

8 Dairy Farm Lane, Harefield.

Uxbridge
UB9 6QU

Design and Access Statement including Heritage Statement supporting a householder planning application for a rear and side wrap around extension at ground floor level and a first floor rear extension with roof terrace, plus fenestration modifications, the addition of a bay window on the front of the house, and the addition of solar panels on the roof.

DESIGN AND ACCESS STATEMENT *INCLUDING HERITAGE STATEMENT* December 2021



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01. INTRODUCTION

The purpose of this document is to accompany our planning application for a rear and side wrap around extension at ground floor level and a first floor rear extension with roof terrace, plus fenestration modifications, the addition of a bay window on the front of the house, and the addition of solar panels on the roof.

The full site address is 8 Dairy Farm Lane, Harefield, UB9 6QU

02. SITE AND SURROUNDING CONTEXT

8 Dairy Farm Lane is a detached house that is situated at the end of a cul-de-sac and backs on to the neighbouring Harefield Cricket Club. The house and most of the neighbouring properties were built in the last 15 years, with the exception of 7 Dairy Farm Lane, which is a locally listed farmhouse, and 3 Dairy Farm Lane, which was originally a barn. Dairy Farm Lane is within the Harefield Village Conservation Area, and the west of the site shares a boundary with Harefield Cricket Club, which is within the Metropolitan Green Belt. Hambleton Close sits to the north of the site which includes a collection of three large new build houses. 1, 2 and 3 Hambleton Close are much larger in scale relative to the houses on Dairy Farm Lane, and built in no distinctive architectural style.

8 Dairy Farm Lane is a two storey detached house constructed in traditional materials, with the ground floor in red brick, the upper floor in hung clay tiles and a clay plain tile roof. It is relatively plain looking, with little architectural merit. The house is positioned to the northern end of a fairly large plot and despite the plot's unique outlook, with open views to the south, the house is of a typical layout that does not respond well to its position or orientation.

There are a range of traditional house typologies around Dairy Farm Lane, with a number of vernacular building materials and finishes used including facing brick, painted brick, render, treated timber cladding and clay tiles. The property immediately next door is 7 Dairy Farm Lane, a mid to late 18th Century dwelling of masonry construction with a light colour render and painted brick finish to the exterior. This property is locally listed as a building of historic importance in Harefield.

Dairy Farm Lane is home to a range of roof shapes and styles of property. Numbers 3, 4, 5 and 6 are constructed in a country barn style with a combination of hipped and gabled roofs, while 7 Dairy Farm Lane has a more traditional farmhouse appearance, with gable ends and a cat slide roof.

8 Dairy Farm Lane is at odds with both types of house in the immediate vicinity.



Figure 1 - Panoramic view of the courtyard out the front of the properties.



Figure 2 - Rear view of 8 Dairy Farm Lane.

03. CONSERVATION AREA

8 Dairy Farm Lane is situated within the Harefield Village Conservation Area.

The conservation area was formed in January 1970 and extended in July 1990. The only document available on the Hillingdon Borough Council's website in relation to the Harefield Village Conservation Area is a map showing the area's boundary. No explanation is offered as to why the Conservation Area was formed and no appraisal for the area appears to exist.

The majority of housing on and around Dairy Farm Lane, including number 8, did not exist when the conservation area was formed or extended. The development was approved under a number of applications dated 2005 and 2006, the most relevant of which appear to be 27314/APP/2005/844 and 27314/APP/2006/2446, approved in 2006. Prior to the implementation of this application the only buildings that appear to have existed on the site were the farmhouse at 7 Dairy Farm Lane, the barn which now forms 3 Dairy Farm Lane, and another outbuilding situated in between these two buildings.

The house itself at 8 Dairy Farm Lane is of little heritage value, but its location within the conservation area and its proximity to the locally listed 7 Dairy Farm Lane, will have informed its scale, style and appearance when it was approved in 2005/2006. For this reason any proposals to be approved on this property will need to take into consideration the impact on both the conservation area and locally listed building as designated and non-designated heritage assets.

04. PLANNING HISTORY

Only 1 previous planning application appears against number 8 Dairy Farm Lane on the local authorities website, as follows:

74853/APP/2019/1771	8 DAIRY FARM LANE HAREFIELD UB9 6QU	Single storey outbuilding to side for use as a shed	28-05-19	Approval
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This application is for the creation of a storage shed to the northern side of the property and has been implemented.

