



Dower House

393 High Street

Harlington

UB3 5DH

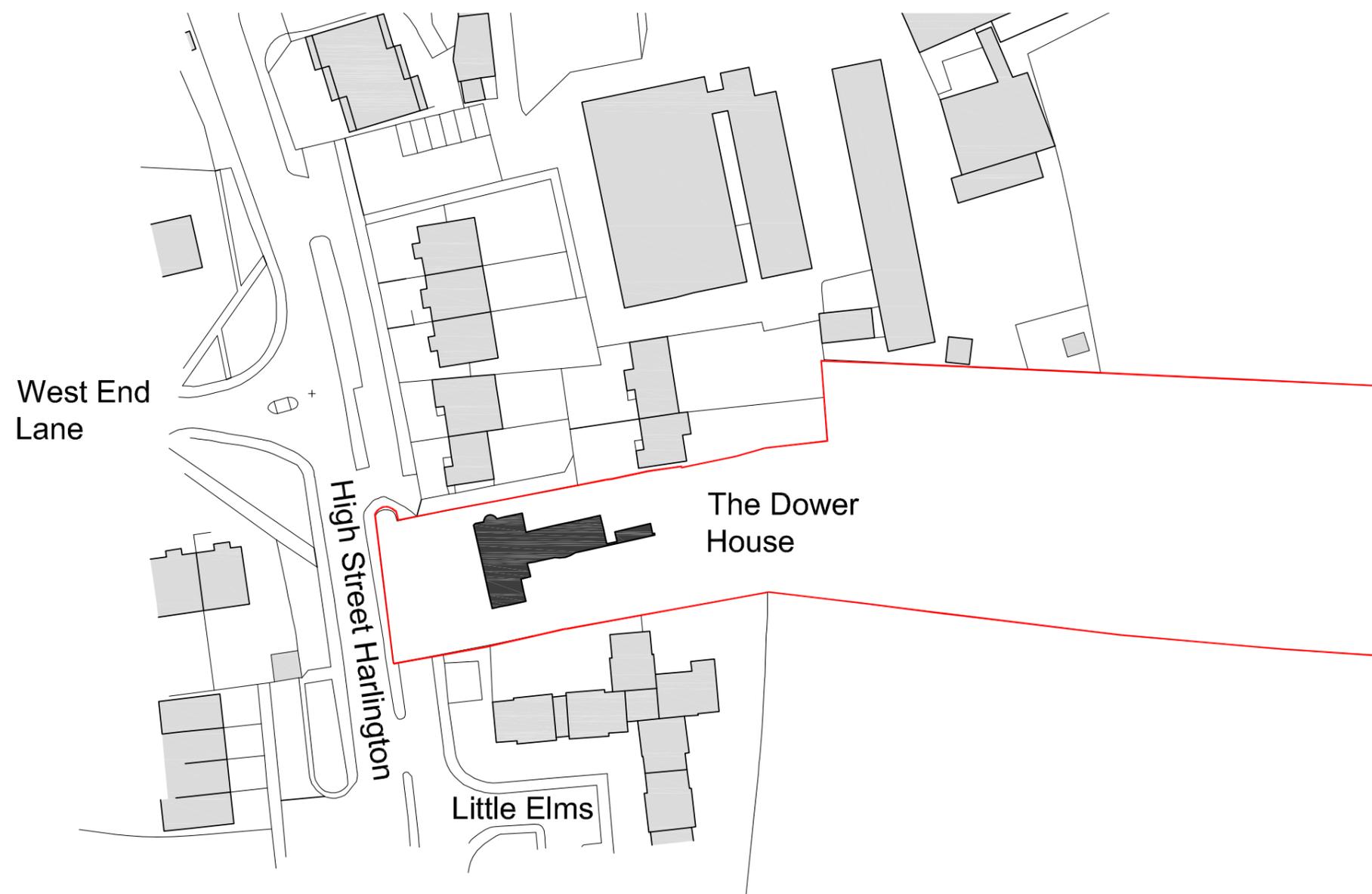
Restoration and re-development of existing fire damaged Dower House

Proposed associated enabling development

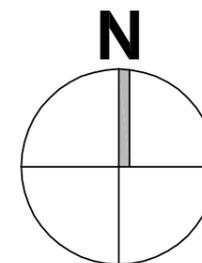
Design and Access Statement

Contents

1.0	Introduction	p.3
2.0	Site Location & Context	p.4
3.0	Site Photos	p.5
4.0	Dower House Site History	p.9
5.0	Pre-application Advice & Policy	p.10
6.0	Dower House Restoration & Viability	p.12
7.0	Proposed Site Plan & Enabling Development	p.14
8.0	Accessibility	p.19
9.0	Sustainability Statement	p.20
10.0	Crime Prevention Strategy	p.20
11.0	Summary	p.20



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432



1.0 Introduction

This Design and Access Statement has been prepared on behalf of the applicant to support an application for Planning Permission and Listed Building Consent for the restoration and subdivision of the existing fire damaged, grade II listed Dower House. Due to a sizeable conservation deficit, it is proposed that the works to the Dower House will be funded through an enabling development of 18 new dwellings which will utilise land associated with the house directly to the east of property.

Justification for the enabling works will be demonstrated in the document, along with reference to multiple supporting reports and from specialist consultants who have been included as part of a rigorous design process.

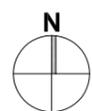
The applicant is committed to restoring this declining heritage asset. The Dower House is viewed as an important historical landmark along Harlington High Street where few heritage buildings remain. The enabling works are key to ensuring the viability of the scheme and present an opportunity to conserve and repair the grade II listed house.

Red Line Indicates Site Boundary

Figure 01: Location Plan



Figure 02: Site Location.



Green Belt



2.0 Site Location & Context

The Dower House is located in Harlington which falls within the London Borough of Hillingdon. It is sited on the eastern side of Harlington High Street, approximately 0.5km from Heathrow airport which lies to the south of the site.

The house sits within a 0.6 hectare site and fronts the High Street, with a westerly facing principal elevation. Existing residential amenity and associated land lies to the east of the house. This land is bordered by a mixture of existing residential gardens, houses, flats, an industrial estate and farmland. In particular, the neighbouring block of three storey flats to the south of the Dower House has a significant impact on the setting of the listed house and forecourt wall.

The Dower House is currently covered with a temporary scaffold roof and extensive temporary propping has been fitted over two levels to the internal areas to ensure the heavily damaged structure remains stable.

Much of the existing site to the east is located within Green Belt and as such would not ordinarily be considered a viable site for new development. This statement will demonstrate why it is believed this can be overcome through the weight given to preserving this heritage asset.

Although the site does project into Green Belt, it is viewed that much of this area has been subsumed, particularly to the north, by an existing Industrial Estate which encroaches into previously designated Green Belt land.

The site is covered by a zonal tree protection order and benefits from some existing tree coverage although as demonstrated in the associated arboriculture report, much of this is of low quality. Where possible, as much of the tree coverage will be preserved, particularly to the boundaries of the site.

