openings. Within the porch is a 19th century four panel partially glazed door with semi-circular decorative fanlight above.

45. The north elevation of Manor Lodge 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).
46. Surrounding the building there are various 19th and 20th century extensions and additions, most in yellow brick to match the main villa.

The Stables (Building 2)

47. 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 building 27256/E/87/2123 and 27256/R/89/0246).
48. 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) 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 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.

The Granary

49. 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 building (LPA ref: 27256/E/87/2123).
50. 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.



Plate 3: The Stables



Plate 4: The Stables



Plate 5: The Granary



Plate 6: The Granary

HISTORIC DEVELOPMENT OF THE SITE

The Office Barn (Building 3)

51. 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 1989 (LPA ref: 27256/P/88/2855) and the Office Barn was constructed in the 1980s/1990s. The structure is not listed or curtilage listed.
52. 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.

Boundary Walls

53. The yellow brick boundary walls surrounding the site are not separately listed, however, would be considered curtilage listed features associated with the grade II* Church of St Mary and broadly date from the 19th century with later alterations and repairs.



Plate 7: The Office Barn



Plate 8: The Office Barn



Plate 9: Manor Court's boundary walls

54. 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).
55. 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.
56. 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.
57. 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.
58. Prior to the construction of the current Manor Lodge 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".*¹
59. While it is certain that the manor was sold in 1774² 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 (**Figure 7**). Research suggests that this manor house was then demolished at some point in the early 19th century.
60. 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 Lodge) was constructed.
61. Manor Lodge 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 **Figures 11, 12 and 14** for photographs of Manor Lodge from the 1960s and 1970s.
62. The barn, farm and other buildings continued in agricultural use until the 1970s with the last farmer being W.G Potter.



