HISTORICAL BUILDING IMPACT ASSESSMENT &
DESIGN, ACCESS &
PLANNING STATEMENTS FOR:

4 The Cottages,
The Drive
Ickenham UB10 8AQ

REV C 08/08/2018



IMAGE 1-Front Elevation

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Introduction

Number 4 The Cottages is one of 6 single family dwellings built by a developer in 1998 who received planning permission to develop a large greenbelt site and convert an existing building, including a barn into multiple dwellings. The small collection of buildings are known as “the cottages” and although there is no known historical connection to Harefield place, they are within the curtilage of the Grade II listed Georgian mansion.

“The Drive “Ickenham, is a well known area in Uxbridge, namely due to the large, gated, detached houses along the main part of The Drive. The cottages are located towards the East end of “The Drive”, past the main entrance to Harefield Place and just before the entrance to the car parking area of Uxbridge Golf Club (Colne Valley Regional Park).

Number 4 The Cottages has been intertwined with a historical barn structure, visible from The Drive East and also from the car-park from Uxbridge Golf Club. The retained parts of the barn structure consist of the external wall facing the street, which forms the garage wall of number 3 and 4 and what seems to be part of the barn roof which has been integrated with the roof structure of the garage section of number 4.



IMAGE 2 –Google Map View of The Cottages (Herefield Place can be seen to the south).

Design Proposal

The works to the cottage have been intentionally kept to a minimum to ensure maximum improvement to the building whilst massively improving the functionality of the home. The proposal is to extend the ground and first floors of the cottage into the paved garden area by 2m and to undertake some interior alterations to make the cottage spaces more useable and habitable.

The cottage and the alterations undertaken without listed building consent across the past 20 years have made the internal layout "quirky", (acceptable if the building was old perhaps), however in this instance the ill designed layout is due to cheap alterations and a compromised initial building design. The 2.1m head height on ground and first floors previously designed to be more in keeping with a cottage head height make for a very restrictive internal arrangement, especially at first floor which is within the roof space.

The small 2 storey extension has been designed with the group of cottages in mind and therefore minimises the extension to gain the required useable space to make the internal layout functional. The extension aims to limit the impact on the surrounding buildings by extending to the side rather than to the rear or front, which would have greater impact on the neighbours. The size of the extension allows for a family bathroom on the first floor and a more proportionately balanced living arrangement enabling an open plan living, dining and kitchen area (rather than a disproportionately large living room and separate small kitchen).

Use

The property is a small, 3-bedroom, single-family residence and the proposed design does not alter this. The changes seek to improve the amenity within the spaces, as currently the "third bedroom" is accessed from within another bedroom and downstairs the living room and kitchen arrangements although acceptable could be improved to make more fitting for a family home. The head height on both ground and first floors is 2.1m so the internal spaces are very limiting.

Amount

The scope of works proposed are:

- To extend the side elevation on ground and first floor to provide adequate space for functional living arrangements on both floors creating a large opening at ground floor and re-using the existing window on first floor.
- Make better use of the internal layout which could have been better considered when originally built.
- To create a larger opening into the garage as currently the doors as built are not functional and require head on access (which isn't available due to the building's position and boundaries).
- Replace the existing paving with more sustainable permeable paving and extend out slightly to make up for the space lost by the extension.
- Replace the front door with a solid timber door.

Areas

The additional area added to the building is 11m2 (approx. 118 square foot), however with the sloping roof, the added useable space is much less (cut by half on first floor).

Layout

The main reason for the alterations is to make better use of the internal spaces and layout. The existing arrangement has created lots of wasted and low functioning spaces. The previous arrangement might have been used for letting out part of the home or in an HMO situation. The design proposal aims to create a liveable, 3 bedroom family home fit for its beautiful setting.

Scale

The scale of the extension has been kept in keeping with the existing building, extending to the side and mimicking the existing elevation. The dormers don't feel off balance or out of place with the extension to one side as the long barn-style building typology is prevalent as an architectural language amongst the cottages and also as the view of the building never reads the whole elevation from any visible angle.

