



# Carlton Cottages

## Bird Lane

## Harefield UB9 6DD

### HERITAGE STATEMENT

**CLIENT:**

### PRECIS

The Heritage Statement has been prepared in response to proposals to make changes to the rear of this building on Bird Lane. As the site is in the Harefield Village Conservation Area, it is important for the design to be congruous and pay reference to examples of historic architecture seen in the locality. The report provides an assessment of the impact of the new on their architectural and historical significance. The Council require a demonstration that the extension does not detract from the significance of the designated heritage asset and is an acceptable form of design in this location. The Heritage Statement supports the formal statement for planning.

Prepared by:



**18th December 2023**

**ISSUE**

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## **1.0 INTRODUCTION**

This Heritage Statement has been researched and prepared by Squire Heritage, on behalf of Carlton Cottages, in order to support a planning application for a new two storey extension to provide residential space in this building at the property. As it is in the Harefield Village Conservation Area the applicant is required to prepare a heritage statement.

The following report provides an assessment of the heritage asset and an appraisal of the impact of the proposed on the architectural and historical significance of the host building as well as the impact on the Harefield Village Conservation Area (HVCA). This is followed by a qualified appraisal of the changes against design and policy criteria.

This report is intended to support applications for planning permission to be submitted to London Borough of Hillingdon (LBH) on behalf of the client. The report demonstrates the architectural and historical significance of Carlton Cottages from which it is possible to make an assessment of the impact of changes proposed to the exterior, on the interest of the building.

The Subject Building is situated within the Harefield Village Conservation Area (HVCA). In conservation areas a much stricter control over development than elsewhere should be exercised with the object of preserving or, where possible, enhancing the qualities in the character or appearance of the area which underlie its designation as a conservation area<sup>1</sup>.

Carlton Cottages is an old building and so diligence is expected when it comes to the design of the extension. Matters concerning scale, mass, materials, windows and roofline are important to the coherence of any development. Proposals within or affecting the setting of a Conservation Area are required by Hillingdon to include a site analysis which demonstrates how the proposal will respect and enhance the asset. It is important to ensure that works to the house will maintain the elements of Harefield Village Conservation Area.

### **Planning Background**

In their 2013 refusal the Council had referred to the proposals as an extension to the front elevation rather than the rear stating 'The proposed development by reason of its siting to the front of the property and its design and appearance, would detract from the character and appearance of the existing and adjoining properties, and the visual amenities of the street scene and the wider Harefield Village Conservation Area.'

The proposal for a Conservatory was later overturned at Appeal and the new development was deemed to be located at the rear. This comments from the Inspector, advised on elements concerning the principle orientation of the building and what constitutes the front or rear elevation.

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<sup>1</sup> Under section 277 of the Planning Act

## ***Heritage Context***

The main character of the wider Conservation Area (CA) is of a suburban residential area. A number of 19th century buildings are an important historic and visual component which illustrate the growth of this part of Hillingdon. Harefield is a place of woodland and undulating farmland. Greenery plays an important role in adding to the quality of the Conservation Area.

There is a diverse collection of buildings, encompassing many different styles. These help to tell the story of the development of this area from the Anglo Saxon forest settlement into what is more recently known as 'Metroland'.

The surrounding residential area is residential in nature and mainly defined by two storey dwellings. The properties on the north western side of Newdigate Road are characterised by their consistent building lines. They have much infirmity in their architectural style, plot sizes and original ridge heights. The unity makes a positive contribution to the Conservation Area.

Many Listed Buildings are located on or around the High Street where they create an attractive townscape focus in the historic core. The architectural detailing shows the high quality of many of the historic buildings, features and landscape within the Conservation Area. The urban form around Bird Lane is less developed and relates to later 20th century development.

### **1.1      *Proposal***

The property is a semi-detached dwelling with a hipped roof. Vehicular access is from Bird Lane, an unmade road, with a pedestrian gate from the access to Newstead House to the south of the dwelling. Its front elevation to Bird Lane is blank other than the presence of two first floor windows.

The site comprises a two storey building which has been converted to form two semi-detached properties. The attached dwelling now known as Jacks Cottage is within a separate site boundary. The proposed extension is located on the existing rear area, occupying a space on the southern side of the cottage. The proposed works include a full new volume to be added, helping to improve the entire look of the building.

The building is not Listed and is not a non-designated asset. As the building is in the HVCA an understanding of its impacts on the historic and architectural importance of the area is needed.

Proposals within or affecting the setting of a heritage asset are required by Hillingdon to include a site analysis which demonstrates how the proposal will respect and enhance the asset. It is important to ensure that works to the house will maintain the interest of HVCA and make an enhancement to the street scene.

There is an issue over the orientation of the building. The Council assessed the application for the Conservatory as development to the principle (front) elevation and refused the application. However, this was overturned at Appeal, where the Inspector said that

'The planning application merely referred to the proposal as a conservatory, but the

Council described it as a rear conservatory. There are different interpretation as to which elevation constitutes the front of the property'.

Such differences are due to the property being of a somewhat unusual design, being converted along with its neighbour from a row of four smaller cottages and not having a door onto Bird Lane.

With regards to design, the assessment addresses the concerns about the extension and its impact on the Conservation Area in the following ways:

- It is an appropriate scale, massing and design,
- It is a congruous development which is sympathetic to the dwelling's original scale and character
- The design is suited to the host dwelling and the character and appearance of the Conservation Area.

At planning, a heritage statement provides a measured response to the impact of the new on the character and appearance of the existing older building. There will be changes to the scale and external materiality, providing an enhancement whilst ensuring it is in character to the surrounding context.

Any level of harm to designated heritage assets should require clear and convincing justification. In this case, the harm will be weighed against the public benefits of the proposal including, where appropriate, securing the property's optimum viable use (NPPF paragraph number 202).

The degree to which the rear elevation is regarded as a component that contributes to the building's style and appearance is assessed in the report, ensuring that the changes are correct, both from the perspective of aesthetics and regulatory compliance.

### **Objectives:**

The Heritage Impact assessment will provide further analysis of the building and the immediate street scene. This will help inform a design that is more in keeping with the setting of the Conservation Area and provide a justification as part of planning application.

As the property is located in a conservation area a Heritage and Design justification is needed. The council need to be shown how the scheme has been influenced by local architectural trends. The objective is to prepare a report that shows how a double storey rear extension will not have a determinantal effect on the surrounding area or neighbours.

The proposal is to develop an extension that reflects the dimensions of the existing roof and walls of Carlton Cottages.

The scheme is contained within the existing site envelope. Carlton Cottages is set back from the pavement and its side elevation is attached to Jacks Cottage. There is some fencing and a garden to the rear. There is no encroachment onto the public realm and the design has been informed by development witnessed in the vicinity and uses materials and details to maintain a level of coherence between the buildings.

It is proposed to make changes to the form of the building, with new massing and materiality designed to make an improvement to the existing whilst also paying reference to the quality of more recent extensions in the neighbourhood. The new scheme will improve the overall look and character of the cottage, bringing it into the modern age rather than appearing as an inappropriately sized or unusual looking 20th century building.

Elements important for achieving an appropriate development in the historic setting of Harefield Village, require assessments of scale and mass. In the assessment below it is important to develop an understanding of the precedence of the design on adjacent buildings in the local streets. In this respect we assess (in 2.3) the architectural character of the surrounding area, to build up a picture of the local context for development.

It is important that the proposed development does not harm the character, appearance or setting of the Conservation Area and it is sympathetic to the scale, form, detailing and materials of the building. Local policy pays importance to a high standard of design. Reference to HDAS guidance on extensions will be made.

It is wished to introduce a sensitive design that observes the characteristics of the host building. The client wishes to improve the proportion of natural and built form within the existing plot boundaries.

The fact that the building is within the context of a Conservation Area means that the conservation of THIS heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application. Yet, as the subject building has not been identified as an important part of the local street scene then the degree to which its conservation should be safeguarded is lessened.



**Side/ rear elevation, showing Jack's Cottage on the nearside and Carlton's Cottages behind**

### **Purpose and scope of the statement**

This statement presents a description of the heritage interest at Carlton Cottages and the significance of the heritage assets potentially affected by the proposed development, whether directly or indirectly. It provides an overview of the historic development and significance of the building and an evaluation of the impact on the heritage asset, the HVCA.

In accordance with the National Planning Policy Framework (NPPF), the document will provide sufficient information about the heritage significance of the building and its contribution to the character and appearance of the local townscape to determine the application. Furthermore, it assists the local authority's duty to have special regard to the desirability of preserving the setting of listed buildings and of preserving the character and appearance of a historic area.

The planning application is accompanied by this detailed Heritage Statement that clearly sets out all works proposed (internal and external) and provides the level of detail required by the Council. Herewith, the planning application is accompanied by a heritage impact assessment, in compliance with paragraph 194 of the National Planning Policy Framework (NPPF).

## **1.2 Methodology**

This document commences with a summary of legislation, planning policy and guidance relevant to built heritage assets and this application. It assesses the site and the significance of the built heritage assets, including the contribution of their settings. The significance of the Conservation Area is examined in 2.3 whilst the listed buildings in the wider context are described in 2.2.1. In 2.4, we assess the quality of architecture in the main streets of the south part of the Conservation Area, in the context of Carlton Cottages.

This report is based on information collected from a variety of primary and secondary sources, including historic mapping. The observations made on site have been reviewed in the context of documentary research. An evaluation of other buildings in the built up area also helps to give definition to the context of the building and its setting.

Initial desk-based research, utilising Historic England's National Heritage List for England, identified that there is one built heritage asset need to be assessed in respect of the proposed development. Whilst there are three designated listed buildings within a 100-metre radius of Carlton there are locally listed structures (on London Historic Environment Record) that need to be considered.

The assessment considers (in Section 2.1-2.2), the historic context of this part of Hillingdon, including the (non) designated heritage assets located in the immediate townscape and the visual setting within which the building sits.

An assessment of the significance of the buildings in the setting (Section 3) of Carlton Cottages is followed by a description of the proposed (4.1). This analysis enables a further understanding of the potential influence building may have on future design.

## **1.3 Legislative & planning policy framework**

This section provides a review of relevant legislation, planning policy and guidance, at both national and local levels, with regard to heritage assets.

## Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Sections 16 and 66 of the 1990 Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a Conservation Area.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning Act 1990 – the legislation which provides for the designation and protection of listed buildings and their settings and Conservation Areas.
- The National planning policy framework, July 2021 (NPPF), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Harefield Village Conservation Area Appraisal.

The NPPF builds on a history of legislation and guidance requiring local planning authorities to identify areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and then to pay 'special attention to the desirability of preserving or enhancing the character or appearance of those areas'. Heritage assets are the central all-encompassing tenant of the conservation strategy.

In the case of the scheme proposed at Carlton Cottages, it is because it is in the context of a designated heritage asset, HVCA, that the extent of this law is applied. Yet it is the prerogative of decision makers to give some importance and weight to the desirability of preserving (i.e., keeping from harm) the setting of listed buildings and the Conservation Area.

**National Planning Policy Framework (NPPF, Sept 2023)** is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes designated and non-designated heritage assets.

Appendix 1 summarises the NPPF, **National Guidance and Good Practice Advisory's** s relevant to this application. GPA3: The Setting of Heritage Assets (Second Edition, December 2017) notes that the contribution made to the significance of heritage assets by their settings will vary, depending on the nature of the heritage asset and its setting.

It is likely that different heritage assets may have different abilities to accommodate change within their settings, without harming the significance of the asset and therefore setting is assessed on a case-by-case basis. Conservation Principles, Policies and Guidance (April 2008) is a document commended to LPAs to ensure that change affecting the historic environment were informed and sustainable.

## Regional & Local

At a regional level the London Plan<sup>2</sup> provides the London wide context within which individual boroughs must set their local planning policies. Policy HC1 on Heritage conservation and growth will support schemes that utilise heritage assets to help stimulate environmental, economic and community growth.

Development should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. Proposals affecting heritage assets will be assessed by the degree to which they conserve their significance, by being sympathetic to the assets' significance. Policy D1 (2021) London's Form, Character and Capacity for Growth further addresses the issue of understanding character and context.

Policy 7.1 of the current London Plan (March 2021) states that the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood.

Policy 7.4 of the London Plan, 'Local Character' states that developments should have regard to the form, function and structure of an area, including the scale, mass and orientation of surrounding buildings.

In Hillingdon, Strategic Objective SO1 states the commitment to: "Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of **high-quality design**, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage".

## Local Plan

### Development Management Policies

Section 38 (6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan in this instance comprises 'The Hillingdon Local Plan: Part 1- Strategic Policies' was adopted in November 2012. Development Management Policies' are in Part 2 which became adopted policy on 16 January 2020.

The policies seek to maintain the historic and architectural character of the Borough's heritage, whilst ensuring the impact on the setting are minimal. Part 1 Strategic Policies (Adopted November 2012) addresses the protection of the special character of the borough's natural and built assets. It raises the profile of the more locally distinct buildings and new higher standards of development.