Figure 2: Extract from the 1819 Enclosure Map

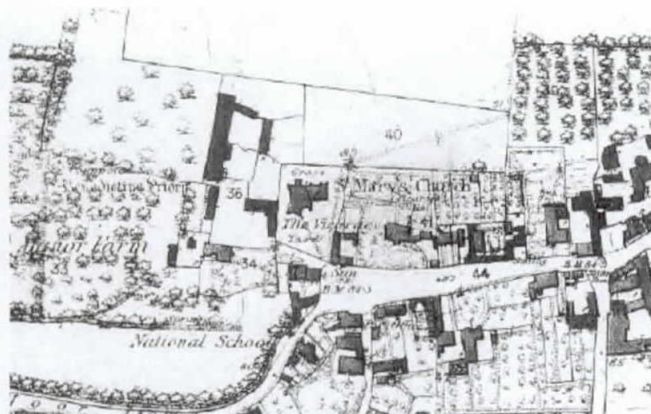


Figure 3: Extract from the 1867 OS map

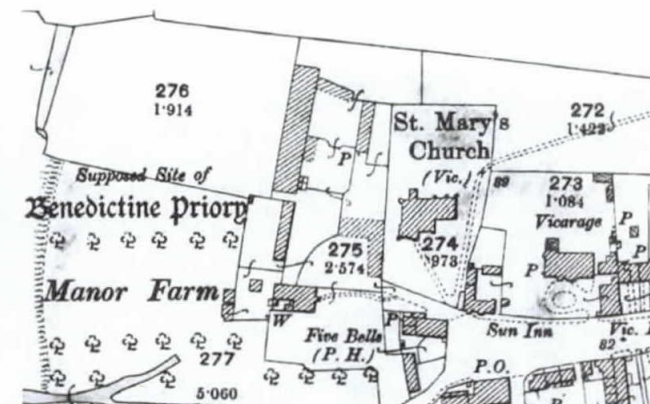


Figure 4: Extract from the 1894-6 OS Map

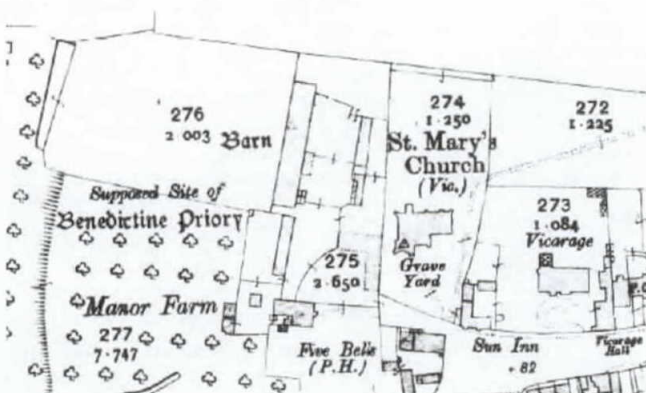


Figure 5: Extract from the 1912-5 OS Map

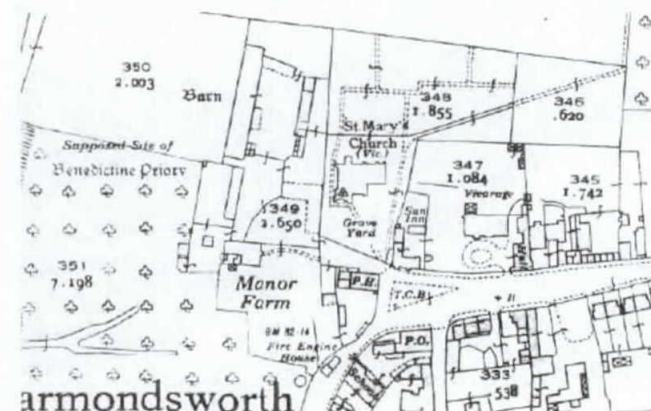


Figure 6: Extract from the 1935 OS Map

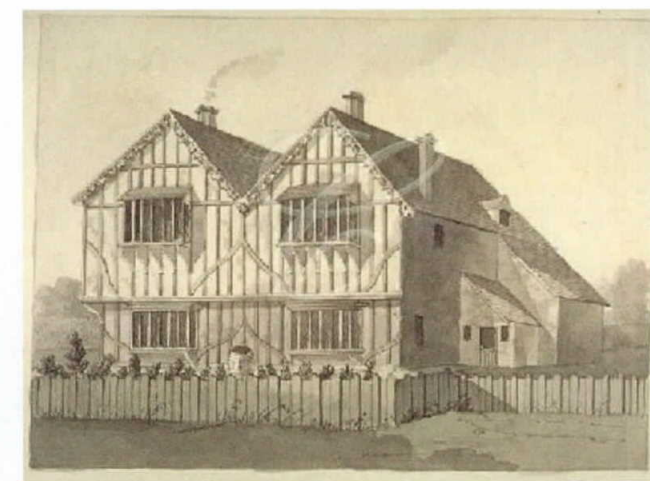


Figure 7: 'View of Manor House at Harmondsworth in Middlesex' by anon., 1794 (record no. 33738 LMA)



Figure 8: 'View of the Tithe Barn at Harmondsworth in Middlesex' by anon., 1792 (record no.33739 LMA)



Figure 9: 'View of St Mary of Harmondsworth in Middlesex' by anon., published by Samuel Woodburn in 1796 (record no.33740 LMA)

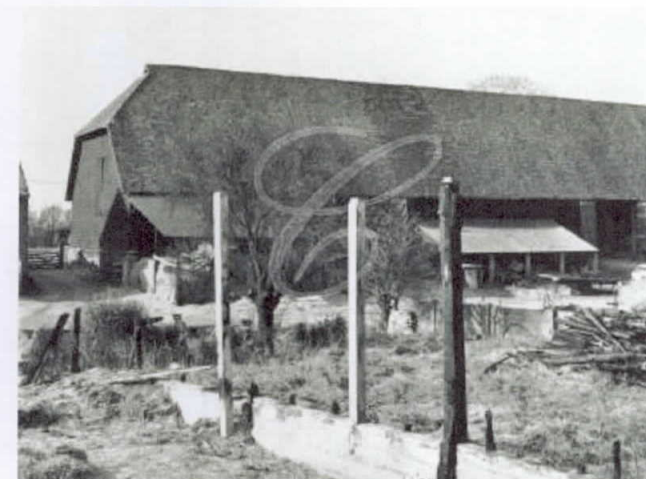


Figure 10: 'High Street Harmondsworth, Hillingdon: tithe barn', 1965 (record no.153117 LMA)



Figure 11: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1966 (record no.153696 LMA)



Figure 12: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153227 LMA)



Figure 13: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153203)

63. Following the cease of agricultural use Manor Court, including the listed building and other structures were altered and extended in the 1980s. **Figures 10-15** contain photographs from the 1960s and 1970s which record the barn, stable block, farmyard and Manor Lodge before these alterations were undertaken.