Red Line Indicates Site Boundary

3.0 Site Photos - Dower House



Principal Elevation of Dower House



Side access past south elevation of Dower House to rear of site



South elevation of Dower House



View back towards High Street along side access past Dower House



South East elevation of Dower House

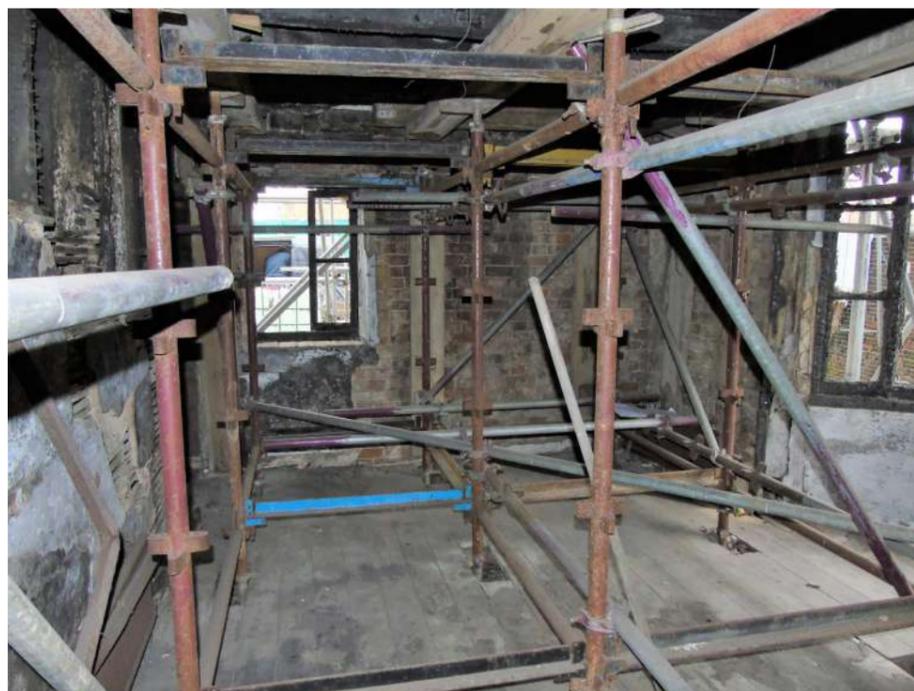


East elevation of Dower House

3.1 Site Photos - Internals



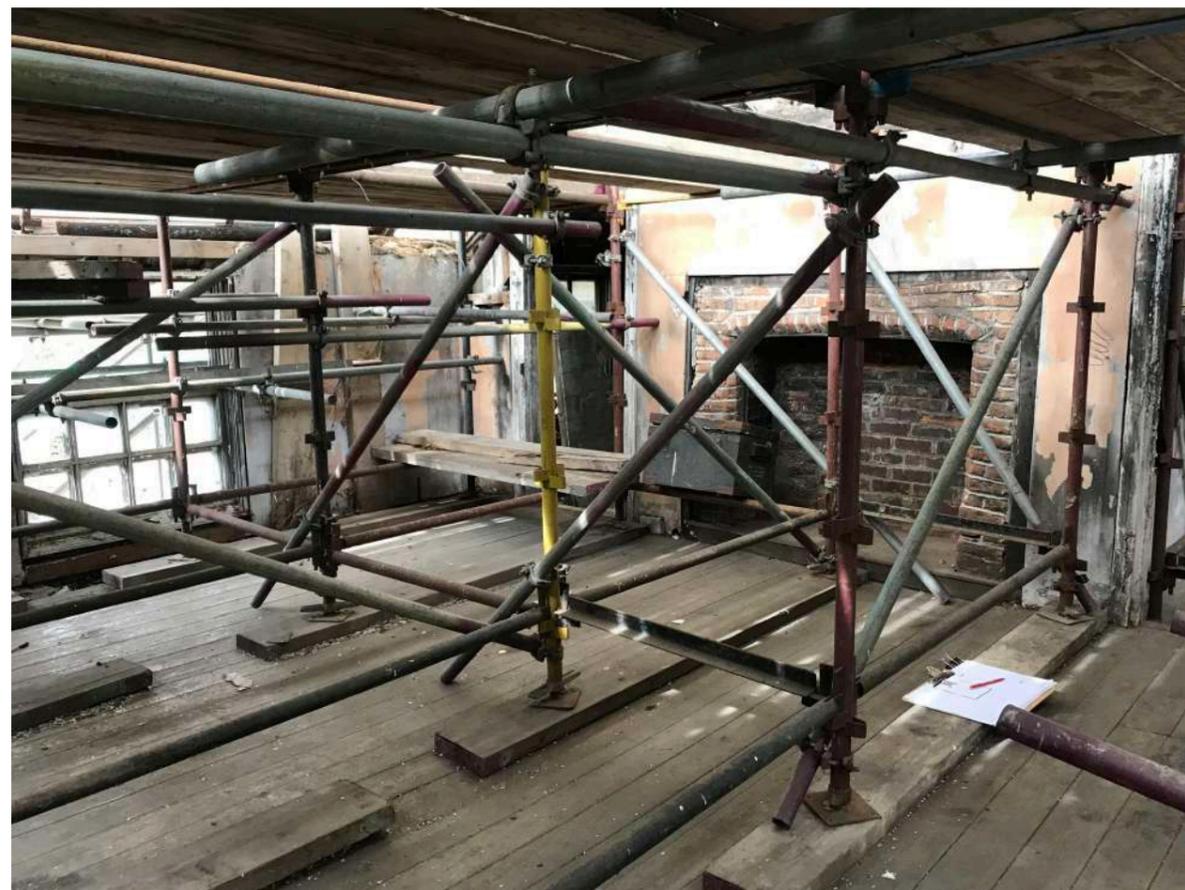
Fire damaged timber roof structure in section dating back to 16th Century



Fire damaged Ground Floor in section dating back to 16th Century



Fire damaged timber roof structure in section dating back to 16th Century



Fire damaged first floor in section dating back to 16th Century



Example of Fire damaged Sash Window

3.2 Site Photos - Development Site



View from east of site looking west towards house



View from centre of site looking north west towards cell mast



View from centre of site looking towards north boundary



View east looking over dumped waste on site

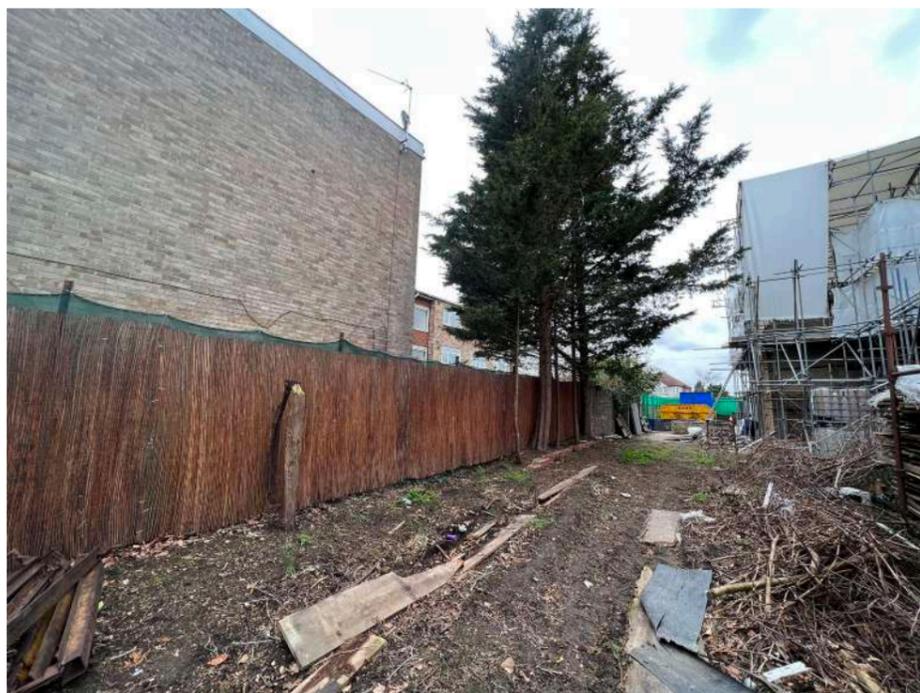


View from edge of green belt west towards neighbouring residential gardens



View from edge of green belt west towards house

3.3 Site Photos - Dower House Context



View of neighbouring flats directly adjacent to Dower House



View south across Dower House frontage towards flats



Listed wall to south boundary frontage



View north across Dower House frontage



View south along Dower House roof-line



View from roof of house south towards neighbouring flats

4.0 Dower House Site History

The Dower House is an existing two storey detached residential property (single dwelling) in private ownership, dating from at least the sixteenth century, of significant architectural and historic interest situated in its own ground and gardens. It is listed grade II on the statutory list.

The application is supported by a detailed Heritage Statement which will go into great depth on the history of the building, site, and surrounding context and should be referred to in relation to the site and house history.



Dower House frontage circa 1970's



Dower House frontage prior to fire in 2011



Dower House frontage showing widespread damage caused by fire.



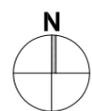
Aerial image post fire.



Waste dumped on proposed development site

Red Line Indicates Site Boundary

Figure 04: Site Categorisation Diagram



5.0 Pre-Application Advice & Policy

Pre-application advice was sought by the applicant in October 2021 (Ref. 6648/PRC/2021/241) as a means of engaging in dialogue with the Local Authority. It also explored the idea of using Enabling Development to fund the conservation deficit relating to the restoration of the Dower House.