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<sup>2</sup> London Plan, March 2021

Policy HE1 of the Local Plan concerns Heritage matters and the Council will “Conserve and enhance Hillingdon’s distinct and varied environment, its settings and the wider historic landscape, which includes: Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas”.

Policy DMHB1 (Heritage Assets) states the importance for new development to make a positive contribution to the local character and distinctiveness of the area. Any extensions or alterations are to be designed in sympathy and avoid harm to the historic environment.

Policy DMHB4 (Conservation Areas) requires new development, including alterations and extensions to existing buildings, within a Conservation Area, to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

The HVCA is a material consideration and will be used by the council to test new development against the protection of its character and setting. The proposals for the extension will be assessed against whether it preserves and enhances the area and its character.

Policy BE1 (Built Environment) states that “The Council will require all new development to improve and maintain the quality of the built environment...

The Council require all new developments to:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area ...
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.

The Council will encourage good modern design and the sensitive use of high-quality modern materials where appropriate. Extensions will be judged on how they conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture.

## **2.0 ARCHITECTURAL AND HISTORICAL APPRAISAL**

## 2.1 Historical development of Harefield

Harefield has a long history - recorded as Herefelle in the Domesday Book (1086). During the Middle Ages much of the parish was probably uncultivated. Harefield was the principal manor among several in the parish of Harefield from the C11 to the early C20. It was owned by the Newdigate family from the mid C15 until 1586. A mansion house at Harefield is first mentioned in 1559 and a survey of 1593 lists 'the site of the Manor of Herfelde Hall with all manner of edifice and buildings, courts, orchards, gardens and yards to the same belonging'.

Development at this time was sparse and limited to places owned by the estate as well as places of hospitality. Moorhall for example was a small settlement where the Knights Hospitallers had established a cell by 1333. The settlement probably consisted of little beyond a chapel and farm-buildings.

### 17-19th Century

Old field patterns are distinctive east of Harefield and in the area around Newyears Green and are thought to date primarily to the 18th and 19th centuries. This enclosure pattern is remarkably intact and significant in terms of historic landscape within the Colne Valley Park. The pattern has remained relatively intact due to the influence of a small number of landowners who controlled significant tracts of land in the area, resulting in a continuity of land use e.g. the Ashby family of Breakspear House (Grade I listed) and the Newdigate family of Harefield Place (Grade II listed) held significant acreage around Harefield for several hundred years until the mid-twentieth century.

The ancient Manor of Harefield was held by the Newdigate family from about 1440. The old Manor house, Harefield Place, adjacent to St Mary the Virgin church, was replaced in 1786, when a new mansion house was built at Harefield Lodge. The old 'Harefield Place' fell into disrepair and was demolished in 1813, whereupon the new Manor house became known as Harefield Place. It was sold by Charles Newdigate in 1877.

Enclosure started early in the parish, and except for the moors and common, had certainly been completed by 1754.

By 1813 the western side of the parish had been entirely altered by the construction of the Grand Junction Canal at the end of the 18th century. The canal followed approximately the fall of the River Colne. Harefield Moor was almost entirely confined to the area west of the canal and east of the river. The other moors and common had all shrunk slightly by this date. Another change by 1813 was the appearance of some small factories on the canal.

As a result of the enclosure of 1813 some of the roads were changed. The southern fork of New Years Green Lane was closed; Harvill Road and Springwell Lane were both extended, the one to Uxbridge, and the other to Rickmansworth; Park Lane was taken down the hill to the copper works, and Moorhall Road was laid out over the old moor, and crossing the canal and the river to Denham.

By the end of the 19th century the industrial area along the canal was increasing. A very few houses were built along the High Street, and Moorhall Cottages were erected. There was also a large number of glasshouses immediately south of Harefield Grove. The Great Western

and Great Central Joint Railway was opened in 1905 for goods and in 1906 for passenger traffic. A station just east of the junction of the two lines was opened in 1928 but closed in 1931.

In 1938 Harefield Place was acquired by the local authority to serve as a hospital. In 1959 the land was redeveloped and is now the Harefield Place Golf Club.

### **Estates and Hospitals**

The 18th and 19th centuries saw the growth of several estates on which country houses were built, including Belhammonds, also known as Harefield Park, a three-storey, seven-bay mansion dating from the 1710s.

There are many larger houses from the end of the 16th century, and a feature of its history in the 18th and 19th centuries was the growth of several estates on which country houses were built. The four most important houses were Harefield Place (formerly Harefield Lodge), Belhammonds, Breakspears, and Brackenbury. In 1959 Harefield Place and Belhammonds were hospitals, Breakspears was an old people's home, and Brackenbury, a former farmhouse, was privately occupied.

The Lodge (Annexe to Harefield Hospital) is a house of 2 builds. On the right hand side is an early C19 2-storey, 2-window cottage; whilst on the left is a slightly later 2-storey, 3 window addition. It is rendered in stucco with hipped slate roofs and the right one of a lower pitch.

Of the hospitals, Belhammonds became the Harefield Chest Hospital after the First World War. In 1959 it consisted principally of modern buildings, though the original house was retained for the use of the medical staff. Harefield Place (formerly Harefield Lodge) became the Harefield Country Hospital in 1936 and was used in 1959 solely for maternity and female post-operative cases. No modern buildings have been erected here and the house still stands in 22 acres of ground.

### **20<sup>th</sup> century**

By the First World War the industrial area was further enlarged. A certain number of houses were being built down by the mills, around Hill End, and along the main roads and round the village green. Houses opposite the alms-houses on Church Hill were erected in 1916 by the brickworks company for its employees.

The time between the two World Wars saw some changes: the industrial area round the canal had increased greatly by the expansion of existing industries, though by 1939 the asbestos mills and the distemper works were both disused. A feature of the western side of the parish was the large sand and gravel workings, and by 1959 the north-western side of the parish was covered with deserted sandpits and overgrown workings.

The height of the land prevented these from filling with water, in sharp contrast to the old flooded pits that are found along the river and canal. The lanes in 1959 had high hedges on both sides, which concealed the land cut away on either side. Some gravel workings were still being used in 1959 in the centre of the parish, and some old pits were being used as a council dumping ground.

During World War I, Harefield Park was used as an Australian military hospital. The bodies of the servicemen who died there were buried with full military honours within the graveyard of St Mary's Church; the area, which also included the ground where the Harefield Place building stood, became a military cemetery. Harefield House was bought by the Air Ministry in 1938 and in 1959 was occupied by the Ministry of Supply's Aeronautical Inspection Directorate. After 1982 the building was restored and converted to office use.

In 1929 Harefield became part of the Municipal Borough of Uxbridge, then in 1965 the London Borough of Hillingdon. The house building that took place after the First World War was mainly undertaken by the Uxbridge council. 212 houses were built between 1919 and 1923 at Moorhall, around the common, and at Mount Pleasant, but in 1925 there was still an acute housing shortage in the village.

Moorhall farmhouse was destroyed by fire in 1922. In 1926 the chapel had fallen into a state of disrepair. It was fully restored by public subscription and used as a Sunday school. The chapel again became derelict in the late 1940s. It was demolished by Uxbridge council in 1960 after a long campaign to save and restore it. It was one of only three surviving chapels built by the Knights Hospitallers in England and its demolition was debated in Parliament.

Land around Moorhall was bought by Uxbridge council in 1926 for the purpose of a housing estate; yet by 1959 the land remained as an open space. Some private houses were put up in the Swakeleys area in the 1930's and more development in the same area was being carried out in 1959.

Between 1936 and 1951 the council built 273 houses in the Church Hill, Mount Pleasant, and Northwood Road areas. The council's scattered housing policy was condemned in 1944, when a plea was made to include the whole parish in the 'green belt.' By 1944 over 771 acres had been acquired, principally by the county council, as part of the 'belt', and after the Second World War another 370 acres were added to this by the county council



**Harefield House (Place) circa 1919**



HAREFIELD HIGH STREET CIRCA 1900

**Village Centre, 1900**



**Moorhall farm, 1905**



**Countess of Derby's Alms-house's, Church Hill, 1965<sup>3</sup>**

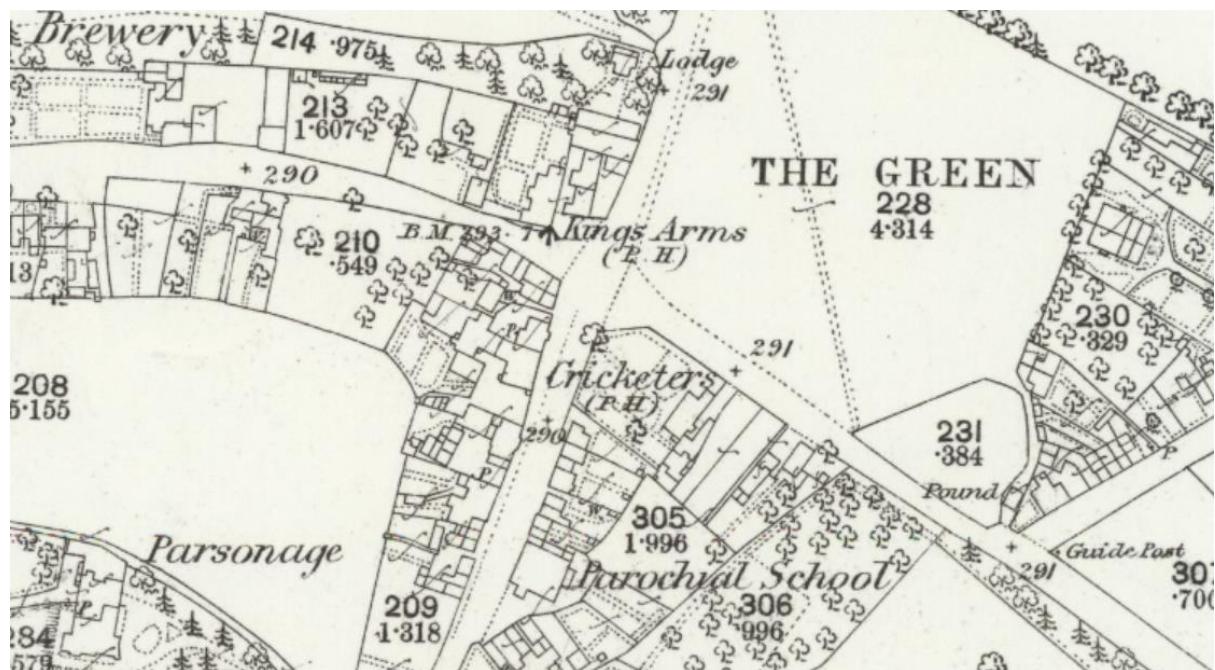


**Australian Military Hospital during World War I**

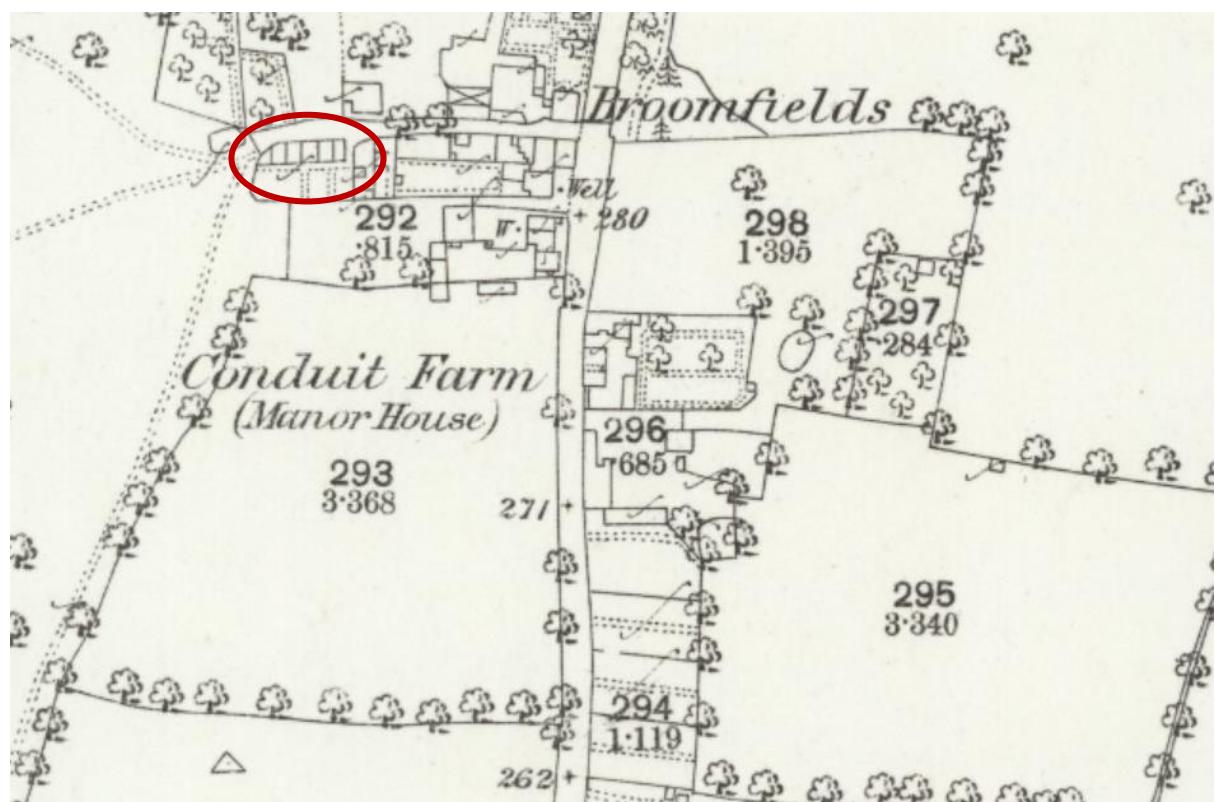
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<sup>3</sup> LMA, LCC Photograph Library, SC\_PHL\_02\_0146\_65\_1248