64. The planning history of the site during the 20th and 21st centuries is extensive and the main changes to the site are summarised below.

- 79/1256 (received July 1978) Mixed development on 0.5hectares (outline) – Approved
- 86/0772 (received April 1986) Office development, 486sq.m (including change of use, parking and replacement of the roof of Manor Court) – Approved
- 87/2123 and 87/2124 (received October 1987) Planning Permission and Listed Building Consent for refurbishment of existing stable building to provide offices, storage space and parking – Approved
- 88/1488 (received July 1988) Removal of lean-to additions to barn – Approved
- 88/2854 and 88/2855 (received December 1988) 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 February 1989) Rebuilding of part of front wall of stable block where brickwork is in an unstable condition – Approved
- 89/1618 and 89/1619 (received July 1989) 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 December 1996) Planning permission and listed building consent for erection of a single storey rear extension to provide additional toilet and office accommodation, internal and external alterations (involving partial demolition of existing building) – Approved
- 2007/2127 and 2007/2129 (received June 2007) 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

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



Figure 14: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153228 LMA)



Figure 15: 'High Street Harmondsworth, Hillingdon: Manor Farm', 1974 (record no.153229)

ASSESSMENT OF HERITAGE SIGNIFICANCE

66. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 128, NPPF 2012) is therefore fundamental to understanding the scope for and acceptability of change.
67. A description of the affected heritage assets and their heritage significance is presented below. The descriptions are proportionate to the assets' significance and is sufficient to understand the nature of any impact the proposals may have upon that significance.

Manor Lodge, Harmondsworth*Architectural Interest*

68. 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. 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.
69. 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. 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.

70. Overall the building is of some architectural interest due to its external form, quality and character.

Historic Interest

71. 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 known historic associations with people or events which would contribute to its historic interest. Similarly there is no known architect for the building.

Archaeological Interest

72. Due to the late date and altered character of Manor Court the significance of the listed building is not derived from any archaeological interest.

Artistic Interest

73. 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.

Setting

74. 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.
75. However, importantly the setting of the building retains its general farmyard configuration and character which has been



