

Heritage Statement

Planning and Listed Building Application

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Old Clack Farm,
Tile Kiln Lane,
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Contents

- 1.0 Introduction
- 2.0 Site Description
- 3.0 Assessment of Proposed Extensions
- 4.0 Conclusions

1.0 Introduction

1.1 Introduction

Following a positive pre-application advice response of 24th September reference 42413/PRC/2025/117 our planning and listed building application seeks to undertake the following:

1. Undertake proposed alterations both internally and externally to the existing barn.
2. Incorporate a new contemporary glazed link infill extension between the main house and barn.
3. Alterations both internally and externally to the existing kitchen area and associated external elements.

Both house and barn hold individual Grade II Listed status.

1.2 Site Description

Old Clack Farm is located on Tile Kiln Lane, and 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 a courtyard garden, resulting in it being sheltered from public view. The site is not within the conservation area. The site contains a number of buildings including the main two storey farmhouse, with a room in the roof, and barn that currently serves as a garage, utility and shower room, and sleeping accommodation. The site also benefits from stables, and a small outbuilding on the site which have recently received planning consent for a new garage, pickleball court and the re-instatement of the swimming pool.

2.0 History of Old Clack Farm

2.0 History of The Property:

The house and barn are believed to have been constructed in the 16th Century, however over the years additions have been made to the property, including rear extensions to the main house in the 1930's, creating what is currently the kitchen and small lean-to pantries, and the dining room which are proposing to extend off.

The records for the listings for the House and the Barn separately note the following;
The

House: A Grade II-listed C16 or earlier timber framed house of 2 storeys with square framing and plastered filling, 4 windows, the 2 right ones under a returned Gable end. High pitched tiled roof. Small paned modern casements, and modern door in old frame.

The Barn: A C16 small 3-bay barn, Old tiled roof. Weather boarded on high brick foundation. Side purlin roof with wind braces, tile purlins very high up. Lold braces to wall plate reach down almost to foundation. Later door inserted in west end. Old door in north centre bay.

3.0 Assessment of the Proposed Extension Infill and Alterations:

3.1 The Proposed Infill Link

The proposed contemporary glazed link will not only be subservient to the house and barn but whose proposed external materials palette will sit comfortably between the off-white colour of the main house and the darker feather edged boarding of the existing barn. The proposed elevational treatment will be predominantly full height glazing with sliding doors which from the rear elevation will ensure the legibility of the heritage assets, in particular the existing red brick wall spanning between the house and barn as you look through from the rear garden. The link has been designed to ensure that a slim section of roof glazing, laid to the necessary falls will connect the main roof extension to the flank elevation of the main house incorporating its historic timber work without cutting into it. We have illustrated sectional details within our drawing proposals, as well as the design and access statement along with a similar precedent utilised on another Grade II Listed building. Some of the visible exposed timbers are defective that tie into the existing single storey gable ended structure, just off from the kitchen. This timber needs to be reviewed regardless as the current abutment of the roof tiles with cement is causing the timberwork to rot.

The proposed roof height sits beneath the first-floor windows and sits lower than the current single storey gable end ridge height of the existing addition that will be demolished. The grey rubber roof colour and grey powder coated returns will provide longevity and the addition will weather well over the coming years.

The structural strategy for the glazed link will ensure that the infill extension is self supporting, i.e. it will not be relying on the masonry walls of the house and barn to provide additional support. This detail and information is provided in the structural engineer's strategy document for the proposed extension infill.

The proposed CGI images, created by Dreyfus Designs, in particular drawing PL606 ensures that you can still see straight through the glazed door within the existing brick wall through out into the rear garden beyond without the infill structure hindering the view.

3.0 Assessment of the Proposed Extension Infill and Alterations:

3.2 Proposed Alterations to The Barn

As with former consents at Old Clack Farm, we are seeking to link through to the barn creating a stepped opening from the glazed link area. Our proposals seek to bring the barn into daily use and to ensure it is sufficiently upgraded ensuring that there is less than substantial harm to the character of the barn as a whole. Our scheme proposals seek to draw out key parts of the barns character, including the re-instatement of a large 'barn door' like aperture incorporating a set of crittal doors to the rear elevation. The existing non-original window at ground floor level and existing structure is causing more than substantial harm being left as is. Our proposals seek to enhance the character of this part of the barn.

The existing aperture to the side elevation of the barn, fronting the main gravelled courtyard area will incorporating a large set of crittal windows set on a low-level dwarf wall. A new replacement set of concertina style barn doors are proposed which, when closed will be similar to the existing frontage. Again, these proposals will enhance the overall integrity of the structure as a whole.

Externally, we are proposing replacement double glazed windows of a more contemporary theme (see CGI images and precedents illustrated within the design and access statement) Again these replacements and new additions provide very minor and subtle interventions which do not affect the look and historic integrity of the listed asset.

Internally, our client wants to remove the majority of the existing mezzanine structure so that the wonderful rafters, purlins and roof structure can be visible from the ground floor level and the proposed first floor mezzanine level. Care and consideration will be given to repair and replace any defective timbers.

3.0 Assessment of the Proposed Extension Infill and Alterations:

3.3 Amendments to the Existing Kitchen

The proposed amendments to the existing kitchen seek to retain all historic timbers within the ceiling, however, will be seeking to remove the non original brickwork around what is the existing aga. The proposed alterations to the rear elevation façade, including amendments to the proposed pantry roof and removal of the lean-to structure at the end of the elevation will enhance the elevational treatment of the property as a whole. Our proposals will include double glazed timber framed leaded light replacement windows for the pantry and kitchen window.

The proposed 2 no. openings to be formed between the kitchen and glazed link/ eating area will ensure that the downstands will remain above these openings for readability and so that you are able to clearly depict transitioning between the existing historic space (the kitchen) and the new glazed link/ eating area.

4.0 Conclusions:

4.1 As noted within the positive pre-application response received, the proposed changes will seek to enhance Old Clack Farm as a whole. The proposed interventions and extensions will cause less than substantial harm. Furthermore these works will help to safeguard the integrity of the main house and the barn which is needing much rejuvenation. Linking the barn to the house and creating a glazed dining eating area between the two spaces will not only create a new hub for the home but will ensure that all the spaces are used.