Landscape

The external paved terrace and retaining wall area will need to be extended slightly, but the opportunity will be taken to add a more sustainable and permeable paving solution, which would be more in keeping with a cottage style garden terrace.

Access

It is proposed to reduce the front entrance pier by 1 metre to the entrance of number's 4 and 6 (attached to number 4) to allow for improved access into the driveway for number 4 as currently the space is not very practical for parking cars in the garage.

Appearance

The appearance of the extension was greatly considered and the decision was made to stay within the overall keeping of the cottage look and feel. Although a lighter and more modern extension would have been preferable, the heavy brick and tile appearance is less distracting and more within keeping of the cottages as a group. The appearance of the collection of buildings was seen as the most important aspect of the design, which was also highlighted by the conservation officer in his report for the appeal of the original planning application (47646T/97/363 and 47646W/97/364).

For this reason the extension does not create any new openings at roof level and simply extends out to the side by 2 meters. The fenestration to the gable end and the new opening to the garage were both considered and the decision was made to stay in keeping with the existing language of number 4. Some elevation studies were undertaken by the designer to help visualise the proposals. These are visible in images 3-10.

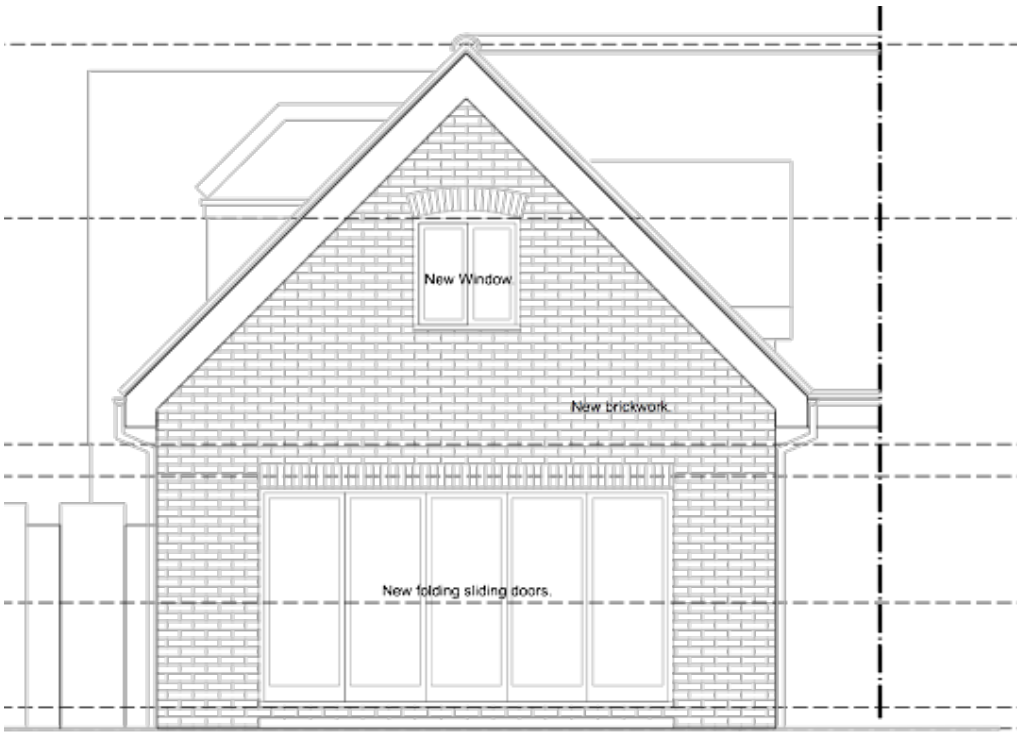


IMAGE 3 –Western Elevation - New Gable End Extension with straight headers to doors.



IMAGE 4 –Northern Elevation - New garage opening with straight lintel.



IMAGE 5 –One of the cottages with straight lintel above fenestration.



IMAGE 6 –Proposed style of new garage door.



IMAGE 7 –Proposed style of new front door.