## 2.2 Development at Carlton Cottages



1864, village centre

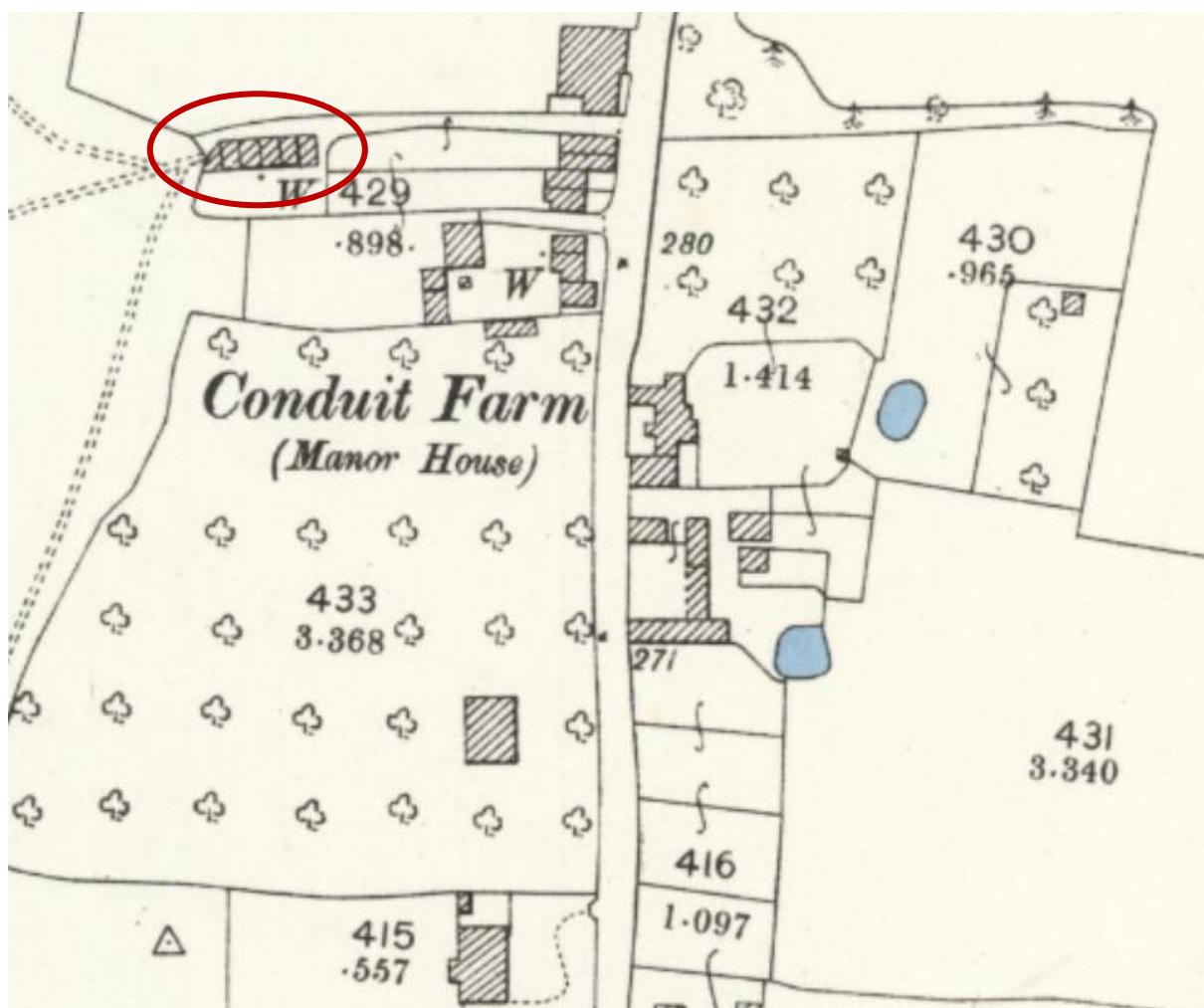


1864, site area to south of village

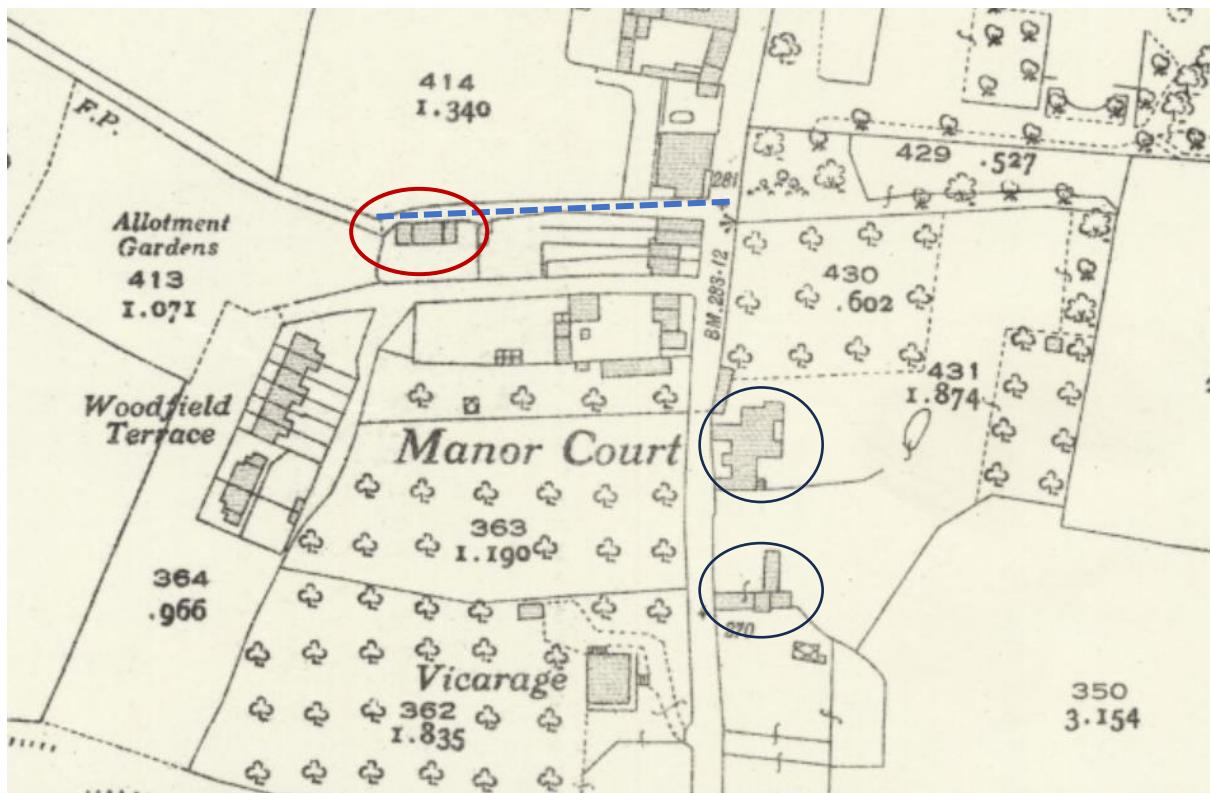
The 1864 OS shows how buildings with a civic and social import are gathered around the Green, with 2 public houses, a school, Parsonage and Brewery present. In the area to the south of the village centre, there are mainly fields folding onto the road. The importance of Conduit Farm (Manor Court) in the centre of the land is clear to see. Another farm holding called Broomfield's also has interest in the fields on the east side of the road.

At this time there is a building in the location of Carlton Cottages, to the south of a track from the High Street. It is located to the north of land held by Manor Court and the building is shown as being split into a series of 5 interlinked structures.

As the building was within the demesne of Conduit Farm and the Manor House it is highly likely that it was built as a farm building, possibly cottages with sheds/ barn to the side. This early use explains why the north facing part of the building is without windows and is featureless.



1896



1934

In 1934, the sites of Manor Court, Alms-house and Vicarage are clearly marked, representing the extent of estate land and buildings in this location. The area to the west of High Street is mainly orchards which then becomes allotments. Woodfield Terrace (built after 1914) is the only group of houses, probably occupied by workers to the Court estate.

The building of Carlton Cottages is shown on the plan in its current position where it abuts the access lane from the High Street. Dovedale Close did not exist at this point in time and only a road which lead to Woodfield Terrace is present. It is probable that the lane in front of Carlton Cottages was used to drive animals of the local farm into the fields on the west side. It would also have been used by gardeners to reach the allotments.

The buildings form appears to have changed by this time, and the series of roofed enclosure have been replaced by a pair of cottages. As the use of the land changed and farming was no longer important, so the potential for developing residential accommodation became more viable.

## Planning History

Carlton Cottage was a larger dwelling with an unusual 2 storey element on its western side which was originally a storage area. In 2011 Planning Permission was sought and granted to convert the cottage into 2 separate smaller dwellings: LBH Ref: 67633/APP/2011/444.

At the same time, the garden was subdivided by a new fence with access to a new car parking area from Dovedale Close, which runs to the west of the house. The approved 2011 plans for this conversion are shown below:



### 2011 Conservatory

A simple conservatory was proposed in 2012, following on from a previous application (Ref:67633/APP/2011/2037) that had been refused due to the fact LBH considered the conservatory would be to the front of the proposed property. LBH also considered this would cause an adverse impact upon Harefield Village Conservation Area

LBH refused the application for the conservatory on the grounds it was unacceptable. Hillingdon misinterpreted the definition of front and back, a view which was later explained by the Planning Inspector at Appeal.

*This is a much altered early 19th Century cottage within the Harefield Village Conservation Area, now subdivided into two units. The orientation of the building is such that the private amenity space is located to the front. Given the orientation of the building, the scope for rear extension is limited. The conservatory would be therefore, located in the front garden, adjacent to the common entrance area of the neighbouring group of building This would be considered intrusive to the existing elevation of the building and would have a detrimental impact on the appearance of the group adjacent to it. Given its front location, it would also be against HDAS guidance. Conclusion: Unacceptable/e due to front location".*

The approved conservatory was never implemented.

## 2.3 Conservation Area Context

### Layout and Setting

Typically, roads are long and straight, although a number of cul-de-sacs exist on the fringes of the area. Wide green verges with mature deciduous street trees are typical of the area and generous front gardens contribute to the appearance of the public realm of across the Conservation Area (HVCA).

The layout of the HVCA is based on the central axis given by Breakspear Road North coming in from the east and meeting at the junction with High Street that comes in from the south. Park Lane then continues in a westerly direction whilst Hill End Road continues in a northerly direction.

At the junction, the Green, Kings Arms and War Memorial are focal points. The road width and street trees give a pleasant and attractive impression of the village centre, with the rows of shops on the High Street expressing good Victorian character.