Also relevant are the original permissions granted for the development around Dairy Farm Lane and Burbery Close, which was approved in March 2005 and varied in August 2006 under the following permissions.

27314/APP/2005/844	THE DAIRY FARM BREAKSPEAR ROAD NORTH HAREFIELD	ERECTION OF 16 DWELLINGHOUSES TOGETHER WITH CONVERSION OF BARN TO A DWELLING, ALTERATIONS TO THE FARMHOUSE AND ERECTION OF A STABLE BLOCK AND MANAGER'S OFFICE (INVOLVING DEMOLITION OF OUTBUILDINGS)	18-03-05	Approval
27314/APP/2006/2446	THE DAIRY FARM BREAKSPEAR ROAD NORTH HAREFIELD	CHANGE OF USE OF FIELDS 1 AND 2 FROM PADDOCKS TO PLAYING FIELDS, REPLACEMENT OF THE STABLE YARD AND MANEGE WITH THE ERECTION OF 2 FOUR- BEDROOM DWELLINGHOUSES AND RE-ALLOCATION OF PARKING FOR UNITS 15, 16, 17 AND 18 (VARIATION OF PLANNING PERMISSION REF: 27314/APP/2005/844 DATED 10/03/2006).	25-08-06	Approval

A further relevant planning approval is the permission for the three properties built on the rear garden of Little Hammonds, which form Hambleton Close. These properties were approved on appeal as part of the following planning application.

35910/APP/2013/34	LITTLE HAMMONDS BREAKSPEAR ROAD NORTH HAREFIELD	3 x two storey, 3-bedroom detached dwellings with associated parking and amenity space involving installation of access drive and vehicular crossover.	08-01-13	Approved on Appeal
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All three houses on Hambleton Close also appear to have had extensions approved using permitted development rights as follows:

35910/APP/2015/192	1 LITTLE HAMMONDS CLOSE BREAKSPEAR ROAD NORTH HAREFIELD UB9 6NE	Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)	19-01-15	Approval
35910/APP/2015/235	2 LITTLE HAMMONDS CLOSE BREAKSPEAR ROAD NORTH HAREFIELD UB9 6NE	Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)	21-01-15	Approval
35910/APP/2015/512	3 LITTLE HAMMONDS CLOSE BREAKSPEAR ROAD NORTH HAREFIELD UB9 6NE	Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)	10-02-15	Approval

05. DESCRIPTION OF PROPOSAL

This application seeks planning permission to construct a rear and side wrap around extension at ground floor level and a first floor rear extension with roof terrace, plus fenestration modifications, the addition of a bay window on the front of the house, and the addition of solar panels on the roof.

Ground Floor Extension

At ground floor level the property is being remodelled to enlarge the living accommodation and improve the property's relationship with the south facing garden. The existing dining room at the rear will be repurposed to create a utility room accessed through a new door from the existing side alleyway on the north side of the house, along with a small shower room and pantry. The patio to the rear of the house will be infilled with a single storey extension which wraps around the side to create a single large open plan kitchen/dining and living room that opens out to both the south and west sides, to make the most of the property's location and orientation.

The side element of the single storey extension will be set back from the front of the house by approximately 2.15m which will enable the existing study to retain its south facing window. This element will also have a flat roof with a height of 3m ensuring that the side extension is not visually intrusive, does not have any substantial effect on the appearance of the property or the surrounding conservation area, and is not detrimental to the adjacent locally listed building.

First Floor Rear Extension

At first floor level we are proposing to remove the rear facing dormer and cat slide element of the roof, and replace it with a first floor extension with a perpendicular ridge and rear facing gable. The first floor extension is essentially built on top of the dining room, with the exception of the southern side where the floor space is enlarged slightly over the existing kitchen.

The purpose of the changes at first floor level are to make improvements to Bedroom 4 to create a master suite with en-suite and walk-in-wardrobe, and to reorientate Bedroom 4 in order that it can take advantage of the views to the south. This is enabled by the relocation of the family bathroom, which also results in the enlargement of the first floor landing. The enlarged Bedroom 4 will benefit from access to a roof terrace on top of part of the new rear extension.

Bay Window and Other Fenestration Modifications

At ground floor level fenestration modifications are proposed on the western and northern elevations. Generally these are associated with the internal layout modifications and are not believed to be of great consequence in planning terms. Windows and a side access door are being created on the northern side of the house to allow access into the new Utility Room, and the large west facing full height glazing that currently serves the dining room is being reduced to create a window into the new Utility Room. The introduction of two full height windows on the north side of the house is intended to increase the natural light in the existing living room.