All new windows are to be high quality timber double glazed or solid timber. The new extension bricks and roof are all to match existing. The sliding doors are to be aluminium powder coated white to match the existing windows and the new garage door is to be a GRP door made to look like oak.

Historic Building Impact Assessment

Number 4 The Cottages was built in 1998 under the approved applications planning application (47646T/97/363 and 47646W/97/364) “Conversion of existing house to three cottages and conversion of garage and stables to form two additional dwellings and erection of garage block with service drive”. Remains of the barn can be seen on the street elevation to the East of the drive and the barn was a structure within the curtilage of Harefield Place which requires listed building consent. The conservation officer in his report for the approval wrote that “There is some thought that there is a connection to Harefield Place, however there is no mention of the barn in any documentation associated with the Georgian buildings.”

There is a historic wall integrated into the façade of the garage (blocked up on the internal face with blockwork) and the roof of number 4 the cottages also looks as though there is a historic structure which has been “integrated” with the new roof. The cottages have no permitted development rights as per the conditions in the planning approval.

The Architect and Architectural Principles

Architecturally, the character of the cottages are a little uninformed, however do create a relatively attractive group of buildings within their setting. Although the agricultural heritage of the buildings has been lost due to the insensitive original conversion, what the buildings lack in architectural merit, they make up for in integrity as a quaint set of dwellings. For this reason, the individual pastiche architectural “features” have been continued so that the appearance of an authentic cottage could be more believable (at least at first glance).

The existing wall and structure have been designed in a way that there is no visible connection between the historic parts of the building and the new building. It appears that although the historic elements have been retained, they are crudely integrated rather than harmoniously intertwined with the building fabric (as can be seen by the way the two roof forms “collide” into each other creating a strange roofline.

Historic Background of the Building

There is no remaining evidence of the history of the building apart from the agricultural origins and “possible” connection to Harefield House mentioned in the report. The 1945 aerial photograph shows the cluster of buildings which were demolished and or converted into what is there today.



IMAGE 8 –1945 Historic Aerial view of The Cottages with the area of the cottages highlighted.

Impact Assessment

The conservation officer that dealt with the original application appeal noted that the cottages themselves are remote from Harefield Place and are not listed. It was noted that because they formed a reasonably attractive group of cottages and in the appeal decision the officer focussed attention on the visually related local setting. After assessing the data and history it made sense to analyse the impact assessment in this way also.

The extension to the cottage is proposed to take place at the opposite end to where the remains of the historic structure is, therefore physically there will be no alteration to it. The enlargement of the garage doors however will possibly need new footings to take the spanning steel. This is closer to the existing wall, although the new foundations must already form a boundary between the old wall and the new garage wall, which potentially already create a physical boundary to the wall. By creating a larger opening whilst keeping the existing arches, the new doors can emphasise a more appropriate style for the garage area of the cottage which seems to have been built as a compromise as the width of the existing openings are barely functional. This could be seen as an opportunity to improve the appearance of the garage and provide a higher quality replacement door which would start to increase the visual quality of the cottages from the northern and eastern (publicly visible) angles.

A few of the cottages already have modern elements included into the rear of the facades, which are not visible and do not impact the overall “quaint setting”, therefore, whilst the proposed

western gable end fenestrations are not traditional cottage style openings, they have been proposed in a way that retains the existing ”language” of the building itself.

The additional enjoyment that the new openings on the gable wall will bring into the home is considered preferable over the cottage “pastiche” and the addition of the new fenestration wouldn’t detract from the quant setting and appearance of the group of buildings.

Conclusion

Overall the external alterations are quite minimal, but make for a very big improvement internally. The works don’t physically impact any of the historic elements of the structure and in terms of appearance would not detract from the cottages as a quaint group. The overall aim is to improve the look and quality of the property and the proposed workmanship is to be of a high standard. The design has been thoughtfully considered with the existing building and historical context in mind.

Photographs



IMAGE 9 –Northern Elevation showing the garages to number 4 (also to the side the colliding roof structure and historic wall are partly visible.