**Village Green**



**Historic shops**

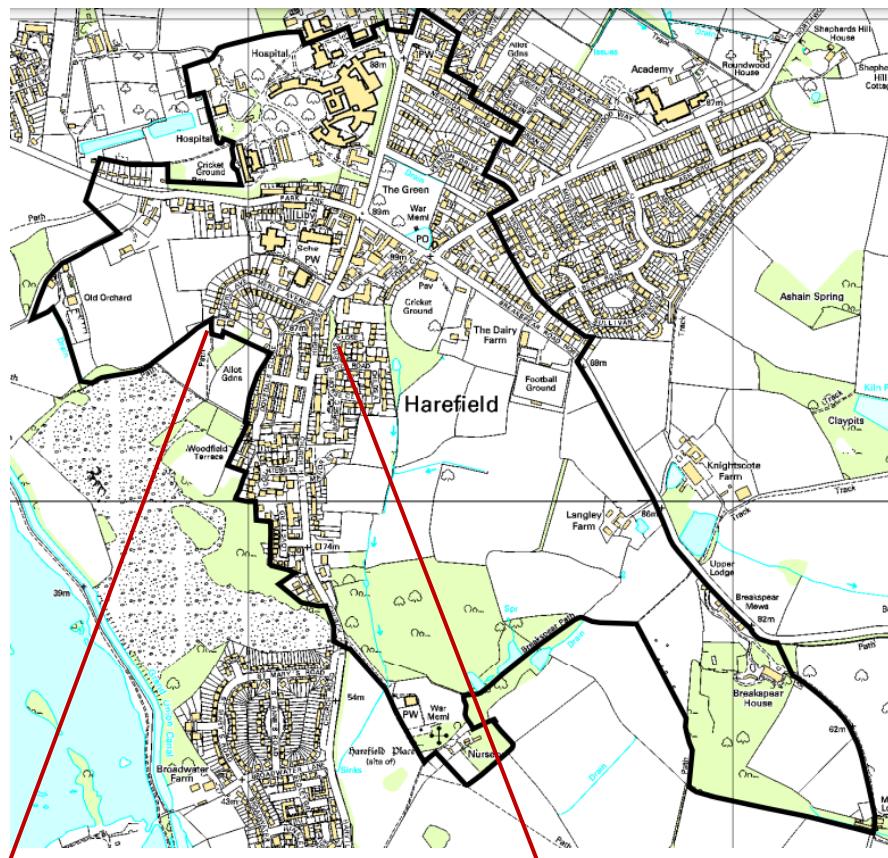
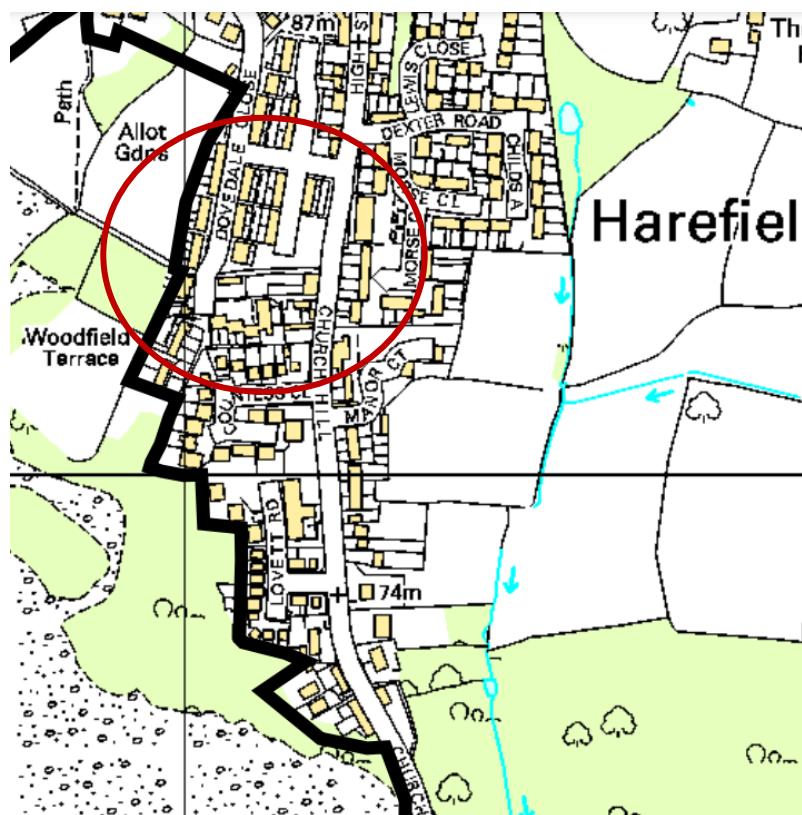


Figure 1: Conservation Area boundary



Site and 100 metre radius

## **Urban Structure and built form**

The rectilinear roads or looping residential streets reflect the planned 'Metroland' pattern. The streets are generally wide with generous green verges and typically include avenues of deciduous street trees.

Properties regularly include planted front gardens that contribute to the suburban character of the area. On occasion, such gardens have been paved for parking. The streets are generally well proportioned with good visibility, creating an open and comfortable feel.

## **Heritage assets**

Much of the development reflects the commuter settlement of Harefield which emerged largely during the 1920s and 30s, partly as a result of the Metropolitan Railway which had in the previous decades given fast and reliable access to London from nearby stations such as Ruislip and Ickenham for the first time. The Metroland Garden City character was epitomised by the image of affordable and modern homes, in beautiful countryside with a fast and reliable train service.

Manor Court is a prominent heritage asset that has influenced the development of the surrounding area. Development west of the High Street represents post-war housing. Although there was a mix of styles, a greater conformity was seen between the approaches of public and private housing developers in this period. These houses are of a typically more utilitarian aesthetic and were a result of the country wide response to the urgent need for housing after the war.

There are a number of designated heritage and non-designated heritage assets located within the area. In a one kilometre radius of the site there are 29 nationally designated Heritage assets, some of which are summarised below. Within a 250 metre radius there are 4 nationally listed buildings, located on the High Street and Church Hill. There are also eleven locally listed buildings including Roman, Prehistoric and Medieval finds .

Examples of local houses are a useful source for identifying building types and styles which bring architectural and townscape importance to the borough. There are 4 buildings identified as being of local and national interest within 500 metres of the site, which comprise of 1 house and 2 public houses. Of note are No 136 dated to the 18th century, the White Horse from the early 18th century and the 16th century Tudor House at no 14 High Street.

In the wider setting of the Conservation Area there are several locally listed buildings that contribute to the local character and are of historic interest for their contribution to the development of Harefield. In Appendix 1, examples of buildings on the key roads in Harefield Road are given.



**14 High Street**

### 2.3.1 Architectural Influences and Characteristics

The oldest building in Harefield is probably the Moorhall chapel. Dating from the early 13th century, it is a two-story building of flint rubble with stone dressings, extensively restored with brick in the 17th century and later.

There were four inns in the village in the early 18th century and the existence of the '**King's Arms**' (High Street) was recorded in 1748. It is a listed timber-framed and brick building, mostly of the 17th century or later, incorporating the remains of a 15th-century house in one of the wings. The listed '**White Horse**' (Church hill) dates from the late C17 or early C18. It is 2 storeys, with 8 bays, 4 alternate windows now blocked and a high pitched tiled roof.

Among the other buildings of the 17th century, apart from cottages in the High Street and Park Lane, are Crow's Nest Farm and the listed **cottage at Jack's Lock**. They are generally of two stories with tiled roofs, the walls being timber-framed, but with much later brickwork.

The six two-story **alms-houses** on Church Hill were erected shortly after 1636. They are of brick, built in a single block on an H-shaped plan, and have tall, diagonally set chimney-stacks. The high pitched tiled roofs have a gable on each inner face of front courtyard and in centre of outer faces of side wings. The Grade ii \* listed alms houses were extensively restored in 1959, when the interiors were modernized.



**Alms-house's, Church Hill**

A late-18th-century building standing on Breakspear Road North is the **old workhouse**. Built of red brick in 1782, it is a three-story house of five bays with a central doorway, high pitched tiled roof and three gabled dormers. In 1959 was divided to create private occupation. It is listed partly for historical reasons, as an early example of a workhouse.

Good examples of early-19th century domestic architecture include Harefield Grove, Whiteheath Farm, Shepherds Hill House, and the Lodge (Rickmansworth Road). Among the industrial buildings near the canal are a number dating from the late 18th or early 19th centuries, and the **Bell rubber works** is an early C19 mill building of 2 storeys, built in stock brick with a later roof and rebuilt gable ends.

**Nos 128 and 130 High Street** are a 2-storey, 2-bay window C17 house end on to road. It has a high pitched, hipped tiled roof with sprocketed eaves. **Nos 132 and 134** are a range at right angles, probably of C16 date, to the south.

**No 14** is a substantial early C18 house of 3 storeys, 3 windows with mid C19 alterations. High pitched tiled roof with console brackets to eaves. Walls now pebble dashed with rendered quoins. Sash windows with glazing bars in moulded stucco architraves with shallow segmental heads and vermiculate key blocks. Early C20 shop front on ground floor.



Village Centre



Village Green



5 Church Hill



Old workhouse. Breakspear Road

Harefield is home to a number of key buildings including Harefield House (built in mid-18th century) and Harefield Hospital (opened in 1937). The historic village centre remains largely intact. Growth of the village has been drawn out along the settlement's approach routes, with significant Garden City style development at South Harefield in the mid-20th century. This area also has some significant industrial areas, which are concentrated along the canal.

Harefield House is from the end of the C17 and is towards the junction bear the Green. It was thoroughly altered and refaced in the early C19. It is a large three-storey house, with steps and pillars leading up to the front door. The cornice conceals a low pitched hipped slate roof and there are chimneys at the ends and centre, the latter with arched panels.

The early C18 building on the left hand side of Harefield House is covered in similar stucco and it has 6 windows in an irregular style. A two-storey building is attached to the main house and there are modern back extensions.

Breakspear House (On Breakspear Road North), is a Grade 1 listed building from the 17th century that represents the scale of large buildings in Harefield.



**Harefield Hospital**



**Breakspear House**



**Harefield House**

### 2.3.2 Listed buildings in the immediate context of Site

There are 3 listed buildings within a 100 metre radius of Carlton Cottages.

**Manor Court**, on Church Hill, was probably built in the 16th century, but has been much altered. It is roughly u-shaped plan with rear extensions and is pebble-dashed, consisting of a fairly high pitched tiled roof with rebuilt ridge stack. There are Modern casement windows and a gabled porch.

Central section contains massive chimney, no longer in use. (Interior has been much subdivided for hostel use). Timber framing also exists in the north wing whose original jetty was removed for road widening. It is likely there was an original hall and extended service wing to south, with small parlour bay added in the C17; **the rear extensions** being later.

**Nos 130 to 136 High Street**: Nos 128 and 130 are a 2-storey, 2-bay window C17 house end on to road. High pitched, hipped tiled roof with sprocketed eaves, Nos 132 and 134 are a range at right angles, probably of C16 date, to south. Tiled roof with rebuilt central stack. No 132 renewed in machine tile. The buildings are both timber framed but have been covered in pebbledash. Small-paned modern casements and half glazed modern doors. Graded partly for position in High Street.

**No 140 High Street** is a C17 2-Storey, 2-bay timber-framed building, with 1-storey and attic gabled modern north extension. It has exposed timber framing and brick filling on the south wall and the east gable end and north wall are largely rebuilt of C19 brick with C19 casements. It is noted for the large chimney stack on its side elevation.

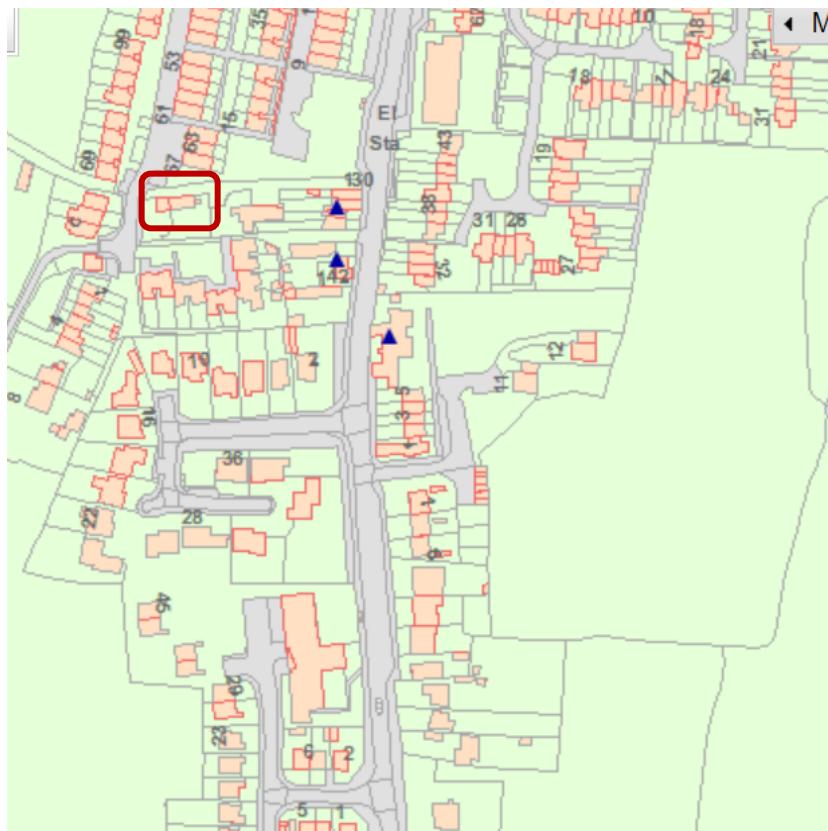


Figure 2: Site of Listed Buildings



**Manor House (Court), Church Hill**



**No's 130-132, Church Hill**



**No 136, Church Hill**



**No 140, Church Hill**

## **Garden City style**

Garden city style development shares many common characteristics with Metroland development. Whilst the classic Metroland areas were the product of private developers and sold to private purchasers, garden city style development was more likely to have been developed by the public sector.

Buildings are commonly grouped into terraces which often display an overall composition and symmetry, emphasising their collective identity. The style of buildings is generally solid but plain, with simple detailing and flat fronts in place of the elaborate gables and bays associated with Metroland development.