Plate 10: Front elevation of Manor Court



Plate 11: Side/rear elevation of Manor Court



Plate 12: Front door to Manor Court



Plate 13: Main stair hall



Plate 14: Typical room with blocked chimney



Plate 15: Typical room with blocked chimney

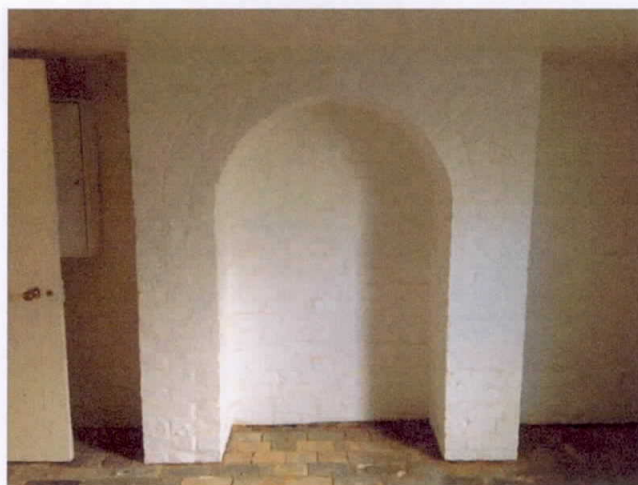


Plate 16: Typical view within the basement

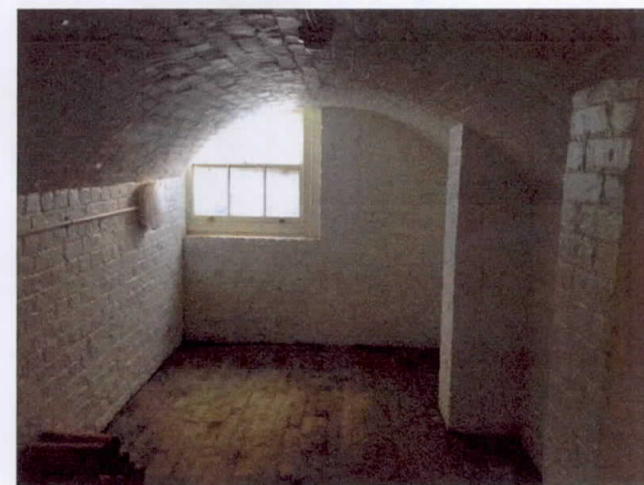


Plate 17: Typical view within the basement

present since around the mid 19th century, as shown on historic mapping (**Figures 2-6**). 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.

76. 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.
77. Overall, though altered the setting of Manor Court makes a positive contribution to its significance.

Harmondsworth Village Conservation Area

78. 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. Within the conservation area there were high levels of medieval occupation, especially around Manor Court (formerly Manor Farm) and the Harmondsworth barn.
79. 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.

80. 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.
81. 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.
82. 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.
83. 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. 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.



Plate 20: Front (south) elevation of 23 Lansdowne Road



Plate 18: Garden area to the front of Manor Court



Plate 19: View of the Church of St Mary from Manor Court



Plate 21: View within the Harmondsworth Village Conservation Area

Surrounding Listed Buildings

84. 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;
- 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.

85. 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).

86. These buildings were viewed and assessed from the public domain (footpath or road) or from within the site where possible.

Significance and Setting of the Great Barn

87. The Great Barn is a grade I listed structure, first designated on 1 March 1950. The List Description for this building (UID: 202847) is extensive and can be found at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1194332>.

88. The significance of the barn defined clearly within the List Description as deriving from:

- *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.

89. In terms of setting it is those elements of the setting of the Great Barn referred to in the last bullet point, and indeed the configuration and form of the farmyard setting (though altered and including modern development) which makes a strong positive contribution to the significance of the grade I listed building.

Significance and Setting of the Church of St Mary

90. The grade II* listed Church of St Mary (UID: 1080201) was first designated on the 1 March 1950 and the List Description for the building can be found at: <https://www.historicengland.org.uk/listing/the-list/list-entry/1080201>.

91. The building is of clear and substantial significance as an architecturally important 12th and 13th century gothic structure containing a high degree of historic fabric and as a typical example of a medieval English parish church. There are no particular historical associations relating to the church, but



Plate 22: The Great Barn (grade I)



Plate 23: The Church of St Mary (grade II*)

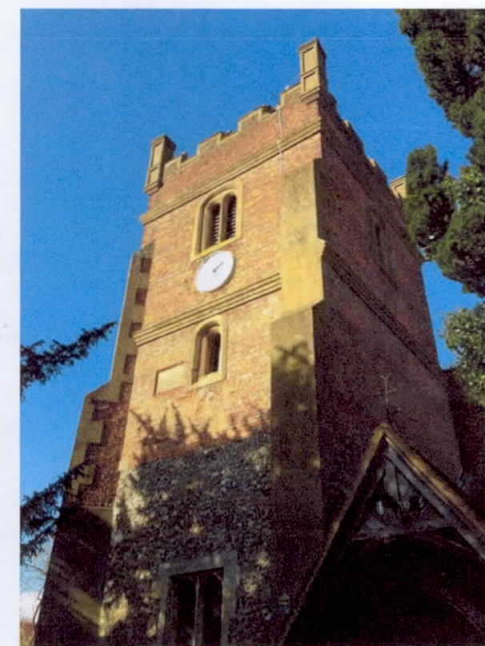


Plate 24: The Church of St Mary (grade II*)

it is of illustrative importance as an indicator of the development of the settlement and as the oldest standing building in the locality. The building is also of archaeological interest due to early date and multiphase alterations and artistic interest as an outstanding gothic building containing fixtures and fittings such as numerous funerary monuments and font of c.1200

92. 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 group value within a village setting and due to the presence surrounding assets including the adjacent grade I listed 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), the church yard which contains brick chest tombs and headstones and numerous other listed buildings.