The project hinges on the financial viability of restoring the Dower House and as such, a detailed Viability Assessment has been undertaken to support the proposals. These will be touched on in more detail later in this statement. However, as the pre-application advice pre-dated any of the detailed viability works required to inform it appropriately, the pre-app submission presented a sketch scheme based on a hypothetical quantum of development as a means of illustrating the applicants aims.

The submission proposed creating 17 houses on the land to the east of the Dower House, which would be a mixture of 2-3 bedroom properties. The purpose of the application was to present the applicants vision on how this development may look in terms of scale, mass, density and materiality. It also demonstrated how access to the site would be dealt with.

The material considerations highlighted in feedback related to the following documents which have subsequently been referred to for the design development process:

- The Local Plan: Part 1 – Strategic Policies (2012)
- The Local Plan: Part 2 – Development Management Policies (2020)
- The Local Plan: Part 2 – Site Allocations & Designations (2020)
- The London Plan (2021)
- The West London Waste Plan (2015)
- The NPPF 2021
- Hillingdon Local Plan Part 1 (2012) and Part 2 (2020)
- Historic England’s Enabling Development Guide

One of the key points of consideration is the principle of development. The site is in the Green Belt which would ordinarily prevent this type of development. Therefore, the formal application must be subject to the very special circumstances test. This would be set out to show that circumstances exist that carry enough weight to overcome the non-compliance of the proposed scheme.

Other material considerations which may need to be overcome could include Trees, Setting of a Listed Building, Highways and Ecology. Archaeology and Land Contamination are less likely to be of concern. All of these factors are addressed in supporting reports by specialist consultants.



Figure 03: Sketch plan submitted for Pre-App Advice, 2021



2-Bed House	
3-Bed House	
Dower House	

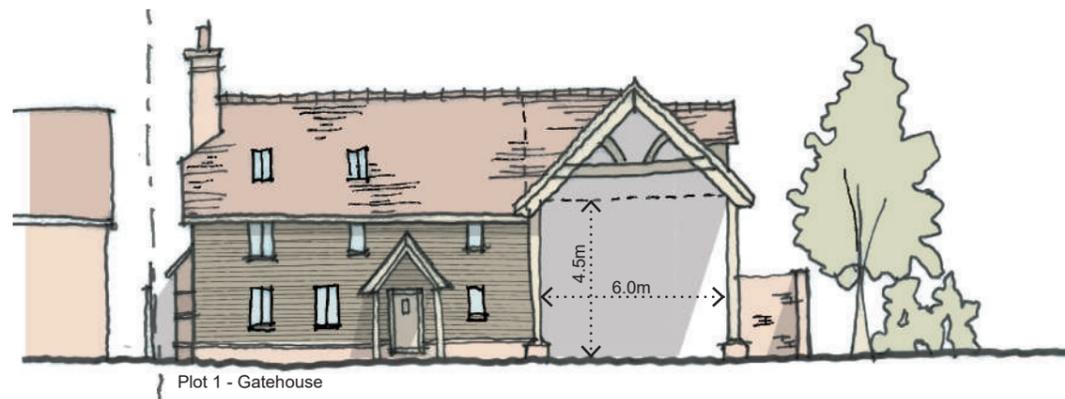


Figure 04: Proposed Gatehouse Sketch Elevation

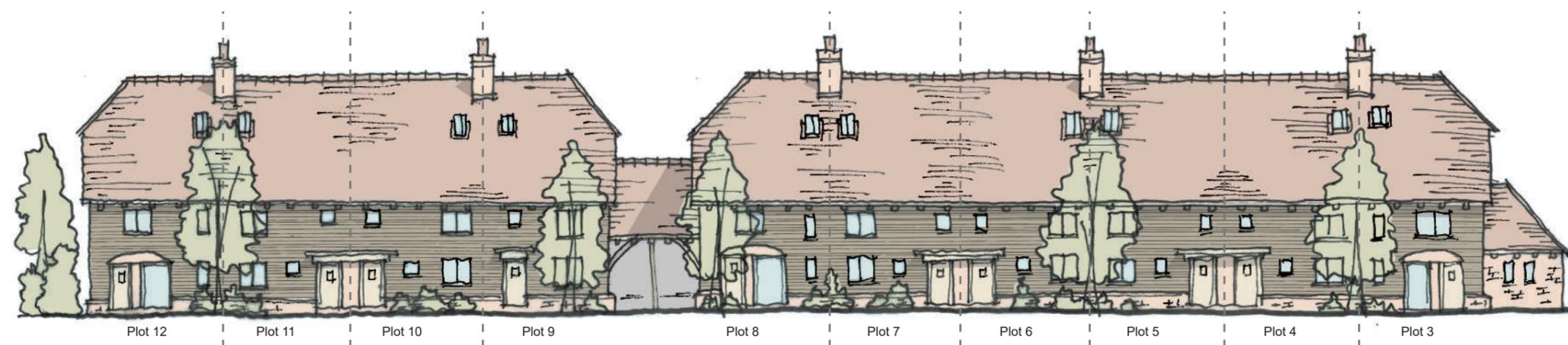


Figure 05: Proposed Barn Terrace Elevation

Enabling Development is noted as being inherently contrary to planning policy and it is believed that the associated plans and reports submitted as part of this application demonstrates that the proposed development is required in order to fund the restoration of the Dower House. It is believed that the opportunity to reinstate this heritage asset outweighs other potential harm. The accompanying Heritage report helps to demonstrate how the proposals will meet Historic England’s enabling development guidance.

Another factor raised in the pre-app feedback was a presumption against Backland Development, which the enabling works could be considered as. As a result, the planning proposals aim to demonstrate that the development does all of the following to the greatest lengths possible:

- Protects amenity and privacy of surrounding homes.
- No unacceptable levels of light spillage will occur.
- Vehicular access must not have an impact on noise or light levels for neighbouring residents.
- Where possible, the scale will be mindful of the existing Dower House.
- Flora features ideally should be retained, or at least replaced / compensated off site if needed.

The development must also achieve a high-quality level of design. It is clear from the feedback that the restoration of the heritage asset is welcomed by the LPA, and that the form of the proposals is unlikely to cause harm to the wider High Street. The total number of units required is verified by the accompanying Viability Statement as part of the enabling protocol. A conservation deficit is demonstrated through detailed analysis of the existing house by specialist conservation Engineers and the subsequent costs highlighted by a specialist conservation Quantity Surveyor.

The feedback received suggested the sketch proposals could be acceptable in terms of design and aesthetic. Various other nuanced items in relation to the design were noted and taken on-board prior to developing the scheme in more detail.

6.0 Dower House Restoration & Viability

The proposals seek to conserve the Dower House and repair back to a usable condition, much as it would have been prior to the fire which devastated much of the historic building. As part of the works, it is necessary for the property to be subdivided into 3no. two-bedroom units.

A Consultant Team with specific knowledge and experience in historic buildings has been carefully selected by the applicant. This includes Morse Webb Architects, Rolfe Judd (Planning Consultants), SFK Consulting (Engineers), NT Surveying (Quantity Surveyor) and Colliers (Viability Consultants). The task assigned to the Team was to clearly define the works required to restore and subdivide the Dower House and, crucially, understand the cost of doing so. This in turn provides the necessary information to assess the viability of the project.

A detailed conditions schedule of the Dower House has been prepared by Morse Webb and SFK Consulting which highlights the state of the building structure and finishes. From the Conditions Schedule, a Schedule of Repairs has been prepared. This has subsequently informed a Quantity Surveyors cost plan produced by NT Surveying which estimates the cost of restoring the Dower House.

