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Design and Access Statement.

Date: 19.06.23.

Site Address: Harefield Grove Farm, Harefield, UB9 6JY.

Site History

There has been a farm here since at least 1684, when it was called Guttersdean Farm. It is now Harefield Grove Farm. In the late 19th century exotic fruits and vegetables were grown for the London market in over 100 greenhouses with 50 miles of hot water piping.

Harefield Grove is a grade II listed house, probably of late 18th- or early 19th-century origin but significantly altered on at least two subsequent occasions. It is most notable for its grounds, with lakes and a waterfall, which are among the few surviving landscaped gardens in London not to have been opened to the public.

In 1983–5 Harefield Grove was converted to offices for the towel rental company Initial. The conversion involved radical internal alterations and external demolition and reconstruction and must have barely scraped through the approval process. Initial moved out after Rentokil bought the company and Comer Homes acquired the site in 2003.

By this time Harefield Grove has lain vacant long enough for the house to be placed on Historic England's Heritage at Risk register.

In 2013 the Greater London Authority rejected Comer's proposal to convert the majority of the main Harefield Grove house into a single 'dwelling unit', with various outbuildings being converted, built or reinstated to create a further 23 homes. The developer subsequently adjusted its proposal, reducing the number of additional residential units. Planning permission was granted subject to several conditions.

This application relates to three existing timber clad barns which were originally used as chicken sheds and for storage and the change of use of the sheds for use as a dog training centre.

1). Access:

The access road to the site is all existing and the existing access road leads off of Rickmansworth Road.



2). Design.

The existing three timber clad barns have remained as existing in footprint and two of the barns have had the timber cladding replaced where damaged and is like for like. Internally two out of the three barns have had a new concrete floor installed and a small kitchen. New lighting has also been installed. The third remaining barn remains as existing inside and is used for storage. Please refer to photos below and attached floor plans and elevations. The existing car parking area has received a new porous gravel top layer to aid drainage.



Photo 1 – 3rd Barn which has remained as storage.



Photo 2 – Inside of Barn 2 and 3. New concrete floor and lighting.

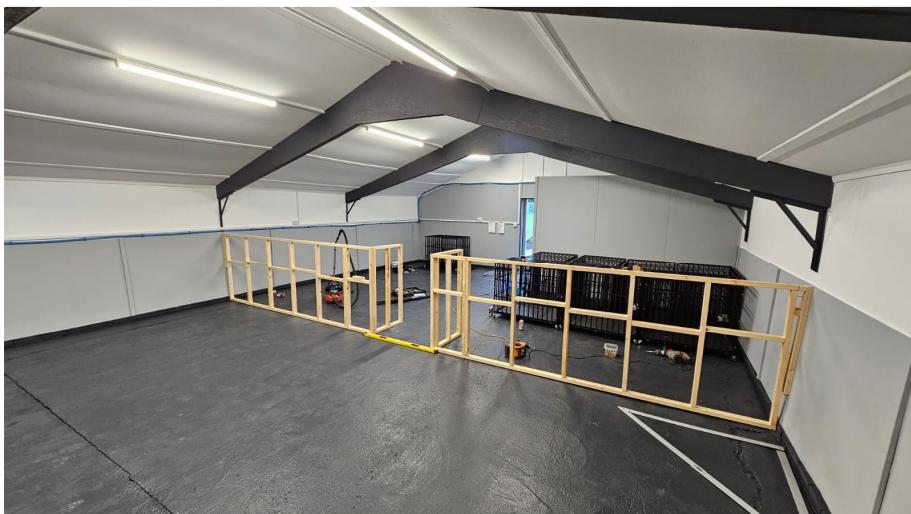


Photo 3 – Inside of Barn 2 and 3. New concrete floor and lighting.



Photo 4 – External Barn 1 as existing.



Photo 5 – External Barn two and three with new timber cladding to match existing.



Photo 6 – External Barn two and three with new timber cladding to match existing.



Photo 7 – Car Park with newly laid porous top layer.



Photo 8 – Car Park with newly laid porous top layer.



Photo 9 – Existing field which is used on a Saturday only for dog training.



Photo 10 – Existing site entrance off of Rickmansworth Road which is used to enter and exit the site.



Photo 11 – New kitchen in Barn 1 and 2.

3). Use.

The existing use of the site was B8 Light industrial, the applicant changed the usage of the site to be used as a dog training centre, Saturday only, and kennels (Sui Generis) the rest of the week during the day only and believed that the new usage would come under the realms of permitted development for change of use.

The dog training takes place on Saturday in the existing field on the site between 8am and 5pm. Day care for the dogs take place at the site Monday to Friday 8am to 5pm. No dogs or staff remain onsite overnight.