Significance and Setting of the Five Bells Public House and Sun House

93. The grade II listed Five Bells Public House (UID: 202849) was first designated on the 6 September 1974 and the List Description for the building reads:

5018 HIGH STREET (West End) HARMONDSWORTH The Five Bells Inn TQ 0577 NE 34/238 II GV 2. Probably C17 with late C18 left extension stretching back, of brownish brick with brick dentil cornice. Main front part has mid C19 stuccoed parapet front of 2 storeys, 2 windows. Steeply pitched roof with hipped end to road and compound stack of old brick. All roofs tiled. Mid C19 sash windows with vertical bars. Central double door in modified entablature surround. Right return shows 2 mid -C19 canted oriels on 1st floor. Some chamfered beams inside.

94. The grade II listed Sun House (UID: 202845) was first designated on the 6 September 1974 and the List Description for the building reads:

5018 HIGH STREET (North Side) HARMONDSWORTH The Sun House TQ 0577 NE 34/234 II GV 2. C16 timber framed house with brick facade now colourwashed. 2 storeys 4 windows C19 casements on 1st floor, sashes on ground floor. 2 C19 ground floor bays with continuous tiled hood above. Old tiled roof With sprocketed eaves.

95. The significance of the these buildings is derived from a combination of their historic background (a 17th century core with later extensions and alterations and a 16th century timber framed building), architectural style which illustrates the prevalent fashions the periods of construction, vernacular materials and construction technology of the area and its specific functions reflected in their built forms (in this case as a public house and dwelling). As multiphase buildings the structures also have some archaeological interest and the Five Bells, as a public house, possesses a degree of communal value.

96. The setting of the Five Bells Public House and Sun House is very much appreciated as part of an intact medieval and post medieval village setting. The buildings form part of a group along with the Tower House and The Vicarage which is acknowledged in the List Descriptions. However, the church is also appreciated within the context of the buildings and contributes to the overall experience of the assets. The application site cannot be readily appreciated from the immediate context of the buildings and documentary research has shown no particular historic or associative link between the application site and the two listed buildings.



Plate 25: The Five Bells Public House (grade II)



Plate 26: The Sun House (grade II)



Plate 27: The Five Bells and Sun House in context

IMPACT ASSESSMENT AND POLICY COMPLIANCE

Ability of The Site to Absorb Change

97. Due to the form, quality, materiality and surviving historic fabric the external envelope of Manor Lodge holds little capacity for change. However, there are a number of late extensions, primarily dating to the 1980s which, while not 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.
98. Internally, Manor Lodge 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.
99. 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.
100. The Stables, containing some elements of 19th century stables makes a slight contribution to the significance of the surrounding grade II listed Manor Lodge 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 internally and 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.
101. 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 Lodge and grade I Great Barn does not contribute to their significance.
102. 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.

103. This section appraises the impacts of the proposed development on the heritage sensitivities identified within the report. It seeks to support the Local Planning Authority in their decision making process.

Impact Assessment*Conversion of Manor Lodge (Building 1)*

104. Manor Court (Building 1) is currently in use as temporary housing for the council but had previously been empty for a number of years. It is proposed to return the building to a permanent residential use in the form of two single family dwellings.
105. While the building was originally designed as a single family dwelling, due to later extensions to accommodate a recent use as a care home the building is now considered to be too large to be a viable single unit. The conversion of the building back to residential use is an appropriate use for the building which will lead to investment in the structure and its surroundings. This investment will see for the grade II listed building's long term conservation and maintenance. The residential use of the structure is also likely to bring about a far less intensive use of the structure than the existing temporary housing use and is therefore likely to result in lower levels of wear and tear to historic fabric.
106. Although subdividing the building will result in some level of change to the fabric and layout of the listed building the scheme is sensitive to the special interest of the building and due to the existing plan form of the building and the number of staircases present the subdivision can be achieved without the need for high levels of alteration to fabric or plan form.
107. The subdivision would result in the front (easternmost) part of the building being one residential unit, Unit 1, and the rear (westernmost) part of the building, containing the original tower and 20th century extensions, being the second, Unit 2. 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 so to avoid loss of historic fabric.
108. The subdivision would be respectful to the original character of the building. Detailing related to the effect of the subdivision, specifically to existing horizontal routes through the building from the front to the rear unit, has been carefully considered with regard paid to the character of the building and its features of primary interest.