It is common to find buildings arranged around a shared green space, a form of layout which is less likely with Metroland development. A number of estates also include allotment space that form an important part of their layout. Buildings are generally two storeys with either a square or wide plan form. Combined with the fact that buildings tend to be grouped in short terraces, this results in a building form with more horizontal proportions.

## **General character and settlement**

Settlement in this landscape is limited to Harefield which is a conservation area that includes not just the town but also landscape to the south including Breakwater Park, Langley Farm and the Church of St Mary. Beyond this the settlement pattern comprises a dispersed pattern of farmsteads many of which are listed and are connected by narrow winding lanes.

The parkland at Breakspear Park and Harefield Place are recognised as remnant parkland landscape with many important features.

The spatial character of the CA is strongly defined by the important open spaces of the Green in the heart of the CA. The main thoroughfares of High Street and Breakspear Road are also defining elements of the area. The land which spans out to the west side of Langley Farm dominates the south/ south east extent of the HVCA, whilst former orchards and less developed swathes of land define the west side of the CA as the land sweeps down to the canal side. The western boundary of the conservation area is demarcated by the outline of former allotments and the existence of forested areas. After moving through the southern half of the CA Church Hill becomes a village lane, marked on both sides by hedgerow and trees as it reaches South Harefield.

There is one main nodal point within the CA layout: The west end of Breakspear Road where it meets the junction of High Street. The two main roads offer a formal arrangement and display a coherent architectural language as they are the result of a planned residential exercise. Houses are detached or in rows, 2 storeys in height with roofs. Buildings are recessed from the street line to varying degrees and the front yards/ garden area are a mix of width. Plots are substantial in size and due to the spaces at the sides of buildings it is often possible to read the rear yard and any outbuildings.

The High Street travels out in a northward direction, where it terminates at the junction of Breakspear Road.

## **Key views and vistas**

Views along High Street are characterised by two different impressions. In the village centre there is a sense of the simple layering of development around the village centre which spans out from around the Green and the road junction, with views of houses and their garden land to the rear. At the southern end of the Conservation Area, the view is defined by the extent of green spaces and fields that form around the village. Hedgerow, shrubbery and mature trees create a contrast with the residential character of the village. .

Along High Street there are instances where the view of the modular rhythm of the elevations and roofs of the properties that flank the road is an intrinsic element of the character of the residential area. 5 Church Hill at the southern-most end is a focal point both for views along the street in a southerly and northerly direction. The adjacent group of cottages at Grove Cottages make for an interesting contrast, as these modest sized buildings were likely dwellings for workers on the estate. This makes for an interesting composition both architecturally and historically. The Alms-houses are another interesting view, when moving along High Street. Their long low form is an interesting introduction to the former access to Harefield Manor in the road that goes beyond.

## **2.4 Bird Lane and Surrounding Streets;**

### **Appearance and Character of the Street Scene and Surrounding Area**

#### **Summary of architectural character**

This property lies to the west of Harefield Village Conservation Area, which is characterised by detached semi-detached, post war buildings on various sized plots. The houses are 1 - 2 storeys (plus roof) in height and generally fronting the street, many with front gardens.

The character of the dispersed rhythm of the settlement is noted on the west of the village in the environs of the site at Carlton Cottages. There is also a difference to the elevations and roofs of the properties that flank this section of the village. Built form is typically on a medium scale in the form of houses from the 1980's and later.

This extension of development out of the west side of Harefield towards the canal is an intrinsic element of the character of the residential section of the village. It is still possible to read the rural character of the village that was still predominant in the early 1900's with development being in the main confined to road frontages. It is useful to isolate several historic buildings along the High Street, as forming principle elements of historic interest along this section of the Conservation Area.

In the immediate context of Carlton Cottages, the pattern of development is an example of how the village has changed.

## Assessment of Architectural interest



**Figure 2: Plan of Assessment area**

## AREA 1: Countess Close

Countess Close is a road lined with smart yellow brick and rendered houses with hipped roofs and canopied porches. There are a number (no 6-8, 12) that have front wings protruding from the side, as well as large side extensions (no 14). There are also some buildings designed with some reference to the Arts and Crafts idiom, as seen on the catslide roof and off centre gabled bay at no 28. At no's 34-36, there is a well massed two storey double garage extension to the side of the respective property. Its architecture is expressed through a dormer window and a half hipped roof to the front. The hung tiles on the first floor are an attractive period feature.



6-8 Countess Close



14 Countess Close



28 Countess Close



34-36 Countess Close

## AREA 2: BETWEEN THE ALMS-HOUSES AND DOVEDALE CLOSE

### East side of Church Hill/ High Street

On the initial stretch of Church Hill, the tall brick wall that enclose Manor Court at the rear of the Alms-houses is most evident. It means that only the upper floors of the buildings behind can be seen, and it expresses the character of the former enclosures attached with the Estate and its manor house.

This form of walled enclosure continues on the east side of Church Hill so that the gables on the end of the block are viewed, in addition to the gabled dormers in the roof. This group of 3 two storey buildings (access from Dexter Road) are of the same size and scale and have a common appearance. The next group have a more dynamic character, as the roof height range to create a stepped effect with the central bay being prominent. The scale of the building descends from three storeys to two storeys with the centre being a strong axis through the whole.

It is interesting how the rear aspect of these two blocks is of a similar quality and is designed to be reads as the main elevation when approaching from Morse Close behind.

No 67 illustrates the mixture of plot location on the High Street, as the front building line is up to the road edge. This contrast with no 72 on its north side which is set back with a parking lot at the front. Although of different detailing and built both these building illustrates the formal and symmetrical character of buildings on the High Street.

## East Side



32, 38, 43 Church Hill



Morse Close



67



71

## West side of Church Hill/ High Street

No 140 is a highly attractive modest cottage whose L shaped form to the roadside creates interest to the street scene. This distinctive layout is reflected at no 132-134 which are also arranged so the buildings are at 90 degrees to the other. The north side elevation of no 132 abuts the footpath that leads along Bird Lane.

The junction to Dovedale Close is defined by the humble two storeys block on its south side, with dull, formulaic aspects typical of 1970's council housing. Dovedale Close itself has a wide aspect given by the space given to paving on one side., This balances with the shrubbery and hedgerow that encloses the road on the north side of the junction.

The first building (no 110) after the junction is an interesting two storey Victorian cottage, with sash windows, tall chimneys and a canopied porch to the side. The group of buildings that follow are recent interpretation of the historic style, as seen in the steep roofs, arched windows headers, canopied porches and gabled dormers.

**Interestingly there is a trend for the front bay to the side, representing one half of the house, to push forward from the front building line.**

The preference for a front facing return wing is seen at no 88. This attractive brick building is squat in character and has elements that protrude from the main core to create further space. At the side is a one storey extension, with a sloping roof composed of weatherboard. At the front a one storey form with a gabled dormer pushed out to the garden.

There is a character for L shaped buildings, and front wings are expressed to make a return with the main building.

Princes Lodge Car park is surrounded by single storey outbuildings. No 62-72 are an attractive row of brick Victorian houses, with well-expressed bays, arched door headers and sash windows. The chimneys are regularly spaced on the ridge giving rhythm and visual harmony to the street here. From a design point of view the modern blocks on the other side of the road have been influenced by the simple symmetry and elevations seen in this section.

Finally, no's 56-58 are a highly attractive row of two story cottages with stuccoed walls and distinguished arched windows. They are enhanced by the well planted front garden and the space back from the roadside allows for the whole to be appreciated.



132 Footpath to Bird Lane



110



No 108



No 92/93



88



62-72



56-58

## DEXTER ROAD

Is a typical 1980's suburban estate, with two storey brick buildings, typically with pitched roofs, canopied front porches and gabled first floor windows. It is common for the house to have a one storey garage set to the side and spaces between buildings have been filled so that it is not possible to view the rear elevations.

As seen in the High Street there is a trend towards the front porch being pushed forward from the building line., forming a perpendicular return in plan form.



21 Childs Avenue



21 Dexter Road



**Morse Close**



**Morse Close, Rear of Church Hill**

3



**Morse Close, Rear of Church Hill**

### **AREA 3: DOVEDALE CLOSE**

The initial section of Dovedale Close contains a series of unattractive blocks of council housing. The featureless linear blocks have the appearance of barracks as they flank the sides of the road as it moves in a westerly direction. They are single storey buildings of brick, with front passageways defined by an enclosing wall.

The structures front the green space to the west of the Conservation Area and their condition and appearance are a distraction to the finer elements of Harefield outlined above. In the builds much space is given to the double garage space on the ground floor, with living accommodation confined to the first floor above.

The development improves at the northern end of Dovedale Close, as a group of well considered brick buildings occupy the space at the end of the cul de sac. These buildings are two storey and like those on the High Street, there is a regular occurrence of a front facing side elevation over two storeys.

The preponderance of right angled design takes reference from the historic and listed buildings on the High Street and is an informative element of design at this end of Dovedale Close. The design is a success as it lifts the poor quality of housing seen in the stretch of road before. It illustrates the scope for a new development to follow this architectural trend.

In the section of road that approaches towards site and Bird Lane, the council housing feels oppressive and lacking character. There is one street tree to raise the look of the street. Yet the general impression of soulless brick huts with external walkarounds makes little contribution to the street scene.

The council houses are lined up with their long front elevation facing Dovedale Close. The appearance of Carlton Cottages on a different front building line and with its main elevations at right angles to the road is a break in the pattern of development.

On the west side of Carlton Cottages there is an unattractive building with its height raised through a long steep roof. No 69 - 73 has the appearance of a Nissan hut and is rather idiosyncratic in the street scene.

Newstead house is a two storey building, whose roofline makes a statement in the locality, This house is built of brick and its mass is spread over two different volumes. The pitch of the roof is nuanced so that there is a difference in its look.

On the north side of Newstead House is the car park and then a dividing wall to the garden of Carlton Cottages.

The last group of buildings in this assessment is the row of three cottage sat 2 Woodfield Terrace, They are two storey with a hipped roof and a regular arrangement of windows on the first floor. It is of interest that at the front they have one storey front porches with pitched roofs.





72 – 78 Dovedale Close



88 Dovedale Close



90 Dovedale Close



98 Dovedale Close



92 Dovedale Close



111 Dovedale Close, approach to Bird Lane



No 73



2 Woodfield Terrace

## 3.0 ASSESSMENT OF SIGNIFICANCE

### 3.1 Built Character of Carlton Cottages

The existing plot is a mid-19<sup>th</sup> century farmers cottage, altered considerably on its south elevation. Although the outline of a building here in the 1860's is seen on the OS Plans, the current materiality of the building indicate it has been largely rebuilt. This is evident on the west side elevation facing Dovedale Close, where brick with a 1970's tone seems to be used. The same is likely on the western elevation.

The western site boundary is shared with Dovedale Close, which comprises 1970's type development, and to the south is Newstead House, a typical 1990's type of 3 storey development. Historically, Carlton Cottages was part of the same building and site as the next door house of Jacks Cottage; however Jacks Cottage does not form part of the site today.

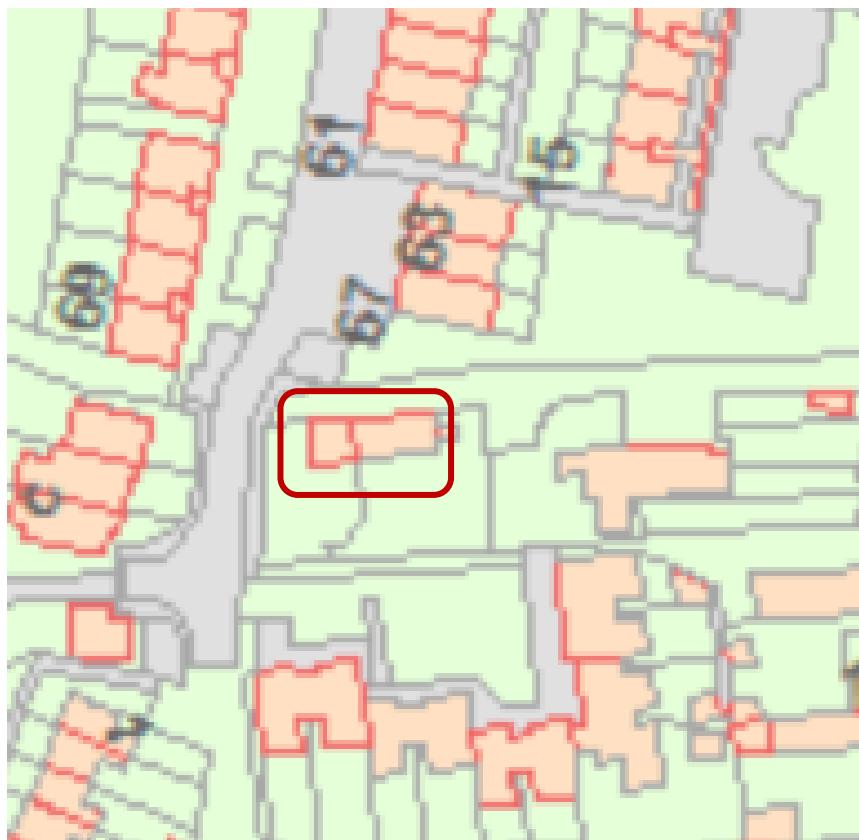
Carlton Cottages is formed on one side of the building. It is larger in width than its immediate neighbour and is divided at the rear by a fence, separating the gardens. The roof is hipped and covers both cottages. There is only one chimney stack to be seen on the ridge of the subject cottage. The overall appearance is given by the cream render applied to the rear and east side.