To summarise the outcome of these reports, the restoration and subdivision of the Dower House results in a Conservation Deficit of -£2,281,000. Therefore, an Enabling Development to the rear of the property is required to bridge this deficit. Without the enabling

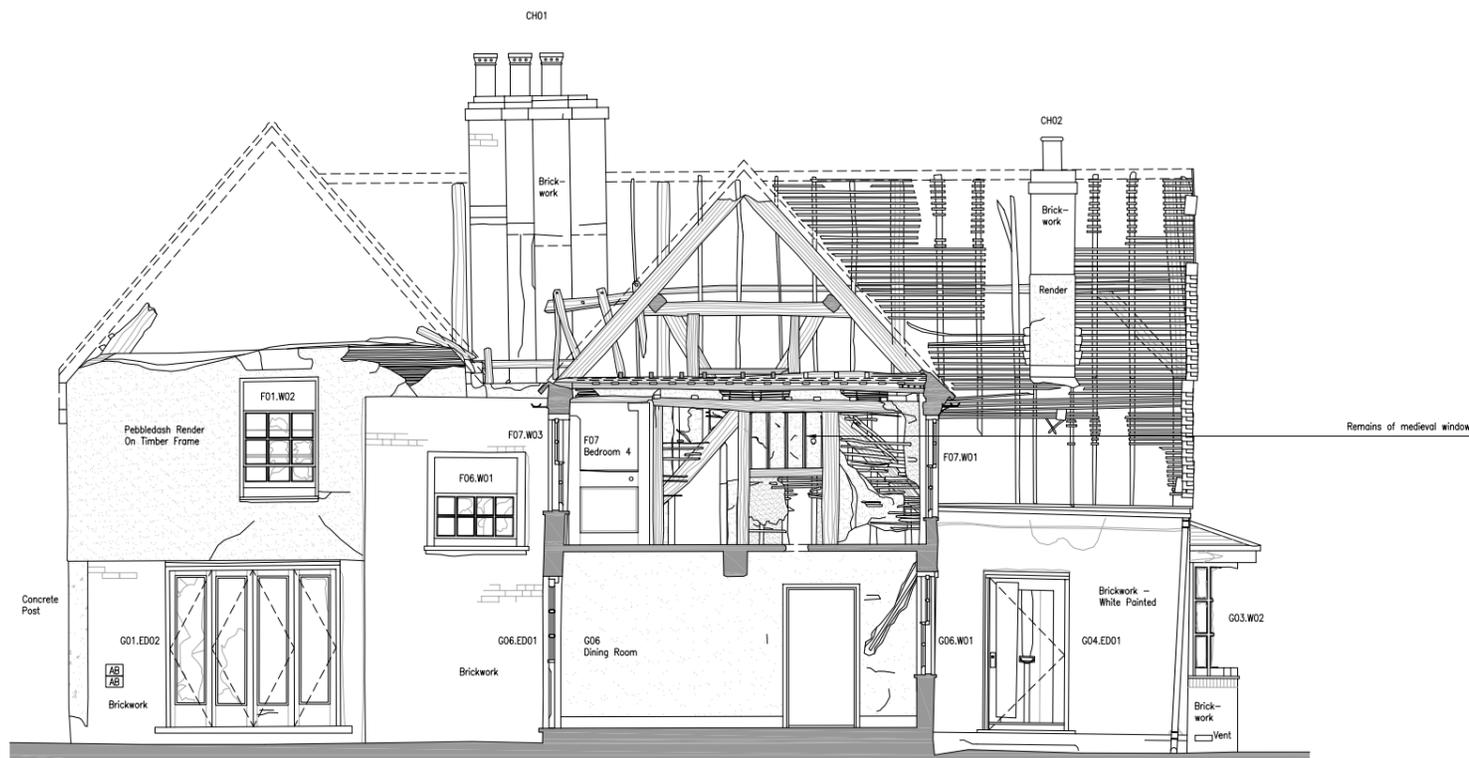


Figure 06 (NTS) Sample of existing plans and elevations - Existing Section A-A through fire damaged building