109. As part of the works the building will be sensitively refurbished with all original doors, joinery, windows, plasterwork and chimney breasts retained and made good as required. Where modern features exist these will be replaced to match the original thus reinstating the building's character.
110. One of the key benefits of the scheme is that the existing modern en-suites (installed as part of the previous care home use) which have had a considerable effect on room proportion can be removed; this would represent a considerable enhancement to the building's significance.
111. Unit 1 incorporates the historic basement and this part of the building, containing a high degree of historic fabric, will be carefully preserved with existing historic floor finishes and doors retained and refurbished.
112. Within Unit 2 a new staircase will be provided to serve the ground to first floor (and existing staircase will serve the first and second floors). This staircase is located within modern extensions to the historic building and as such no historic fabric will be affected by its insertion. In aesthetic terms the proposed stair will be detailed to match the original staircase within Unit 1.
113. A modest two storey replacement extension to Unit 2 is also proposed. This will replace the existing single storey extension and is attached predominantly to late 20th century extensions of the building and as such will not affect any historic fabric. Though increasing the scale of the rear modern extensions the proposed extension provides an opportunity to rationalise the existing extensions which currently visually contrast with the historic core of the building. Materials and detailing have been carefully considered to ensure that, alongside the scale and form, the proposed extension remains subservient to the listed building and will have no effect on its significance.
114. Though resulting in a change to the grade II listed Manor Court the proposed conversion of the building will not result in any harm to the asset's significance. Though subdividing into two units the benefits of the scheme are demonstrably capable of outweighing any small level of harm this would incur. 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, general refurbishment and reinstatement of appropriate features and the rationalisation of existing extensions.
115. As a whole the changes to the fabric of the grade II listed Manor Court are relatively minor and would not be capable of affecting the significance of the nearby listed structures (including the grade I listed Great Barn, grade II* Church of St Mary and grade II listed Five Bells Public House and Sun House) or the Harmondsworth Village Conservation Area.

Conversion of The Stables' (Building 2)

116. As previously identified the Stables' (Building 2) primary interest lies in the external appearance and surviving historic fabric of the northern lower range. Internally, the building is devoid of historic fabric and is capable of sustaining high levels of change. The building is identified as making 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.
117. Proposals entail the conversion of the building into eight residential units in the form of four 1 bed flats, two 2 bed flats and two 2 bed houses. Internal alterations to subdivide the building will affect neither the limited heritage value of the building itself or the contribution it makes to the conservation area and surrounding listed buildings. External alterations proposed are limited to the addition of new windows and doors. These features have been carefully designed to match the existing building's windows and doors and the proposals as a whole ensure that the character and heritage value of the building's envelope is retained.
118. As a result of the in keeping and appropriate external alterations the proposal would not affect the contribution the building currently makes to the significance of surrounding listed buildings and the Harmondsworth Village Conservation Area. The significance of these assets would be preserved by the proposals to convert the Stables.

Conversion of The Office Barn (Building 3)

119. Dating to the 1980s the Office Barn (Building 3) is of no heritage interest and makes a neutral contribution to the significance of surrounding heritage assets including the grade I listed Great Barn and the Harmondsworth Village Conservation Area.
120. Proposals entail the conversion of the building to form five residential units comprising one studio flat, one 1 bedroom flat, two 2 bedroom houses and one 3 bedroom house. Given the modern nature of the building it holds considerable capacity for internal alteration and the internal subdivisions required for the conversion will have no effect on heritage significance.
121. External alterations to the structure are limited and involve the addition of a small number of windows and doors and, to elevation 3, the replacement of existing windows with sliding doors providing external access to the units. These changes are necessary to facilitate the building's conversion and do not affect the overall external character or architectural merit of the building as a late 20th century structure.
122. As a result of the limited and appropriate external alterations the proposal would not affect in any way or detract from the

significance of nearby listed buildings and the Harmondsworth Village Conservation Area. The significance of these assets would be preserved by the proposals to convert the Office Barn.