The building can be examined in the round on three sides and each elevation is different to the other, making it seem like an incoherent composition. The plot is rectangular shaped with the building formed of two movements comprising the front and rear ranges. The garden land extends to the south, whilst the attendant parking slot are packed close to the boundary fence on the north side.

The building was first shown on maps in 1880 and the layout of the building as seen at that time is the same as present. The built form has however been modified and the brickwork and windows are a later addition.



**South elevation**



**Figure 3: Plan of site**



**3.1.1 Carlton Cottage's orientation to Bird Lane**

The rear access for Carlton Cottage is via a small gate that opens on to private land. This land is now Newstead House, developed in 1980 by a local builder. Newstead House is a private road and is not a public right of way.

Given that Newstead House is built after Carlton Cottage, it can only be that the front of the property has always been the North elevation that faces onto Bird Lane. The front door and driveway have always been accessed from Bird Lane so this makes it the front of the house. In this respect, if the front of Carlton Cottage was the South facing elevation then the address would be Woodfield Terrace.

The rear access from the south to the new property has never been a right of way for the owners. Access to the property (now known as Jack's Cottage) is from Dovedale Close, to the West of the property.

the Land Registry that shows the property site before Newstead House shows where a track came from Church Hill along the rear of Carlton Cottage towards the allotments and waste ground. The rear gate with an X. The land was owned in the 1960 by the British Portland Cement company who sold the land below the cottages to Sims, a local builder in the late 1970s. Sims then bisected the lane to leave two cottages accessible from Church Hill and built Newstead House behind Carlton Cottage in the 1980.

The remnant of Woodfield Terrace was joined to the new development of Dovedale Close. The rear gate remained a courtesy access to Woodfield Terrace from 1962

Originally, Carlton Cottages was 4 small cottages that were converted into one property. All four of the cottages had their front doors opening into Bird Lane. This means that the front of the property is the north facing elevation. There is also an outline of a lintel on the elevation fronting Bird Lane, indicating the former presence of a door, now filled in.

### **The 2 principle elevations: North and South of Carlton Cottage**

#### **A. North elevation**

Originally the property was 4 cottages that were converted into one house, all four of these properties had their front door facing onto Bird Lane, this means that the front of the property is the north facing elevation. *The north (front) end of the building is not seen from the street and it is demarcated by a narrow footpath that runs past the building. This area is quite secluded and enclosed on each side by concrete walls and screen fencing.*

*There is no door into the property directly from Bird Lane. Yet the front door and driveway are accessed via Bird Lane, therefore the north elevation is the front of the property from a historic and datum point of view.*

The site is situated on the south of Bird Lane, a footpath that connects with the High Street to the east. It has a very small front area constituting a footpath that becomes a car wide track to the High Street. It is overshadowed by the larger building at Newstead House and the overall scale is similar to no 67 on the north side. The scale and massing of Carlton Cottages compares well with that of Woodfield Terrace, the only historic building in this quarter.

The building is laid out in a rectangular shaped plan. The main entrance door is contained both in the porch from the side in from which access is gained to the right-hand side of the building. There is also a door set on the left-hand side of the rear elevation providing immediate access to the garden.

On the east side of the porch is a car wide gate that is opened to allow movement from north to south of the building, around the east side of the house. As there is no front door then access to the building is gained through the gate and then the porch. A picket fence runs from the gate in an easterly direction, drawing the boundary to the side of the property.

A parking lot occupies the spaces in front of the fence and the area at this point is double car width. At the corner of the building, the space narrows to a footpath which runs within an embanked area in front of the building.



## B. South elevation

It is a two-storey dwelling with the ground floor built at ground level. The rear garden of the property forms its rear boundary and the land abuts the private land/ access road in the ownership of Newstead House.

The rear garden is more closely tied to the boundary of the land as given by grounds of Newstead House and the boundary fence on the south side. From the south border of the garden, the flat character of the terrain is witnessed and it is possible to make out the whole width of the building as well as well as the garden land.

At the rear of the property there are a mixture of window positions and window sizes. There is no obvious pattern in the fenestration with 4 casements on the first floor and French Doors and one window on the ground floor.

The casement windows to the rear are ordinary examples of the fenestration which are set on sills. The side elevation to the east only has windows on the front range where there are two windows at ground and one window at first floor.

The eaves provide an attractive overhang to the walls, illustrating the historic character of the architecture.

The host building is located towards the front of the plot. Only the rear elevation is seen in three quarters view from the road and it is set back from the cottage on its west side. The rear elevation has been altered and the current arrangement of fenestration is not likely to reflect the original building at the rear when it was a cottage. Indeed, as cottages, the rear of the building would have been more modest,

The current building is plain and mid-sized building with limited architectural character. The character of the rear elevation is dictated by plain functional residential architecture comprising a simple form and appearance.

It is simply ordered through the position of the roof in relation to the front and side walls. The fenestration has no architectural character and it is only really the hipped roof that stands out as being of any interest.

It appears as a lightly massed composition formed of one volume. The design integrity is limited to the yellow bricks. Its width, coupled with the order of the windows, gives emphasis to its square or geometric aspect. The roof is legible and it is possible to make out its angle and depth. Currently the roof has a neutral impact to the listed building and the street scene.



**South elevation**



### 3.1.2 Character of Adjacent Buildings



Jack's Cottage in foreground



No 67



Newstead House



Woodfield Terrace



No 73

It is noted previously that there is different character in the streetscape in the groups on the east and west side of Dovedale Close, giving a varied incidence of massing and detailing along the road. The surrounding local townscape is low to mid-level with Newstead House being an obvious exception to this.

With regards the rooftop, the adjacent buildings have different types, as no 67 is pitched and Woodfield Terrace has an attractive hipped roof and Newstead House has a double roof with an interlinking structure. The roof at Carlton Cottage has a similar slope to Woodfield Terrace whilst the angles on the pitch of Newstead and no 67 are similar to each other.

With regards elevations, the front of no 69 – 73 is irregular and illustrates an example of poor design integrity. The roof does not tie into a coherent roofline and appears as if the building is incomplete. The relationship of Carlton Cottages with no's 69073 is seen when looking across the garden in a westerly direction. In this view, the poor roof quality of no's 69 – 73 is accentuated when compared with Carlton Cottages



Ridge height of Carlton Cottages against 69 -73 and no 67

### 3.1.3 Significance of the Building

Carlton Cottages makes a modest contribution to the architectural character of Harefield. The age predates many of the buildings on Dovedale Close although it is of a similar age to many of the village buildings from the Victorian era. Its style and materials reflect its social status when it was built as cottages for workers of the estate of Manor Court. There is a strong chance that the building was initially used by workers of the land.

In this respect the building has an important association with the historic road and its usage reflects the historic nature of the area. It is of interest that the former farm buildings have been adapted to a single unified building without any great change to its depth, width or height. At the same time, it is important to consider the implications of the approved conservatory extension in 2013. For, although never built, the consent for the construction of a new structure to the rear shows how the building can accommodate change.

### 3.2 Setting of buildings and View framework

The building is within the Conservation Area. Yet it is greatly obscured by the position of the adjacent cottage and the fence to Dovedale Close. From the road to the east, only the first floor windows and roof can be seen. A large tree is sited to the background and the double roof of Newstead House is to the south of the tree,

There is one other view which is seen looking in a northerly direction along Dovedale Close when standing at the entrance to Newstead Close. In the medium visual frame, it is possible to see the upper storey and roof of Carlton Cottage partly obscured by hedgerow in the foreground. The third important receptor point of the property is taken from the yard of Newstead House directly to the south of the gardens at Carlton Cottages.

This receptor point gives a full on view of the rear elevation, with the ground floor obscured by the bush on the boundary of the grounds to Newstead House. The hipped roof is visible in full and can be appreciated for its symmetry and balance. The first floor windows do not inweigh any quality and do not contribute to an appreciation of the building.

In each of these views the trees and hedgerow are prominent and the space of the road is given by the set back nature of the buildings and their general low-mid scale. The character of the streetscape is a little fragmented when looking northwards and southwards along Dovedale Close. As the buildings on the western side are modular blocks, designed in a linear format with no decorative quality.



Short-range view from Dovedale Close



**Short-range view from outside Newstead House entrance**



**From grounds of Newstead House towards southern elevation**

### **Summary of local townscape**

The townscape qualities and individual building make an important contribution to the character and appearance of Harefield. Views of buildings along High Street provide the setting to the Conservation Area. The linear nature of the roads offers the potential for views that open up to give focus on individual buildings or groups.

The linear alignment of the street is given texture through the building frontages, creating townscape and perspectives in views along the street towards the village centre at the north end.

In the section of road that contains Carlton Cottages , the observer garners an appreciation of the adjacent buildings at Woodfield Terrace. The eye moves from one building to the next, noting patterns and differences on the way. In this respect the buildings in this group can be determined according to their variation in elevation design.

One discerning pattern is seen which reflects the nature of development in this part of the Conservation Area. There is a common occurrence of L-shaped floor plans, where front elevations are accentuated by a protruding wing to the side. This is seen on one and two storey buildings which project to the front of many buildings.

In the immediate streetscape Woodfield Terrace is considered to be a landmark building in the area due to the age, exuberant character of the roof and modest nature of its design. It is a focal point in views coming from all directions. In a far lesser way, Carlton Cottages performs a role as a subsidiary building, featuring in no proper views from the east or west.

The development on this road side has variable arrangements of building to the front and set back. Carlton Cottages has an ordinary front garden to which the massing of the building stands humble and allows for a simple reading of the walls and roof. Carlton Cottage has a rear garden, and the relationship with it and the building to the north of the plot is ordinary.

### **3.3 Design in Context**

The design and detailing of the subject site are characteristic of 1970's type development that is typical along Dovedale Close. The difference at Carlton Cottages is that the current building is a part/ full rebuild of former farm buildings and was converted from four cottages to one building 100 years ago. The front of the building has been kept as a broadly utilitarian and attractive element, whilst the rear has been improved over time. The programme for redevelopment is focused on bringing this rather bland and ordinary building into a practical modern use with a design that is in keeping with its surroundings.

At current, the scale, proportions and roof top are untypical for this section of Dovedale Close. Its contribution to the village of Harefield is thought to be minimal and it is a neutral building at best. It has merit for being physically close to Woodfield Terrace and it has a small architectural historic connection with this old building

All buildings in the surrounding area are in a good state of repair and all are used on a daily basis, adding vibrancy to the wealth of architecture within Dovedale Close. Many of the buildings are from the later part of the 20<sup>th</sup> century and were built for modern residential purposes with bungalow and two storey houses being the most popular form of building. There is a strong impression of the post war period and council housing along Dovedale Close, much of it off poor quality. In this cases, Carlton Cottages and Woodfield Terrace add character in what is a rather dull part of the Conservation Area.

There are five groups of buildings in the immediate locality identified as forming a critical part of the townscape. They are important for they create a reference point in form and detailing.

- **No's 130 – 140 and the Manor House**, these listed buildings have an L shaped plan form which indicates the move away from simple rectangular layouts of old buildings
- **Two storey front extension at Countess Close;**
- **The modularity and rhythm of gabled roof bays on the late 20th century buildings on the East side of Church Hill/ High Street;**
- **Two storey front extension on west side of High Street at No 108 and no 92/93**
- **Two storey front extensions at Dovedale Close, no 90, 92 and 98.**

Carlton Cottages is an idiosyncratic building in the street scene. The historic building has been sympathetically adapted to suit modern purposes. The relationship of its built form to the adjacent buildings is different, due to the greater scale, the positioning and size of the windows and the roof aspect.

The relationship of Carlton Cottages to the street scene is also not greatly apparent, as it does not imbue the same sense of historic architecture as seen at Woodfield Terrace. Indeed, as only the side elevation of Jacks Cottage is seen from the street it is different from the groups of buildings either side along Dovedale Close. The scale and rooftop is a quality which has a distinct character which is in contrast to later buildings along the road.

The buildings in the context of Carlton Cottages are of less interest for the quality and unity of architecture they display. The appearance of the elevation at Carlton Cottages is only partly seen and makes a neutral contribution to the Conservation Area. In its current form it is not a positive visible feature to the road.

Also, in relation to the view of the roof at Woodfield Terrace it does not make a great contribution to the significance of the composition in which it is seen. This may be seen as bringing a neutral quality to the overall character of a historic building.

Greater detail of individual buildings in context is given above (section 2.3.1) with a selection of representative photographs. This analysis of the architectural trends and idiosyncrasies is essential in understanding the significance of the historic built environment and is a key part of establishing the context for an extension at Carlton Cottages.