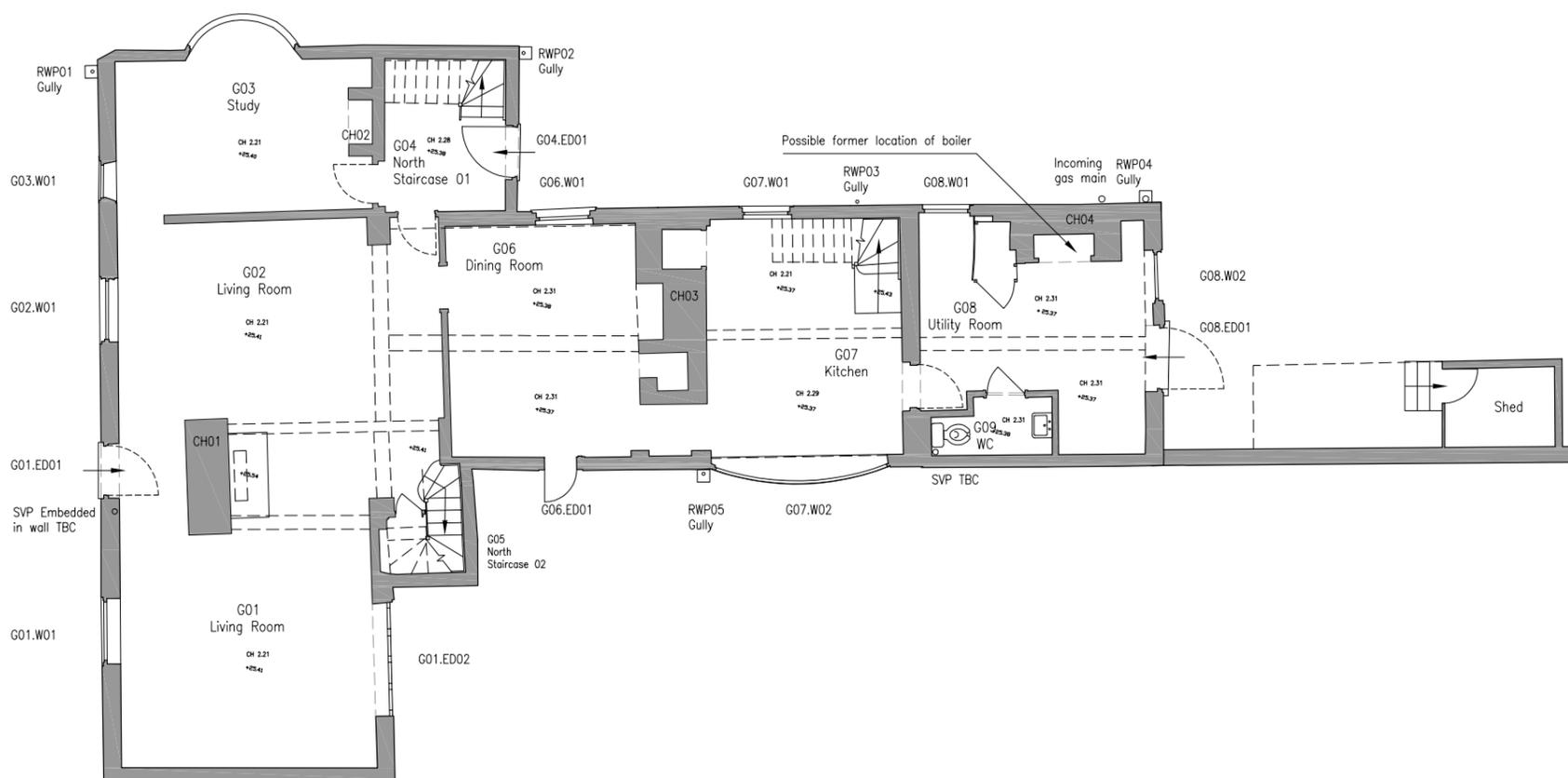


Figure 07 (NTS) Existing Ground Floor Plan

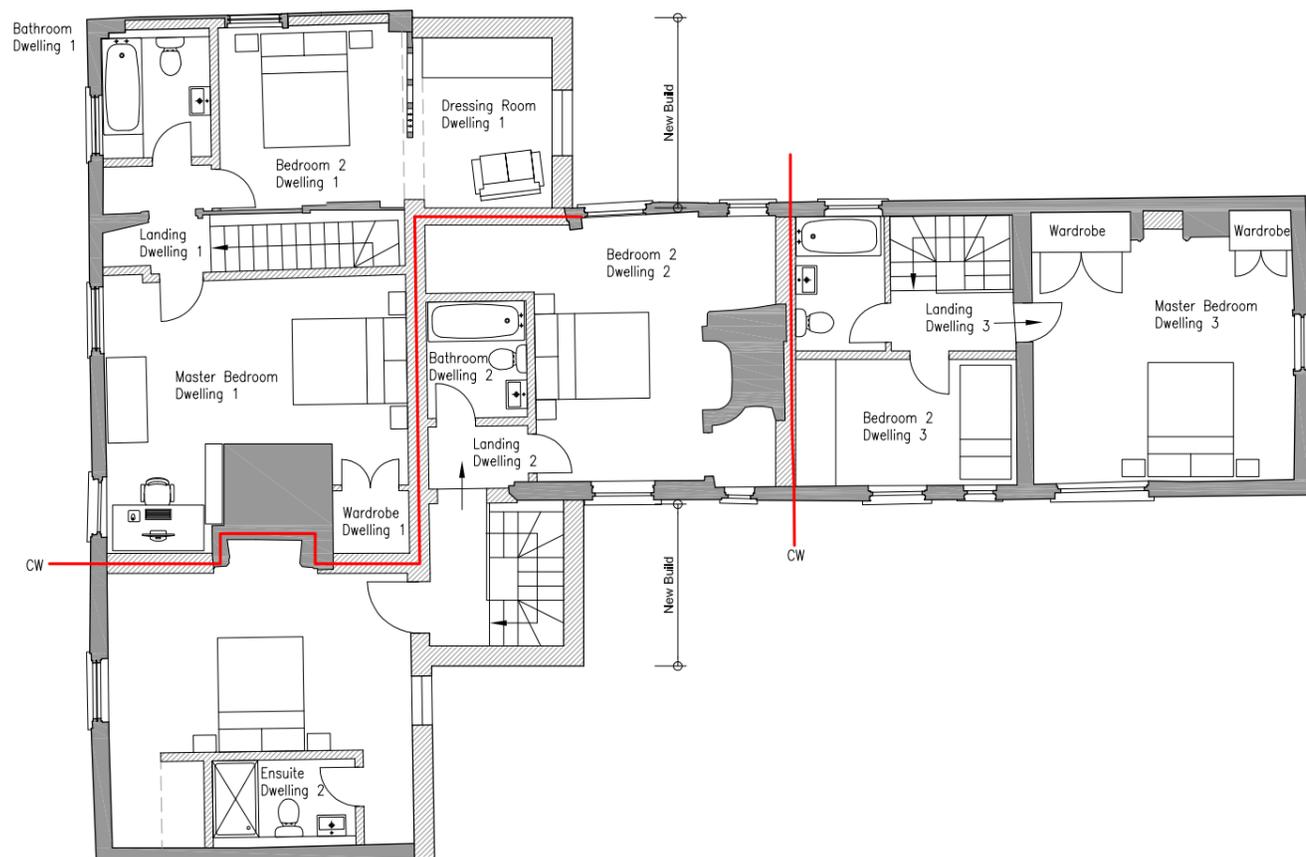


Figure 09 Proposed First Floor Plan

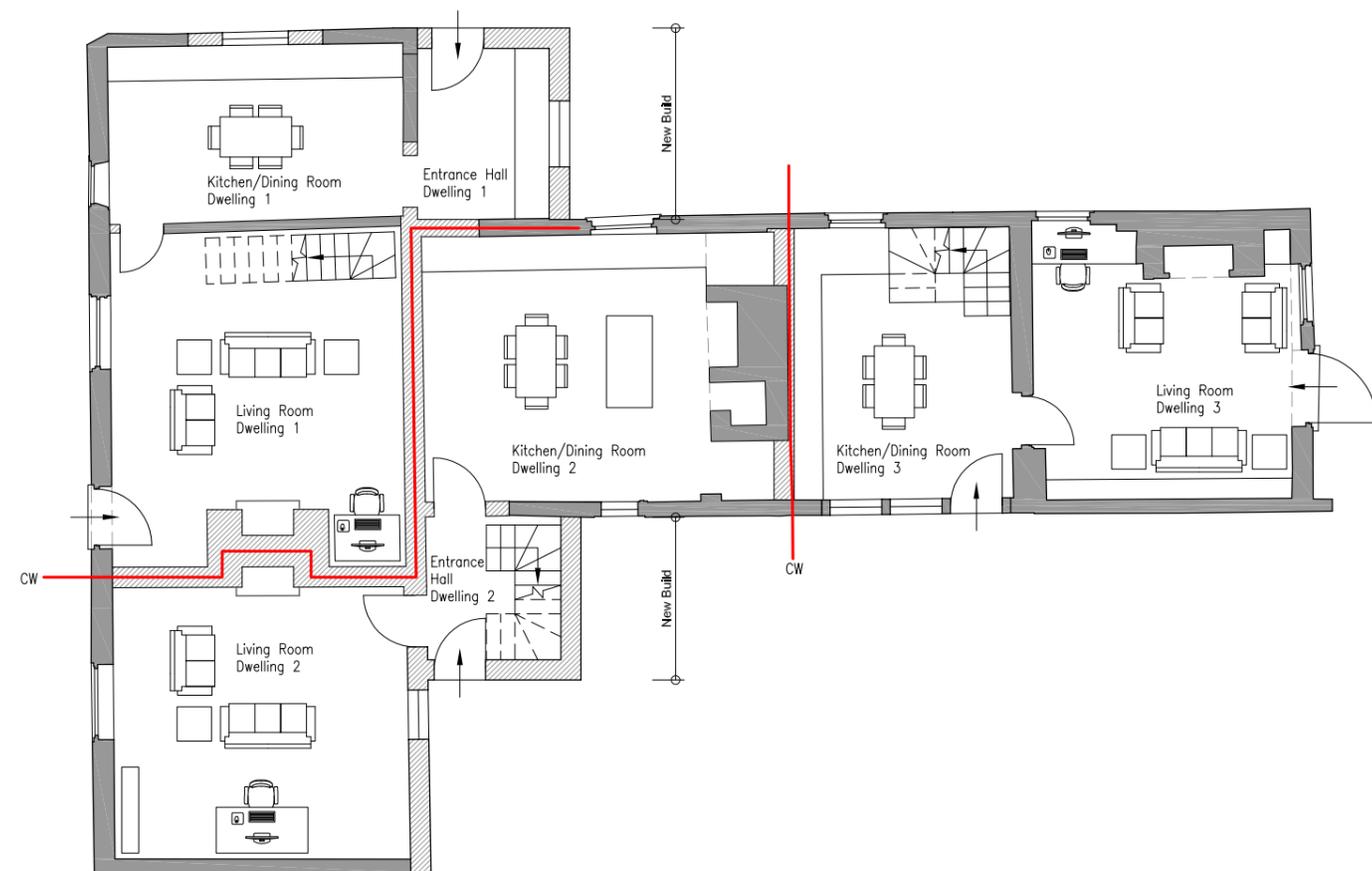


Figure 08 Proposed Ground Floor Plan

works, the restoration of the house is not viable.

6.1 Dower House Subdivision

The proposed plans for the Dower House opposite show how it will be split into 3 separate dwellings.

Where possible, the subdivision follows lines of historical significance to help preserve the history of the building.

The conditions schedule highlighted areas where the existing building is in need or reconstruction. Alongside this, two replacement extensions are proposed which have been sensitively designed to sit comfortably alongside the historic fabric of the Dower House.

Full detail of these amendments can be found within the Heritage Statement, which is to be read in conjunction with this statement.

7.0 Proposed Site Plan & Enabling Development

In response to the pre-application advice received, the following site plan has been developed. Specialist consultants have had input either in the development of the scheme, or by providing advice which helped shape the decision making process.

Highways:

The plan closely resembles the layout provided at pre-app stage. It was important that the Dower House remained separate from the Enabling Development to the rear and as such, the existing access and frontage have been given over exclusively to the house. This prevents the scenario of higher volumes of traffic movement across the front of the listed building and helps protect the importance and hierarchy of the frontage in relation to the street scene.

This means a new access is required which has been provide in the most feasible location, to the south boundary adjacent to the highway. This requires an opening to be made in the existing brick wall which is in itself listed. However, it is widely accepted that the quality of the listed wall is relatively low with evidence of extensive modern intervention. A discussion was had with the the Conservation Officer on site that concluded an opening may be acceptable, providing the wall is fully documented and photographed prior to any works to remove any of it.