Landscaping Works

123. A key part of the proposals are the landscaping works to the site. Broadly this involves the reconfiguration of parking arrangements, provision of new hardstanding and the reinstatement of a pond. New hardstanding is proposed in the form of a gravel bonded surface, permeable paving and Grasscrete.
124. Parking reconfiguration seeks to remove parking from the central yard area, i.e. around the granary and grade I listed barn and to reinstate more organised parking arrangements away from the listed buildings along with suitable hard surfaces. The revised parking arrangements alongside the introduction of more appropriate ground surfaces will be a considerable benefit and better reveal the significance of the listed buildings by providing a more traditional and historically accurate character within the yard.
125. The 1819 Enclosure Map demonstrates that two ponds were present within the farm yard at this time however, both appear to have been lost by the mid to late 19th century. Proposals entail the reinstatement of the southern most pond (just south of Manor Lodge). The provision of a pond in this location will reinstate a lost element of the historic landscaping of the farmyard and will result in an enhanced appreciation of the significance of the Great Barn (grade I) and Manor Lodge (grade II) and better reveal the historic surroundings of these structures.
126. Overall, the landscaping works proposed are found to result in a considerable benefit to Manor Lodge (grade II) and the Great Barn (grade I). The proposals will also result in a modest benefit to the significance of the Church of St Mary (grade II*) and the Harmondsworth Village Conservation Area. The significance of the grade II listed Five Bells Public House and Sun House will be preserved as a result of the proposed landscaping works.

Policy Compliance

127. This Heritage Statement has satisfied the requirements of paragraph 128 of the NPPF insofar as it provides a proportionate assessment of the significance of heritage assets affected by proposals. It goes on to present an assessment of the impact of proposals on that significance.
128. The proposed scheme of works is based on a thorough understanding of the character, historic development and significance of the identified heritage assets.

129. As identified above the significance of all heritage assets will either be conserved or enhanced as a result of the proposed redevelopment which secures the viable re-use of a sensitive site in a way that is sympathetic to its heritage values.
130. As such, it is the findings of this assessment that the proposed residential redevelopment of Manor Court will fall outside of the remit of paragraphs 133 and 134 of the NPF insofar as the scheme will not result in any harm to, or loss of significance of the identified designated heritage assets. Rather, by virtue of landscaping enhancements within the site, the significance of a number of assets (Manor Court, Great Barn, Church of St Mary and the Harmondsworth Village Conservation Area) will be enhanced insofar as their significance will be better revealed as a result of the reintroduction of an appropriate farmyard landscape character to Manor Court.
131. With respect to relevant local planning policy the redevelopment of the site is in accordance with and compliant with Core Policy HE1, saved policies of the Unitary Development Plan, including, BE4 BE8, BE10, BE12, BE13 and BE15 and related policies of the London Plan.

SUMMARY AND CONCLUSIONS

132. Manor Court, the application site, is a former farmyard located in the north-west part of Harmondsworth and comprises four buildings including Manor Lodge, a grade II listed building. The site is located within the Harmondsworth Village Conservation Area and within the setting of a number of listed buildings, namely: the Great Barn (grade I), Church of St Mary's (grade II*), the Five Bells Public House (grade II) and the Sun House (both grade II).
133. The application site is currently underused and proposals entail the residential conversion of the existing buildings, including the grade II listed Manor Lodge, and provision of appropriate landscaping.
134. This report presents an assessment of the significance of the identified heritage assets and is followed by an appraisal of the effects of the proposals upon that significance with consideration given to local and national policy and guidance.
135. The preceding section confirms that the significance of all heritage assets will either be conserved or enhanced as a result of the proposed redevelopment which secure the viable re-use of the sensitive site in a way that is sympathetic to its heritage values and the heritage values of surrounding assets.
136. Enhancements to the significance of a number of assets (Manor Court, Great Barn, Church of St Mary and the Harmondsworth Village Conservation Area) are secured by virtue of landscaping proposals which reinstate an appropriate farmyard landscape character to Manor Court and will better reveal the significance of these heritage assets.
137. In summary, this report establishes that the proposed residential redevelopment of Manor Court is in accordance with the requirements of the 1990 Act, NPPF, local planning policies and relevant national and local planning guidance.

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End Notes

- 1 James Thorne, *Handbook to the Environs of London, Alphabetically Arranged, Part I* (London: John Murray, 1876), pp. 319-320.
- 2 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."