## **4.0 THE PROPOSALS AND ASSESSMENT OF IMPACT**

the proposal would not have any significant effect on the street scene or surrounding area, due to the position of the property located away from the road and sited behind a boundary fence to the side of Dovedale Close. In addition, the proposed extension would be located at the rear of the house and will only be visible from specific receptor points outside the application property. When seen it will be regarded as a logical return wing to the garden and does not disparage a reading of what is a rather ordinary building.

In terms of its scale, form and composition, it is considered that the proposal would harmonise successfully with the existing building, appearing as a subordinate addition to the dwelling. As such, the proposed extension accords with the aims of the relevant Local Plan Policies DMHB1, DMHB4, HE1 and BE1.

### **4.1 The Proposed**

The client wishes to make alterations to the existing rear elevation, by forming a new volume over two storeys with a roof. The following are key factors of the design that have been formulated to ensure the new built form is in context with the building, the street scene and the Conservation Area.

- Develop a new extension in the existing garden space;
- A new two storey structure with a roof;
- The walls are of an equal height to the existing with a matching eaves level;
- The roof is lower than the existing;
- Additional floor;
- Maintain the existing doors and windows to the rear;
- The new windows on the extension will be the same size and style as the ones on the wall it abuts;
- At the rear remove one ground floor window and increase the width of the sliding doors;
- Create a pitched roof at the rear extension in keeping with the slope of the existing;
- The new windows will match existing;
- It is designed to relate to the visual integrity of the local context where roof top design is an influential factor;
- The scale and massing relates to the existing roof tops at no 67, Woodfield Terrace and Carlton Cottages, bringing greater balance to the whole composition;
- The height is less than the roof at Carlton Cottages and Woodfield Terrace whilst the pitch seeks to reflect the quality of the roof of the older buildings;
- The new height of the roof will bring balance to the composition at this end of Dovedale Close;
- The new roof is less than the existing and so it is at the lower end of the building hierarchy;
- This helps it harbour a better relationship with Carlton Cottages;
- The protruding wing extension to the rear gives a 3-dimensional quality that refers to the plans and layout seen on many other buildings in the area;
- The built form is In the side section, the new built form constitutes one third of the building depth; In this way it is proportional and ordered to remain a subsidiary addition.

- The mass of the new is appropriate for the scale and bulk of the existing building;
- There are well proportioned windows on the new elevation, expressing the character of the internal spaces on the ground and first floors;
- There is a basic order and rhythm created out of the pattern given by the new floor level, giving an improved vertical aspect;
- This change to the proportions of Carlton Cottages has the effect of reducing the notion of the building as being a regular rectangular structure. Instead, it expresses a typology more in keeping with the 1980's building plan seen in many places ion this end of the Conservation Area;
- The slope of the roof has been designed so that it refers better to the adjacent buildings and can be seen as an example of a 'traditional' roof with better formed proportions; The materiality and window openings are the details which raise its overall appearance in the composition;
- The new pitched roof refers well to the prominence of such roofs in the locality;
- The new dimensions balance well to the scale and detail of the adjacent buildings, so that it appears as a congruous size;

### **Commentary**

Full details of the design, massing and materials can be found in the Drawings that accompanies this application. This is summarised below:

- The scheme is contained within the existing site envelope and there is no encroachment onto the public realm due to the increase of massing in the garden space;
- Greater referencing to the local surrounding context as the roof is a traditional pitch;
- The new order brought to the rear elevation has greater parity with neighbouring buildings where there are many examples of returns on the main elevation.
- The additional storey is of a similar height to Carlton Cottages, but lower than Woodfield Terrace;
- Additional height does not disrupt the roof profile of the adjoining dwellings at Carlton Cottages;

- Rather, the roof profile is of a traditional pitched design, meaning it refers to the roof type seen at the historic buildings;
- As the roof type is the same and the height is lesser than Carlton Cottages there is no additional height.
- The new cannot be seen to disrupt the integrity of the building;
- A pitched roof takes its reference from the many roof profiles of the houses to the on Church Hill and High Street;
- The roof does therefore take reference from the local context and pays respect to the Conservation Area;
- The proposal improves the rear elevation of the existing with floor levels in proportion and window placements; the size is in keeping with the neighbouring houses and bungalows, drawing reference to the well-proportioned buildings of the conservation area.
- Materials have been carefully selected in order to reflect the character of the street where render and clay tiles are popular materials;
- Proportionality has been considered so that the depth of the new storey is relative to the existing scale;
- The new is appropriate in the immediate environment adjacent, as the area surrounding Carlton Cottage is characterised by many modern developments:

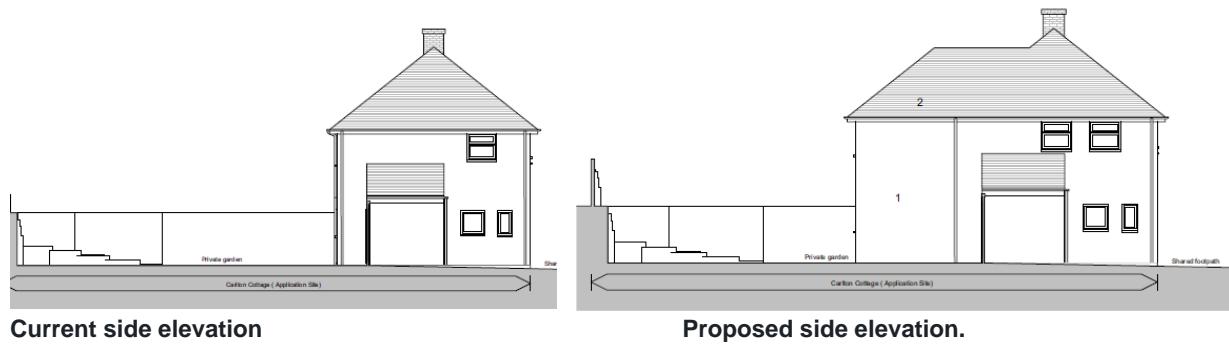
**The proposed should be viewed as working well within the existing hierarchy of the building.**



Current rear elevation



Proposed rear elevation.



**Figure 4: Elevations**

## 4.2 Heritage and Design considerations

The proposal recognises the importance of ensuring that works to the building will maintain the elements of Carlton Cottages. Changes to the external parts of the building are measured for their impacts on the street scene as well on the building itself. The impact on the Conservation Area is paramount.

In this respect it is found that the proposal represent a significant enhancement to the character and appearance of the host building. The rear elevation is only visible in minimal views and as such it will have no visual impact on the area. Where the roof is seen from Dovedale Close it will express a common language with neighbouring buildings.

The new extension is an appropriate scale for this modest sized plot and in order to make the space habitable, it is necessary to create vertical movement through a small, scaled build. The proportion of the new makes the building read as having a lower and upper order and so therefore lifts the building into the register of 'proper wing extension'. The proportions are also illustrative of the form of a traditional building with an L shaped form as seen in many places in this part of the Conservation Area

The massing is designed so it is relevant to the adjacent buildings and creates additional scale that is congruous to Carlton Cottage. It is set back from the pair of buildings on its sides; therefore, the new scale and massing is secondary and still allows the earlier building of Carlton Cottage to dominate.

The new work is sensitive to the scale and character of the existing building. It forms an honest response to the existing width and depth and provides a way of complementing the window arrangement and roof alignment.

## **Assessment of Scale and Appearance**

The proposed is an opportunity to enhance the character and appearance of the built setting on the east side of Dovedale Close. The introduction of a new extension of a smaller scale can be done so it is seen as firming a logical addition to the existing host building at Carlton Cottages.

Carlton Cottages will continue to form part of the interesting sequence of buildings seen in section running along Dovedale Close , in a southerly direction. This north to south movement along Dovedale Close embraces the movement from no 76 to Newstead House into a sequence in which Carlton Cottages will continue to be a part.

The new built form does not promote a scale that is out of context with the surrounding built environment. Rather, it is seen as aligning well with the aforementioned buildings and being sympathetic to the height of the host elevation.

It is executed so it creates greater interest to both the street scene and skyline. It refers well to the layout of the listed building on Church Hill at no 140 and the nature of a return wing also reflects the plan form of many 1980's buildings in the neighbourhood.

The main massing of the extension is distributed proportionally from the west to the east, recognising the craft of traditional built form. The new width is half the total width of the rear elevation and the degree to which it pushes into eh garden is proportional to this dimension. The elements that come together to make the roof on the new rear elevation are unified along the common slope that is in harmony with the host building.

Although visible in specific views, the minimal scale of the upper storey is considered to be sufficient to reduce the impact on the street scene at this level. Its distance from the wall means that it does not directly impose on the streetside.

The development would be open to the south where the rear elevation faces in a three quarter way on to Dovedale Close. The top of the new extension would be of lesser height as Carlton Cottages and broadly lower the other adjacent buildings, therefore serving to remain subsidiary to existing scale in the vicinity.

The proposal has been scaled so it is congruent with the main elements of the local skyline and it adds to the existing building another two storeys at the rear. The massing and detail provides a pointer to the influence of architecture along the street, making a visually succinct and creative interpretation of the townscape.

It is also useful to note that the refined look of the roof top materials (tile) will provide a pleasant juxtaposition with the elevation below. The development will be wholly sympathetic to the existing fabric of the building. The external tiling will contrast with the brick on the lower and upper floors below.

By following the general rule of aligning with the main eaves, the new roof blends comfortably within the roofline. Such a device means the new storey is seen as a suitable addition to the existing building, rather than an unwieldy extra.

The additions refer to the general height and width of the existing building, allowing it to integrate well with its context. The clean lines of the new roof height allow it to sit (or float) gently within the mass of the existing building and the differentiation in materiality between the roof storey and the elevation adds an overall sense of design quality.

The new addition creates a more meaningful relationship with Carlton Cottages and it makes a better quality a gateway in movements in a southerly direction along Dovedale Close. Working with the local context, the proposed architecture is welcome as it respects local distinctiveness and enriches the built environment.

The design will appear relevant to the host building and will also not impact negatively to the surrounding properties in terms of aesthetics and architecture. On balance, and due to the extent of its public visibility, the addition would not be harmful to the significance of the Conservation Area.

The proposed design is sympathetic to the existing context and complements a somewhat ordinary looking building with a functional, as well as attractive scheme on an important roadside plot.

#### **4.3 Assessment of impact**

Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or streetscape. Context and setting play an important part in understanding the significance of the place, as often expressed by reference to visual considerations. The protection of views is related to the protection of setting and is often considered to be like a work of art in its own right.

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate substantial change without affecting the significance of the asset. This concept is reinforced by the government's objectives, which include "intelligently managed change" and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets.

The proposal considered here seeks to introduce a high-quality new addition development to the area. Whilst of high quality in a traditional approach, the roof, windows and materials echo surrounding properties. Whilst the scale and massing would change on the site, the proposal would not be higher than the highest point of Carlyon Cottages.

#### **4.4 Local Plan and Policy Tests**

The National Planning Policy Framework (2023), section 16, paragraph 201/202 states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

However, this needs to be considered in context and special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. In the Local Plan, HE1 (Historic Environment) ensures that the fabric and setting of heritage assets, including listed buildings ... and other important archaeological sites, and historic landscape features are appropriately protected and enhanced. Policy BE1 (Built Environment) states that "The Council will require all new development to improve and maintain the quality of the built environment..."

The proposal meets the standards set out by Policy BE4 for development within Conservation Areas. As the scale mass and detailing harmonises with the materials, design features, architectural style and building heights of the subject building.

It also accords with BE15 which states that 'Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original dwelling.'

BE19 states '..a new development within residential areas complements or improves the amenity and character of the area.'

It is fitting that the proposed extension conforms to the height, scale and proportions of existing buildings in the immediate area and uses materials sympathetic to the character of the area in terms of colour and texture.

In relation to local character, the proposed complements the pattern of development along the street and the scale, materials and detailing and reflect high quality architecture. With respect to design and layout, the proposals respond to the sensitivity of this site and its surroundings.

Overall, the proposed development will enhance the existing building, introducing a more positive relationship of the new with the old. It is appropriate to the building and the Conservation Area, as it would result in a building that is lower and will bring an enhancement to the area.

## **Development Management**

The site is located within an existing developed area, in close proximity to a local village centre. The building is not listed but by being within a conservation area, the above assessment shows that the principle of residential redevelopment should be considered wholly acceptable in this regard.

With regards to SO1 the new extension is of a high quality design that is appropriate to the significance of the heritage asset. In relation to HE1 the scheme retains the heritage assets and encourages their preservation, conservation or enhancement, and that of their settings. The above assessment demonstrates an understanding of the significance of the designated and non-designated heritage assets in the context of the site.

In line with BE1 and HE1 the scheme will maintain the historic character, identity and suburban qualities of the Borough's buildings and spaces. There will be no loss of local characteristics through unsympathetic design and the historic significance of the Borough's heritage assets will be maintained.

The scheme is of a high quality sustainable design, which has regard for the historic context and is sensitive and responsive to the significance of the historic environment. In keeping with SO2 it is distinctive, safe, functional and accessible.