IMAGE 10–Northern Elevation as seen from Uxbridge Golf Course carpark.



IMAGE 11 –Eastern Elevation showing the historic wall and roof. The parking area belongs to number 3 The Cottages.



IMAGE 12 –Western Elevation showing the existing gable elevation & the modern balcony treatment to number 6 The Cottages.





IMAGES 13 and 14 –Existing Southern Elevations and narrow courtyard.



IMAGE 15–Existing First Floor Bathroom.





IMAGES 16 and 17 –Existing First Floor Bedrooms.



IMAGE 18–Existing ground floor living room.

Proposed Materials

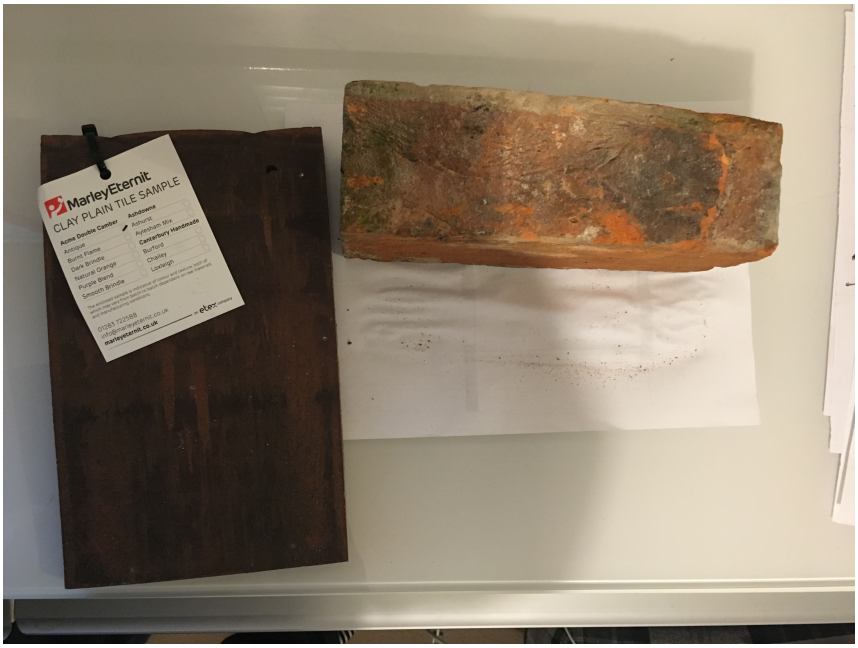


IMAGE 19–Proposed clay plain tile to match roof (Marley Eternit Antique) on left and reclaimed brick on right (batch IMAGES 20 & 21)





IMAGE 20 & 21–Proposed reclaimed bricks to match existing from J.Mould Reading Berkshire.





IMAGES 26 & 27 –Existing & Proposed Mortar Colour PM14 from Marshals Colour swatch Book.

NB: MORTAR MIX FOR NEW FACING MASONRY & BRICKWORK:
Mortar based on 3 parts sharp sand and 1 part Natural Hydraulic Lime 3.5 by volume.

Previously Approved & Relevant Applications

The planning applications, appeals and listed building consents for the 6 new homes was approved in 1997 - application numbers 47646T/97/363 and 47646W/97/364.

Associated Drawings

EXISTING DRAWINGS

1722_10_0S-LOCATION_&_SITE_PLANS

1722_10_01-EXISTING_PLANS

1722_10_02-EXISTING_ELEVATIONS

PROPOSED DRAWINGS

1722_20_0S-LOCATION_&_SITE_PLANS

1003_20_01 PROPOSED_FLOOR_PLANS

1722_20_01-PROPOSED_PLANS

1722_20_02-PROPOSED_ELEVATIONS

1722_20_03-PROPOSED_SECTIONS

1722_50_01-WINDOW_DETAILS

1722_50_02-DOOR_DETAILS

1722_50_03-ENTRANCE_DOOR_DETAILS

1722_50_04-GARAGE_DOOR_DETAILS