A highways consultant has been appointed, with a full report and supporting plans produced. These can be referred to for more technical detail relating to the proposed site access and site in general.

The road runs adjacent to the southern elevation of the Dower House.

Design:

A series of detached and terraced dwellings are proposed which take on the appearance of converted farm buildings in form, scale and materiality. These are identified as 'Plots 1-18'.

Plot 1 is a detached dwelling which has a closer relationship with the Dower House due to its location. Mindful that any built form will be considered to have an impact of the setting of a listed building, it has been carefully designed to help mitigate any perceived impact. It is a modest two bedroom dwelling designed to resemble a small converted agricultural building which could have had an historic use associated with the house. The area directly behind the Dower House has been



Figure 10: Proposed Site Plan

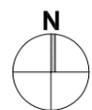
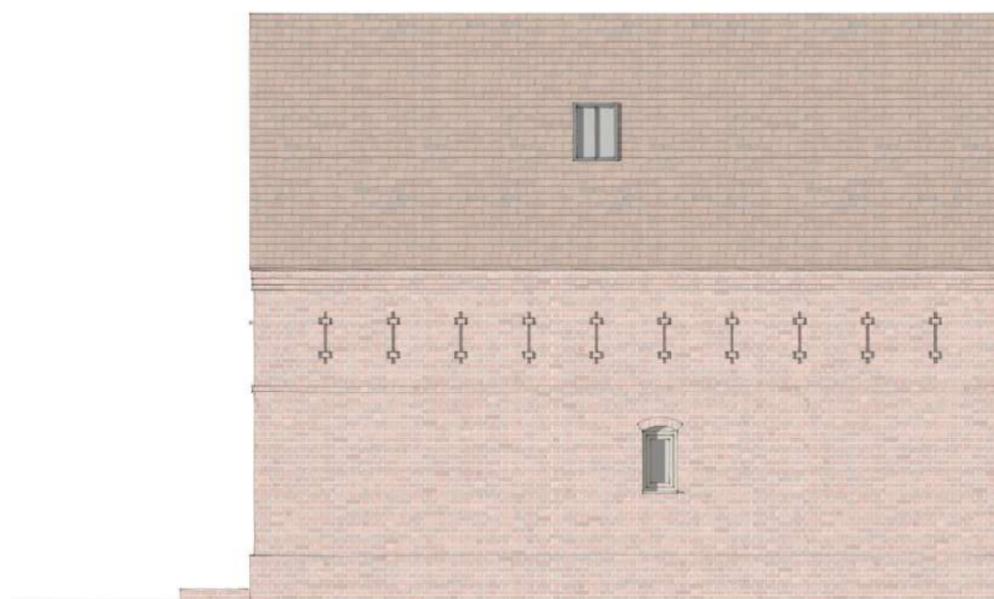




Figure 11: Sample Proposed Elevations - Plot 1 (detached brick barn)



left undeveloped and offered as communal open space, with potential to provide some biodiversity. This decision was taken following feedback from the Local Authority conservation officer, as well as consultation with neighbours to the north to ensure they are content that any impact from the development is acceptable to them.

Plots 2-15 form a series of terraced houses comprising a mixture of 3 and 4-bedroom properties. The length of the building has been broken up by dividing it into two, with a tiled roof link between. Again the proportion of this building has been designed to resemble agricultural barns, with low eaves combined with steeper tiled roofs.

Plots 16 and 18 are handed 3-bedroom detached dwellings which mirror the brick barn design of plot 2 1, whilst Plot 17 is a very similar design to Plot 1 as well. This provides continuity in design across the site and sits comfortably with the narrative of the scheme. Separation distances have been considered too, with Plot 16 and 18 benefitting from habitable rooms with east-west outlook, whilst Plot 17 and the terrace opposite have north-south outlook.

The proposed terraced buildings are taller than the existing Dower House. However, given the location of the site, you have to take into consideration the immediate neighbouring context. Directly to the south of the Dower House is a block of flats which sits incongruously next to the House on the street scene. This is commensurate in height to the terrace block and substantially closer to the House. Coupled with the existing 60's housing, existing industrial site and approved warehouse building proposed adjacent to the northern boundary, it is considered that this more sensitively designed and set back Enabling Development will have very little cumulative impact on the listed building setting.

Throughout all plots, the fenestration has been carefully designed to mimic converted farm buildings where possible. This usually means slightly smaller openings compared to contemporary housing, simple casements, and reduced amount of features such as dormers where possible. Roof lights will also be conservation roof lights in design, such as those provided by the Roof light Company.

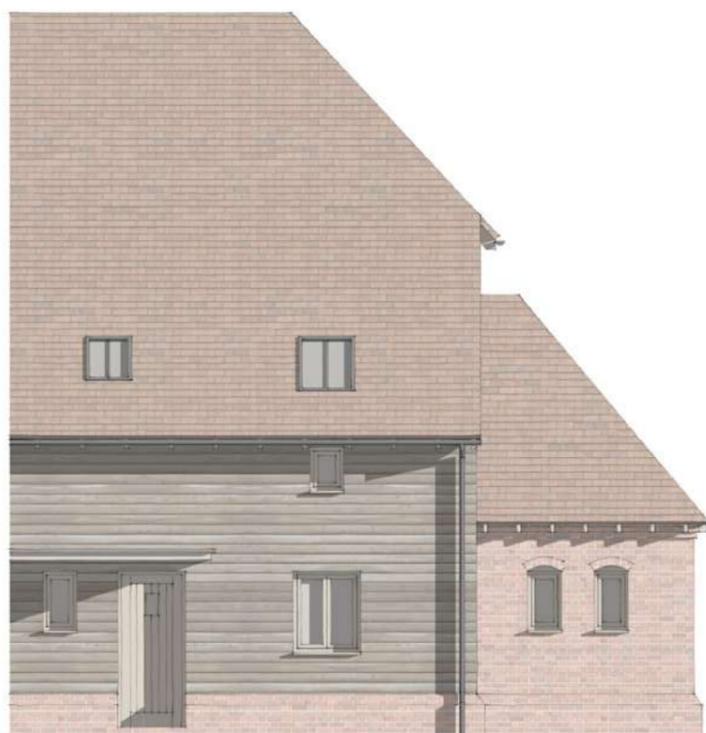
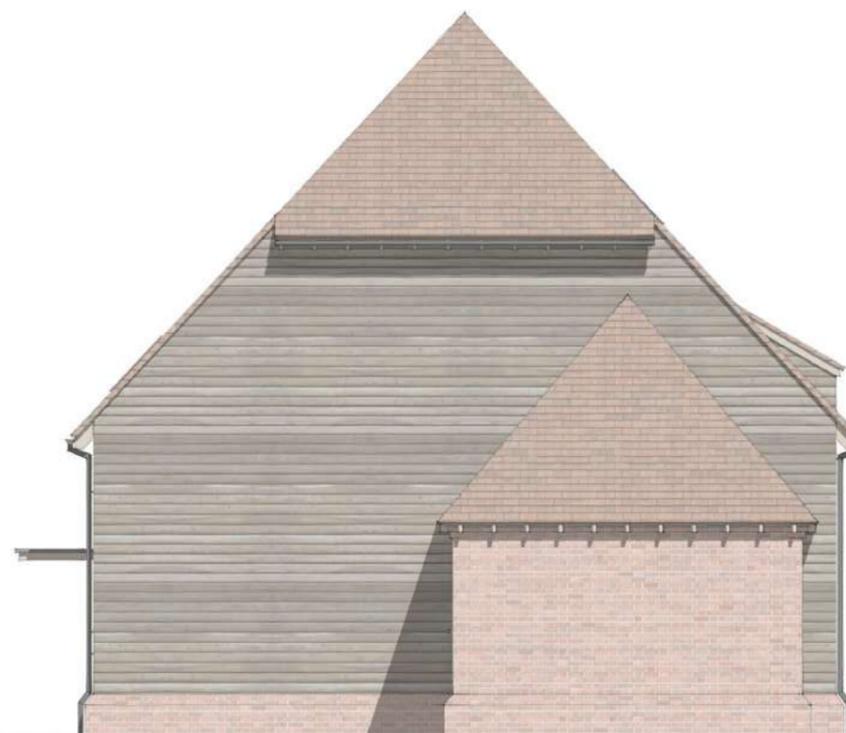