In relation to Policy BE1 (Built Environment) the scheme has a high quality of design which will enhance the local distinctiveness of the area. The scale and form are relevant to the subject building whilst the materiality bears reference to the identity and context of Hillingdon's buildings in Dovedale Close and the wider area. The proposed does then make a positive contribution to the local area in terms of layout, form, scale and materials.

In this respect the proposed has been crafted to reflect the existing character of the building to which it is sited.

#### **4.5 NPPF Assessments**

The NPPF constitutes the government's current national guidance and policy regarding development within the historic environment. The NPPF is a material consideration that must be taken into account in planning decisions and in this respect, it includes a clear policy framework for local planning authorities and decision makers. It reiterates that planning law requires applications to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 16 of the revised NPPF deals with conserving and enhancing the historic environment in paragraphs 189 to 208. 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 or historic interest.

Paragraph 194 makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

According to paragraph 206, local planning authorities should look for opportunities for new development within settlements and within the setting of heritage assets to enhance or better reveal their significance.

Of relevance to the proposal Paragraph 207 states:

*'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected ...'*

As this site falls within Harefield Conservation Area then Hillingdon must take opportunities to enhance or 'better reveal' such assets.

Applying this to the site it follows that the greater the degree of change deemed to be significant or contributory to significance, the greater the potential for harm and the need to proportionately justify that harm.

Regarding the policy test set out in NPPF, the significance of the heritage asset (the conservation area) has been assessed and it is noted that the subject property is considered to make a neutral contribution to the character of the Conservation Area. The alterations to the scale and appearance of Carlton Cottages are considered a positive step towards the enhancement of the Conservation Area.

In this respect, the development will give rise to less than substantial harm, for which the public benefits of the proposal will be of greater weight. In respect to NPPF, the following criteria for assessment are also important in establishing the credibility of the proposal:

- Impact on significance (199, 200 and 201)
- Suitable design (110, 124, 127 & 132)
- Conservation of heritage assets (195, 197, 199 and 200)

### **NPPF Summary**

The built form will neither be overbearing on the adjacent buildings nor does it lack inspiration. The extension is blended into the building line to unite with the main elevation. Effectively the manner in which the windows are organised on the new elevation results in a good combination of lower and upper orders of the building. Therefore, the building creates a reference to the careful construction of the houses that form the character of the area.

In consideration of the policy assessments, the design contributes positively to the character, distinctiveness and significance of the historic environment. The prominence of new massing has been reduced by putting it on the furthest elevation from the road, the eastern side of the building.

The design considers the following characteristics of the building and its surroundings:

- The ordinary performance of Carlton Cottages as an element of the local built environment representing the site of mid-19<sup>th</sup> century farmers cottages;
- A building which is regarded as being neutral to the quality of HVCA;
- The significance of the nearby heritage asset at no 140 Church Hill and the contribution of its setting;
- The general patterns of Metroland style buildings, with similarities in planform, style and materials;
- The linear movement of the subject street, coupled with the character of animated roof tops in many places;
- Views into and from the site and its surroundings;

All of the above have been considered in the context of the proposed development.

#### **4.6 Heritage and Public Benefits of the proposed design**

The development actively seeks to preserve those elements of the setting that make a positive contribution to the heritage asset, such as the street/ pavement alignment, the boundary demarcations on all sides, the trees and the existing buildings near to the site.

It does this through helping to enhance the significance of the setting (the heritage asset) through the improvement of the roadside by redesigning part of Carlton Cottages with a sympathetic new design.

The scheme does as such create an opportunity that is of public benefit, through its streetscape impact and provision of new residential space.

The new scheme will complement the architectural style found in the neighbourhood and in particular that which relates to 19<sup>th</sup> and 20<sup>th</sup> century buildings connected with the former estate as well as suburban development. A small design concession is also made to the Metroland form of architecture found in the surrounding area. The rectangular plan form borrows from that seen at the listed buildings of no 132 – 140 Church Hill. A high quality structure based on traditional plan form can be lowered onto the site, utilising pitched roof form whilst referring to local brickwork for the elevations.

In addition, the proposals are functional, robust and attractive by virtue of their simplicity. The materials and shape relate well to the local context, using craftsmanship that is sustainable.

There are many potential heritage benefits that weigh in favour of this scheme, including:

- It enhances the significance of a designated heritage asset and the contribution of its setting.
- It makes a positive contribution to sustainable communities.
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the local environment.
- It better reveals the significance of the adjacent buildings and therefore enhances enjoyment of it and the sense of place.
- The materials, scale and details are carefully arranged, so as to remain relative to the existing important buildings in context.

The scheme blends well to the architecture of surrounding buildings, creating a subtle change that completes the scale seen in the skyline of this locality. From a visual point of view the design makes the building a more positive feature on this street and creates better links at roof level across and along Dovedale Close in views from the east and west.

This statement finds that the proposed development will upgrade a building that sits in the HVCA. The new design refers to architectural trends found in the immediate context of the subject site. In this way it will provide an enhancement to the significance of 19<sup>th</sup> and later 20<sup>th</sup> century buildings and to the setting of the designated heritage asset.

The introduction of an extension that has 21st century quality and design can be done to the benefit of the street scene and help the older structure next door coexist with the new.

## 5.0 CONCLUSIONS

This Heritage Statement has been researched and prepared by Squire Heritage Consulting, in order to support a planning application for a new extension at the subject site.

This is proposed within the existing boundary of the host building and is contained within the horizontal and vertical lines of the building.

The site is in the Conservation Area and in the wider setting of no's 132-0 140 Church Hill, a group of listed buildings. In the immediate context of Carlton Cottages there are many 1980's houses that have uninteresting designs that reflect the lesser quality of this part of the Conservation Area.

This report has found that there would be no direct, material harm to HVCA, due to the proposed. After further analysis it has been found that the development would make a positive contribution to the settings and significance of the listed buildings assessed within a 100 metre distance of the site.

It has been shown that development within the Site can be delivered without adverse effects on the setting or significance of the listed buildings in the wider vicinity and is in accord with both national and local planning policies and guidance.

The brief analysis of the local townscape undertaken here shows the building is out of character along Dovedale Close. As there are mainly 2 storey suburban buildings in the vicinity with pitched rooflines.

Carlton Cottages is, along with Woodfield Terrace, an isolated example of an older building in this section of the Conservation Area. Whilst examples of newer buildings are far more frequent and offer greater information with respect to cues on the sort of design that is most suited in this location.

Therefore, in the area which is specific to this immediate context the addition of a return wing with a new roof height would reflect the character of surrounding properties. The design of the roof is likely to improve the contribution the building makes to the street scene.

Local context suggests that a rear extension is acceptable and is suitable in this location. The proposal will improve the existing neutral character of the building. This will enhance the character and appearance of the building, the surrounding area and the Conservation Area.

In the context of these varied architectural styles, materials and ages of properties surrounding Carlton Cottage, the proposed extension adds architectural interest. The design is an opportunity to improve an ordinary looking elevation in a way that brings benefits to the Conservation Area.

## APPENDIX 1

### National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.

When a proposal has the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets. Where less than substantial harm is identified, **paragraph 201** requires this harm to be weighed against the public benefits of the proposed development.

In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Paragraph 207** states that the effect of an application on the significance of a **non-designated heritage asset** should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### National Guidance

#### Planning Practice Guidance (PPG) (Ministry of Housing, Communities and Local Government)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high threshold that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, which is to be assessed.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced and may be more extensive than the curtilage*'. Under this guidance, a thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

### ***Overview: Historic Environment Good Practice Advice in Planning***

In March 2015 Historic England withdrew the PPS5 Practice Guide document and replaced it with three Good Practice Advice in Planning Notes (GPAs): 'GPA1: Local Plan Making', 'GPA2: Managing significance in Decision-Taking in the historic Environment', and 'GPA3: The Setting of Heritage Assets'.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

The GPAs relevant to this application are:

#### ***GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)***

This document provides advice on the numerous ways in which decision-making in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.

In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that

*'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

**GPA3: The Setting of Heritage Assets (Second Edition, December 2017)**

This advice note focuses on the management of change within the setting of heritage assets. It is intended to aid practitioners with the implementation of national policies and guidance relating to the historic environment, found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of an earlier 2011 document<sup>4</sup> and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting 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*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

Setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset's setting, and thus the way in which it is experienced. However, other environmental factors also need to be taken into account, such as sound, colour and odour; setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making, with regards to the management of *Proposed Development* and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

**Conservation Principles, Policies and Guidance (English Heritage, April 2008 and emerging policy: Conservation Principles for the Sustainable Management of the Historic Environment (Historic England, Consultation Draft November 2017)**

Historic England's original document was primarily intended to ensure consistency of advice and guidance through the planning process.

Four main heritage values were highlighted: aesthetic, evidential, communal and historical.

Assessments of significance are recognised as being critical when ascribing value to individual heritage assets, as well as to small groups of buildings to neighbourhoods and places. The 2008 document emphasised that 'considered change offers the potential to enhance and add

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<sup>4</sup> 'The Setting of Heritage Assets' (English Heritage, March 2011)

value to places...it is the means by which each generation aspires to enrich the historic environment' (Paragraph 25).

The change envisaged to Carlton Cottages is well considered, as it draws reference to the context of locally listed buildings. In such a way it is an enhancement to the Conservation Area and transforms this neutral looking building into something which engenders architectural quality.

## APPENDIX 2 Local Listed buildings

### ON HIGH STREET

Hope Cottage is a two-storey, late C18 or early C19 building with two storey, lean to wings. It is of painted plaster with a hipped tiled roof and comprises some sash windows and some early-mid C19 casements, including a ground floor French window. It has a projecting single storey entrance with a six panel door well set back and contributes to local character.

The Harefield at No 41-43 High Street is an early to mid-19th century building in appearance. Both properties are now combined to form one unit. Two storeys, main front of three bays width. Two large, divided windows to the ground floor, with half glazed and panel door to centre. Stuccoed with incised horizontal lines. No 43 appears irregular in footprint. Has group value with no 45-49 and contributes to local character.

The Prince Lodge (formerly Prince of Wales PH), No 45-49, is a long circa 18th century range of buildings of two storeys. They are hipped roofs renewed with modern tiles and roughcast walls. It is distinguished by three entrance doors under round arches to the right wing with two late 19th century canted projecting bays.



Hope Cottage



The Harefield No 41-43 High Street,



No 45-49, High Street

## ON NORTHWOOD ROAD

**Shepherd's Hill House** is a large, detached, two-storey house from the late 18th or early 19th century, set in large grounds. Rendered south elevation of brick construction, with stone capped parapet, partly concealing a pitched clay tiled roof. Attractive veranda with metal arched supports, roof renewed in corrugated iron, over multi-paned curved bay windows at ground floor. French doors with arched fanlight to the centre at ground floor. Side and rear elevations later and in brick. Double-hung sashes with glazing bars. Formerly known as Dower House, the house was used as a Nurses' Home after the Second World War and later converted to Residential Study Centre for Primary School children in 1986.

**Shepherd's Hill Cottages** are Circa 19th century, single storey outbuildings associated with Shepherd's Hill House. In yellow stock brick, and tiled roofs they have a Picturesque setting.

**Toll Gate House** is a two-storey, early 19th century cottage of painted brick. Low pitched, hipped tiled roof with central tall chimney. Windows under gauged brick arches. Later, tiled porch addition. Modern two-storey taller rear extension in similar materials. It is a landmark building with a strong association with the industrial history of Middlesex.

**The Post Office** is an early C19 building whose position on a prominent corner location, contributes to local character. It is of two storeys, three windows wide fronting Breakspear Road. It is in stock brick with a low pitched hipped roof renewed in machine tiles. The gauged red brick arches to the windows have all been replaced with modern UPVC and 2 modern shop windows are on the elevation that fronts Northwood Road. There is a lean-to shed at the rear with a **single-storey extension** to the main building.



**Shepherd's Hill House**



**Shepherd's Hill Cottages**



**Toll House**



**Harefield Post Office**

## PARK LANE

No's 89-91 are one of the original cottages along Park Lane. They are probably C17 and considerably altered. It is over two storeys with walls rendered, but brick dentil cornice still visible. It has a high pitched roof renewed in modern tiles and there is a modern door under modern tiled hood on brackets.

Colney Farm House is a double-span 18th century house, but much altered. It is a pebble dash house over two storeys, is three windows wide and the roof has been renewed in modern tiles. The walls pebble dashed and painted. Modern lean-to extension is on the left hand side.

Black Jack's Mill House is a mid-late 18th century house (fishing lodge) of two builds and over two storeys. It has landmark quality as it stands on an island between two waterways, reached by an attractive arched canal bridge. The building has a tiled roof, with a steep pitch to the front and two gabled dormers with fancy bargeboards. The walls are pebble-dashed and painted. On the left side is a Victorian water mill, of two storeys in yellow brick and there is a machine tiled roof with boarded gable at right.



No's 89-91 Park Lane



Colney Farm House



Black Jack's Mill