

Old Clack Farm
Tile Kiln Lane
Harefield
UB9 6LU

Proposed Extensions to a Listed Building

Design & Access Statement

March 2015

**Note: Scheme identical to planning ref: 42413/APP/2015/987
And Listed Building reference:42413/APP/2015/988**



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1.0 INTRODUCTION

- 1.01 **Background.** Old Clack Farm is a Grade II Listed property set in rural location. Within the curtilage of the site there is a Grade II listed house and barn. The Barn is currently used as a garage, utility room and dormitory.

The existing property serves as a home for a family who have lived in and enjoyed the house for a long time, however over the years the family has grown to nine children, resulting in a shortage of bedrooms. Due to their fondness of the house, they do not wish to move, but would like to add sympathetic extensions to provide additional bedrooms, whilst maintaining the ad hoc aesthetic of the existing listed building and barn.

- 1.02 **Client Brief.** The owners of the property have appointed Danks Badnell to prepare an application to extend the existing house, whilst also utilising more of the neighbouring barn for residential accommodation. The existing house's style and character is the reason why our clients wish to remain in Old Clack Farm, therefore it is very important to them that the character of the Listed Buildings is not affected.

- 1.03 **The Proposals.** This statement has been prepared in support of applications for Planning and Listed Building Consent for a two storey extension, and single storey extensions to the existing house, a glazed link to connect the house and barn, as well as internal alterations to provide a bedroom suite and bathroom.

2.0 SITE

- 2.01 **Location.** The application site is Old Clack Farm, Tile Kiln Lane, Harefield, UB9 6LU. The site and its surroundings are illustrated on the Site Location Plan 13/36/00.

- 2.02 **Ownership.** The freehold ownership of the site is held by the Applicant.

- 2.03 **Existing Site and Building.** The property is a detached dwelling, with a large detached barn next to the house. Both have their own Grade II listings, references, house - 1080131, barn - 1181616.

The existing dwelling and barn are illustrated on drawing 13/36/01, existing plans, and 13/36/02 existing elevations, 13/36/03 existing barn. The house is organised over three floors including a small bedroom in the roof on the second floor. It is understood that the house has been extended over years, with an extension in the 1930's to the north. The two storey barn has a variety of uses including a utility room and garages to the ground floor, and a large bedroom to the first floor. There have been no extensions post 1948.

The house dates from around the 16th century, it is a timber framed building with painted infill panels, with interspersed sections of dark stained weatherboarding. The barn is clad in weatherboarding, with a prominent brick base.

The topography across the site is relatively flat. To the front of the site is a gravel driveway, stables and small paddock, this leads towards a courtyard garden, the barn and house. This area is relatively secluded due it being bounded by fields, and accessed down a lane only serving a number of houses. The gardens are mature, and feature numerous shrubs and trees. The site measures approximately 4077sqm.

- 2.04 **Access.** General access to the site is through a pair of gates from Tile Kiln Lane, into a gravel driveway.

- 2.05 **Parking.** The driveway to the front of the property provides space for parking several cars.

3.0 TOWN PLANNING CONSIDERATIONS

3.01 **Special Designations.** The house and barn on the site are listed, the site lies within the metropolitan greenbelt, however it does not sit within the flood plain, or a conservation area.

3.02 **Key Planning Policies.** The special designations noted above necessitate particularly careful consideration of the following key policies:

3.02.1 BE8 – Alterations and Extensions to Listed Buildings

3.02.2 EM2 – Greenbelt, Metropolitan Open Land and Green Chains

3.03 **Online Planning History.** A brief search of the online planning records reveal various applications with the most recent application dated 1990. A list is included below; please note no documentation was available.

Ref: 42413/B/90/0432	Erection of a detached garage, stable block and retention of pool house	app. '90
Ref: 41587/A/89/0424 41587/B/89/0571 (LBC)	Repositioning & conversion of existing detached barn, to form A 3 bedroom dwelling house & erection of 2 detached double garages	with/d '89
Ref:42413/88/1982 (LBC)	Erection of a new roof.	no further action '88
Ref: 41587/88/0535	Erection of detached dwellinghouse with integral garage	with/d '86

4.0 CONTEXT & EVALUATION

4.01 **Physical Context.** Tile Kiln Lane lies between South Harefield and West Ruislip, within the Metropolitan Greenbelt, in a rural location surrounded by fields. The landscape is made up of sparse collections of houses and farms forming part of the landscape between the two towns. The front of the property is set back quite far from the lane, through the courtyard garden, resulting in it being sheltered from public view.

4.02 **Social Context.** Due to the rural location and the siting of the house and barn, and as the proposed alterations are to the rear of the property, they will not be visible to the lane, and so will have no impact upon the public.

4.03 **Economic Impact.** The proposals will have no impact upon the economy of the area.

4.04 Professional Consultations.

4.04.02 Hillingdon Borough Council– Pre-application advice was sought for the proposed additions to Old Clack Farm in the form of a meeting, as well as comments from both the conservation officer and planning officer, Sarah Harper and Katherine Mills, following various scheme revisions.