Figure 12: Sample Proposed Elevations - Plot 2 (End of timber clad barn terrace)

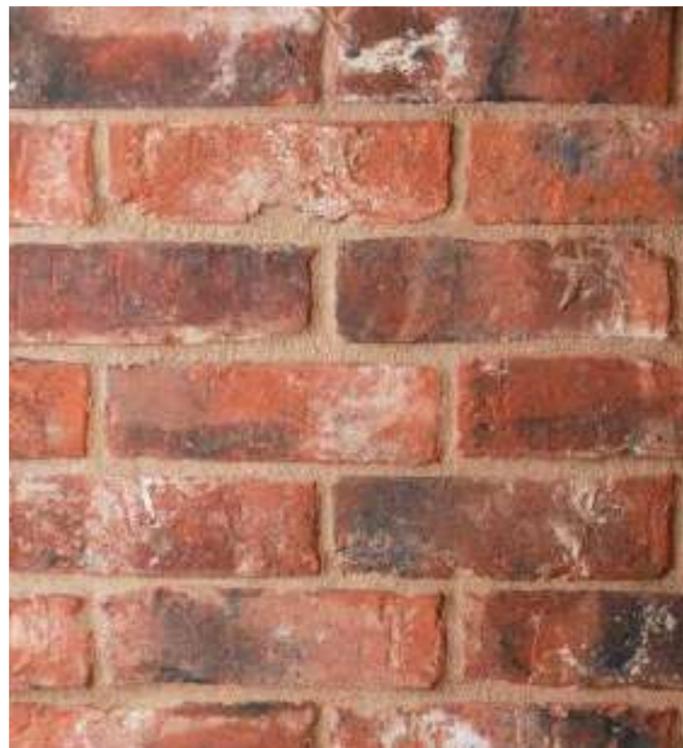




Feather Edged Cladding



Clay Tiles



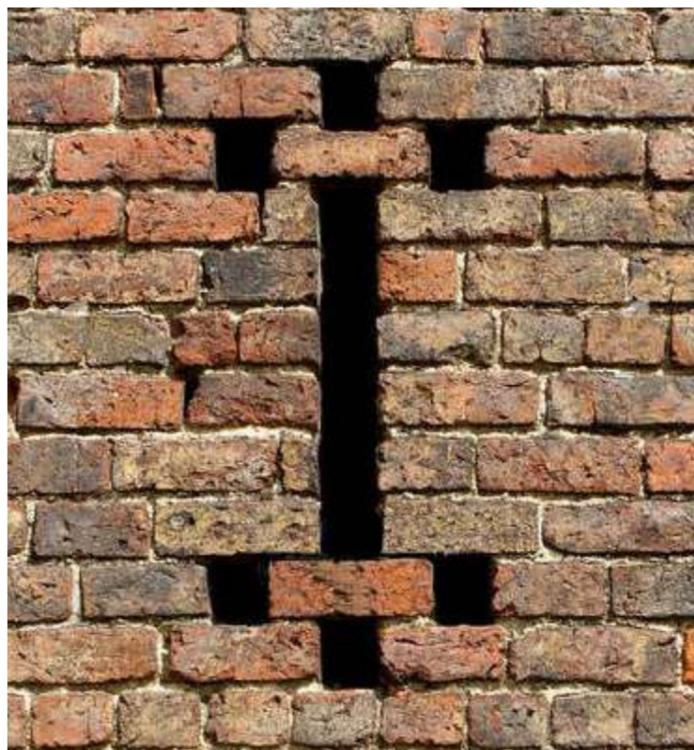
Handmade Bricks

Materials:

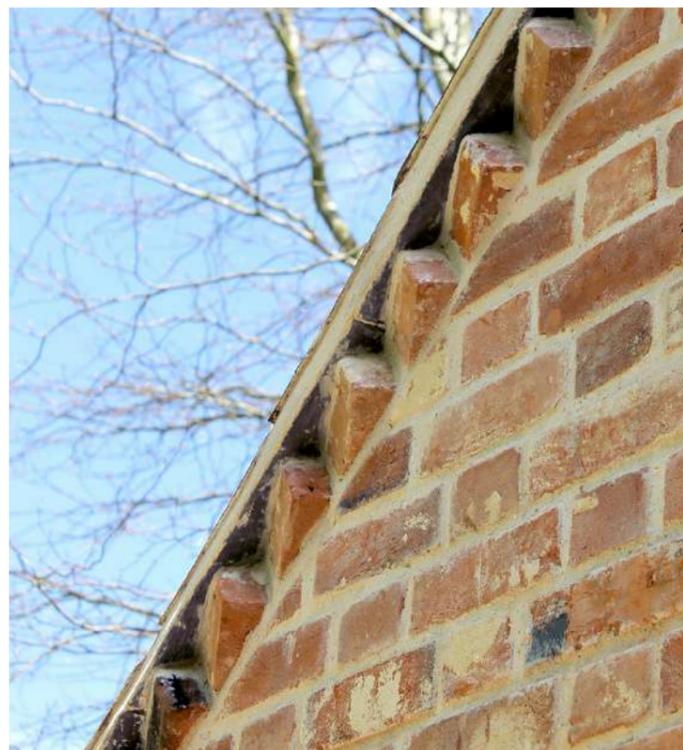
A simple palette of traditional materials is proposed. This will be made of up Flemish Bond brickwork with subtle brickwork detailing, brick plinths, feather edged timber cladding and clay roof tiles.



Casement Windows



Hit and Miss brick detail



Corbel eaves and verge detail



Figure 13: Street Scene through site (north elevation)



Figure 14: Street Scene through site (south elevation)



Figure 15: Barn Terrace - Part Elevation

Landscape, Trees & Ecology

The site landscape has been designed with UBU Design, the landscape consultants appointed by the Applicant for the project. They have produced standalone landscape plans and reports which must be read in conjunction with the design and access statement. The general premise however is to form a mix of hard and soft landscaping which strike a balance between the character of a more rural site, mixed with the soft landscaping features you would expect on a well-considered housing development.

A mix of boundary treatments are proposed. There are a few examples of traditional brick walls on site which will be mirrored nearer the Dower House, specifically adjacent to plot 1. As you move further east into the site, the hard landscaping becomes less dominant, with some close board fencing and post and rail fences. Native hedging will also be used to soften boundaries between the various plots.

Where possible, new trees are to be planted to help offset the trees to be removed. Off site contribution will be considered as well to assist with BNG calculations provided by Elite Ecology as a standalone report.



Figure 16: Plot 18 Street Scene



Figure 17: Plot 17 Street Scene

All properties benefit from high quality and ample private amenity space.

Trees:

An arboriculture report has been undertaken for the site which highlights the key strengths and weaknesses on the site in relation to existing tree stock. There are a number of trees identified in the report which are of value. Care has been taken to retain these where possible.

In the case of the vegetation to the east of the site, it is confirmed as low quality self-seeding tree stock with little value. As such it is considered that this will be acceptable to remove where necessary to do so. Please see accompanying Arboriculture plans and reports for more detailed information.

Ecology:

An initial PEA was undertaken by Elite Ecology which showed the potential for badgers, bats and nesting birds and reptiles. Please see the accompanying reports for more information on their presence and proposed mitigation to be conditioned.

Other Consultants

Other consultants that have been appointed for the project include the following:

- Specialist Conservation Engineers
- Specialist Conservation Quantity Surveyors
- Civil Engineer
- Archaeology
- Ground Contamination and Conditions
- Acoustician
- Air Quality Consultant
- Fire Consultant

All reports are included with the application for reference.

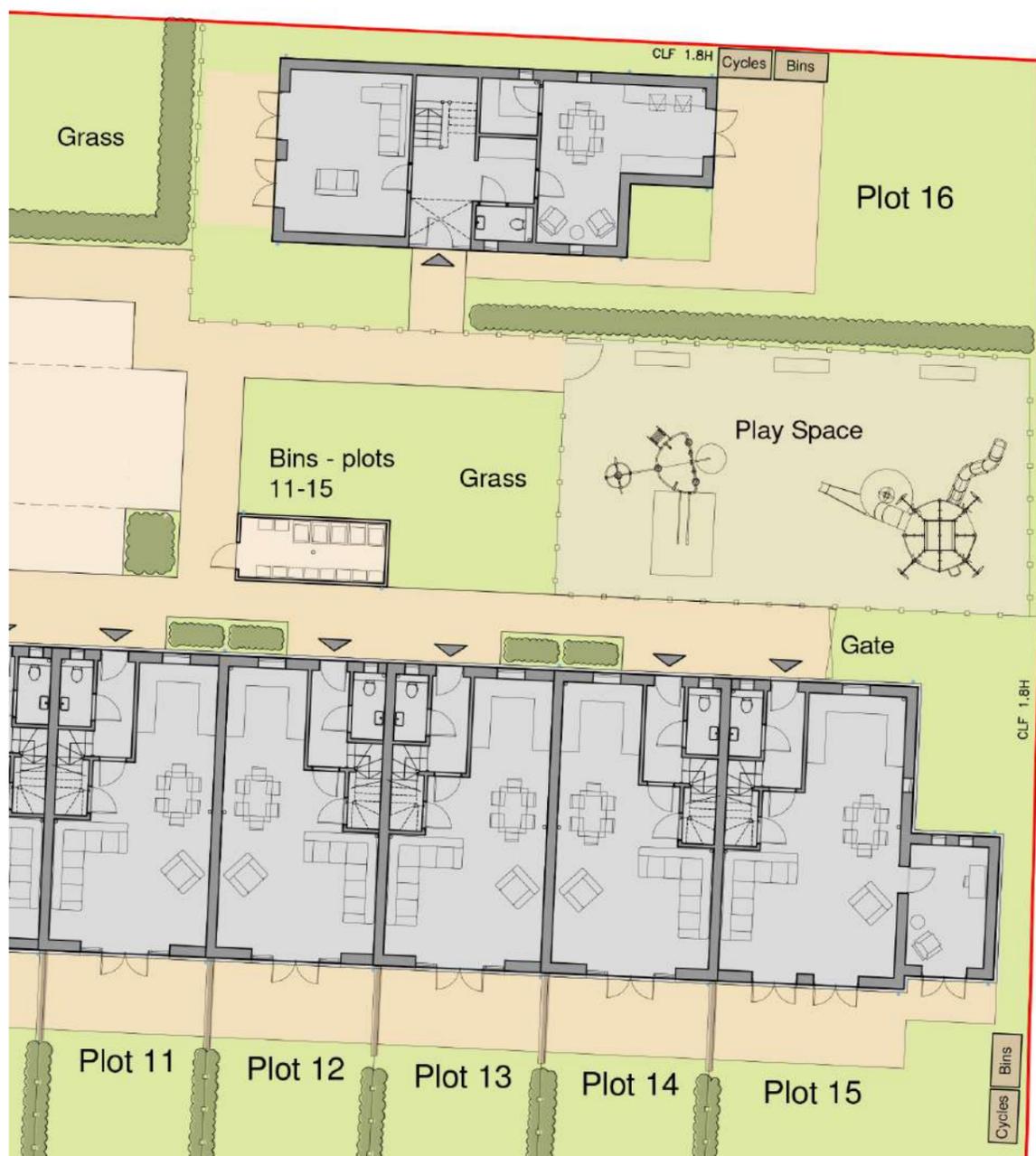


Figure 18: Location dedicated to Children's play space



Figure 19: Accessible play equipment



Figure 20: Play space to be appropriately designed by specialist to suit location

8.0 Accessibility

The proposed development aims to deliver high-quality, inclusive homes that meet the diverse needs of current and future residents with 90% of the proposed units designed to meet the standards of ADP M4(2) – Accessible and Adaptable Dwellings, ensuring they are suitable for a wide range of occupiers, including older people and those with reduced mobility. The remaining 10% will meet the more stringent M4(3) – Wheelchair User Dwellings standard, and will be designed to be either wheelchair adaptable or wheelchair accessible, depending on allocation. This provision fully aligns with Policy DMH 2 of Hillingdon's Local Plan: Part 2 – Development Management Policies (2020), which requires that all new residential development contributes to meeting the needs of residents with mobility impairments. The design will incorporate step-free access, appropriately sized circulation spaces, and accessible entrances and facilities, thereby promoting inclusive design and supporting independent living within the borough.

Play Space

The site has been designed to include an area dedicated to child play space in accordance with the London Plan (2021), Policy S4 (Play and Informal Recreation). The play space is located so that it is overlooked for natural surveillance, located away from vehicular traffic with views of the farmland beyond, and will be designed to be inclusive for children of all abilities. In addition, the scheme aligns with Hillingdon Local Plan: Part 2 – Policy DMCI 4 (Open Space and Indoor Recreational Facilities), which encourages the provision of high-quality play space within residential developments to support the health and well-being of families. The proposed provision contributes to creating a family-friendly environment.



Figure 21: Grade II Listed Dower House - pre dating fire.

9.0 Sustainability Statement

9.1 Sustainability Statement

The first step in reducing the energy consumption and environmental impact of the new building is to consider the building fabric itself. High levels of insulation minimise the flow of heat to and from the inside. Air tightness should be considered to ensure that a minimum of heat is lost through the fabric of the building. Finally the ventilation strategy is key to ensure comfortable conditions for the occupants without any unnecessary requirement for cooling or additional heating. The proposed development will achieve a high degree of sustainability with the intention to surpass Building Regulation compliance. This will be achieved with the use of:

- High levels of thermal insulation.
- Bespoke SuDS scheme as detailed by SFK Consulting
- Air source heat pumps where required.
- Adherence to the Accredited Construction Details to ensure maximum air-tightness.

9.2 Materials

Where possible materials will be sourced locally and/or selected from the Green Specification Guide. Timber will ideally be sourced responsibly from forests that are sustainably managed and felled from a Forest Stewardship Council (FSC) certified source.

9.3 Water Resources

Where possible permeable hard landscaping surfaces will be used to enable surface water to percolate naturally into the watercourse. Elsewhere, surfaces will be drained to an appropriate soak-away on site (with interceptors if required).

It is also incumbent upon a scheme with good sustainable credentials to limit the consumption of water. To this end, fittings will typically be specified to meet Part G of the Building Regulations for items as follows:

- Flow restrictors & aeration taps.
- Low-flow, aerated showers.
- Dual-flush WCs.

10.0 Crime Prevention Strategy

Natural Surveillance

The proposals have been laid out in such a way that there are no parts of the site outside of private curtilage which are obscured or could encourage illicit activity. Natural surveillance is provided by the orientation and outlook of the dwellings proposed which in turn should help to discourage crime.

Landscaping and Cycle Storage

Soft landscaping will be maintained regularly to avoid vegetation growth. All cycle storage is located on private property, within secured amenity space where possible. Secure bin stores will also be locked and accessible only to residents and the refuse collection services.

Roof lights

Only the use of security certified roof lights will be permitted as part of the development.

Security Doors & Glazing

Across the development, easily accessible doors and windows will be certified to PAS 24.

11.0 Summary

The applicant has willingly taken on the onerous responsibility of restoring the Grade II listed Dower House which until recently provided a significant contribution to the wider context of Harlington's built environment.

A rigorous process has been undertaken involving several specialist consultants to help understand what needs to be done to restore the Dower House, and how it can be achieved in viable manner. The supporting drawings and reports which accompany this application are testament to this.

The result of the work that has been put into understanding the Dower House restoration is that a significant conservation deficit exists. As such, enabling development works are required to fund the deficit. A carefully considered design that maximises the land to the rear has been proposed. The aesthetic and narrative of the proposals have been carefully considered to try and mitigate any perceived harm caused to Green Belt and the setting of the listed building. The quantum and density of development proposed is required to allow the project to be deliverable financially and this has been demonstrated through the subsequent viability assessment undertaken.

Without the enabling works proposed to the rear of the Dower House, it would not be financially viable to restore the listed building. In this scenario, the possibility of losing the Dower House altogether becomes a very real and unwanted prospect. It is our view that the preservation of this important listed building offsets the issues of wider planning policy and as such, we hope the proposals are looked upon favourably by the Local Planning Authority.