Through discussions a reduced scheme has been achieved following the comments detailed below;

1. There were no objections to the proposed glazed link between the main house and barn.
2. The proposed internal alterations to the Barn were considered to be acceptable on the ground floor.
3. The kitchen extension was also considered to be acceptable in principle and that this was the most appropriate portion of the building in which to locate a significant extension. However the scale of the initial proposal needed to be reduced, and to step down from two storey to single storey at the end.
4. An extension beyond the end of the dining room was also considered acceptable, subject to the scale of the building
5. It was agreed all new work would be of a traditional character, to match the existing house, except the glazed link.

5.0 DESIGN PROPOSALS

5.01 **Design & Layout.** The proposed extensions to the house and barn are illustrated on drawing 13/36/36B and 13/36/37B submitted as part of this application.

The proposals include:

- a. A two storey and single storey extension to the rear, providing an open plan kitchen and breakfast room, with a utility room and staircase leading to the first floor. On the first floor, two small bedrooms and a shared bathroom are proposed.

This part of the building is a 1930's extension to the original 16th Century building, and therefore the proposed additions will not affect most historic part of the house.

The proposals involve the demolition of two single storey pantries, these are part of the 1930's extension, are of poor construction and will provide access ways into the new extension whilst retaining the central area.

The extension has been designed to be in keeping with the existing house with a two storey gable, and single storey lean-to. The ridge height has been designed to be lower than the existing building to ensure that it is subservient to the existing house, resulting in a continuation of the ad hoc appearance of the building. The materials used will be to match existing with a timber frame and rendered infill panels.

- b. A single storey lean-to extension is proposed to the east of the house, to provide a study. This will be accessed off the dining room, and has been designed to be subservient to the existing building. The materials will be to match the existing house.
- c. A glazed link to connect the existing kitchen, and barn together. This is to be of modern design and will incorporate the existing garden wall into the structure. The glazed link will contrast against the two listed buildings whilst providing a safe and dry access between the house and barn. The link was discussed with the conservation officer, who favoured the contemporary approach.

The entrance to the barn will be relocated, resulting in the closing off of the existing access and the creation of a new access from the link. This will be completed sympathetically, with the door being cut between the existing panelled walls where possible.

- d. Internal alterations to the existing barn to provide additional living accommodation on the ground floor. The existing use of the ground floor is a utility room and garage, it is proposed that the garage is reduced in size internally, the existing staircase is relocated, a new bedroom suite is formed, with an additional bathroom to serve the dormitory. No works are proposed to the bedroom above other than the relocation of the staircase.

All works will be completed to minimise the damage caused to the existing fabric of the property, and will be constructed to be in keeping with the existing house, except the glazed link.



a. Area where the proposed two storey extension is to be located



b. Area where the proposed study is to be located



c. location for proposed link



- 5.02 **Size & Scale.** The proposals have been designed to be sympathetic to the existing house, and have been located on the least sensitive parts of the listed building. They are subservient to the existing house, and will match in to ensure that the overall character and ad hoc aesthetic remain.

The existing house has a floor area of 329m²

The existing barn has a floor area of 173 m²

The proposed extensions have a total floor area of 77 m², this equates to a 23% increase on the size of the house, if the barn is included in the calculation, this equates to 15%.

- 5.03 **Public Impact.** The proposals are located to the rear and side of the property, as the house is located on the bend of Tile Kiln Lane and is bounded by fields, there are no neighbouring properties, resulting in there being no foreseeable public impact.

- 5.04 **Impact on the Greenbelt.** As the site lies within the greenbelt, we are aware that the proposals are required not to affect the character and the identity of the house, as well as affecting the openness of the Greenbelt. Due to the rural location of Old Clack Farm, and the lack of neighbouring properties, the size, scale and additional floor area created, does not affect the openness of the Greenbelt.

- 5.05 **Access.** The proposed additions to the houses and barns will have no impact upon the existing access arrangements.

- 5.06 **Security.** The proposed link will allow for safe access into the barn, increasing the safety of residents.

6.0 CONCLUSION

- 6.01 The proposed extensions to the existing house and alterations to the barn are modest and would not cause undue damage to the Listed Building. The scheme has been developed with the assistance of the conservation officer and planning officer, and we believe that the proposals are appropriate and sympathetic to the existing building, the site and the greenbelt.

7.0 APPENDIX

Dwg no. 13/36/30A	Site Location Plan
Dwg no. 13/36/31A	Site Plan as Existing
Dwg no. 13/36/32A	Floor Plans as Existing
Dwg no. 13/36/33A	House Elevations and Sections as Existing
Dwg no. 13/36/34A	Elevations and Sections as Existing
Dwg no. 13/36/35A	Proposed Site Plan
Dwg no. 13/36/36B	Proposed Plans
Dwg no. 13/36/37B	Proposed Elevations