The only fenestration change to affect the appearance of the property from the front is the creation of a new bay window on the front of the property, this serves to introduce some symmetry and balance to the appearance of the front elevation where it is currently lacking, it also has the effect of increasing the natural light into the study. The new bay window will be constructed in the same size, style and materials as the existing bay window to the living room on the right hand side of the house.

At first floor level fenestration facing the front of the house remains unchanged. Two south facing windows serving Bedrooms 1 and 2 will be enlarged enabling them to take full advantage of the views to the south, and the rear facing window from Bedroom 1 will be converted into French doors to open out onto the new roof terrace on top of the extension.

Other changes at first floor include the addition of a small window on the north elevation to bring light and ventilation into the new family bathroom, and the addition of a roof light above the first floor landing to bring natural light into this central part of the house.

Solar Panels

In addition to the works described above, we are proposing to install solar panels on the south facing element of the proposed rear extension's roof. The pitched roof will be facing due south and is unshaded so is a perfect opportunity to create a highly effective array of solar panels to improve the property's environmental credentials. Solar panels have already been approved on properties in the immediate vicinity, with all of the properties on

Burbey Close having roof integrated solar panels included. In the case of 8 Dairy Farm Lane, the panels will be on the rear of the property, not visible from the street.

06. SCALE AND APPEARANCE

With the exception of the addition of the front bay window, which is an improvement to the property's appearance from the street, the majority of the works proposed in this planning application will not affect its front appearance.

A single storey side extension, set back over 2m from the front facade, with a height of 3m and a width of only 2.4m against an overall property width of 10m should be considered modest and is well within the limits set by Hillingdon Council's residential design guidance.

The rear extension at ground floor level is an infill of a patio that sits within the existing side and rear building lines; it does not increase the bulk, mass or spread of the property substantially, its impact therefore will be limited.

The rear extension at first floor level is again within the rear building line of the existing property and the ridge height of the extension is set over 500mm below the existing ridge level of the house, ensuring that it remains subordinate to the original property, and in accordance with Hillingdon's residential design guidance.

All the elements are proposed to be constructed in high quality materials that are in keeping with the existing property.

Given the above, in terms of scale and appearance the proposed alterations to 8 Dairy Farm Lane are not believed to be detrimental to the appearance of the host property, its immediate neighbours or the surrounding area.

07. IMPACT ON NEIGHBOUR AMENITY

In terms of impact on neighbouring properties' amenity, the two closest properties are 7 Dairy Farm Lane and 3 Hambleton Close.

3 Hambleton Close is located to the north of 8 Dairy Farm Lane, and is angled at 45 degrees to the end of 8 Dairy Farm Lane, presumably to improve its rear aspect. The west facing side of 3 Hambleton Close has no windows at first floor level and therefore the proposed rear extension to 8 Dairy Farm Lane, which at its closest point is 3.4m away from the boundary, will not be visible from the first floor of 3 Hambleton Close, and will not have a detrimental impact on its outlook or the amenity of its garden.



*Figure 3 - End elevation of 3 Hambleton Close,
taken from next to garages.*

7 Dairy Farm Lane is located to the south east of number 8. The two properties share a forecourt. The proposed single storey side extension to 8 Dairy Farm Lane will face the gable end of 7 Dairy Farm Lane. There are two small

windows at first floor level on the end elevation of 7 Dairy Farm Lane, the northernmost window is for a loft storage space, and the southernmost window is a side/secondary window into a bedroom. The proposed side extension at number 8 is single storey only, and substantially set back from the front of the property, and therefore there will be no detrimental impact on the amenity of number 7 Dairy Farm Lane.



Figure 4 - End elevation of 7 Dairy Farm Lane.

The roof terrace proposed at number 8 Dairy Farm Lane is positioned on top of the single storey infill extension. This is set well away from the neighbouring property at 7 Dairy Farm Lane, and views towards the house and back garden of number 7 Dairy Farm Lane will be obscured by the main part of the house at number 8 Dairy Farm Lane. The handrail for the roof terrace is proposed to be set 0.3m back from the side of the existing house to further extend this obscured view. Generally the view from the roof terrace to the boundary of number 7 Dairy Farm Lane's back garden will be over 15m, and will only be available if someone was standing at the rearmost point of the roof terrace. In normal day to day use the views to the boundary of the rear garden will be greater. Impact on the amenity of the neighbouring garden is not thought to be an issue.

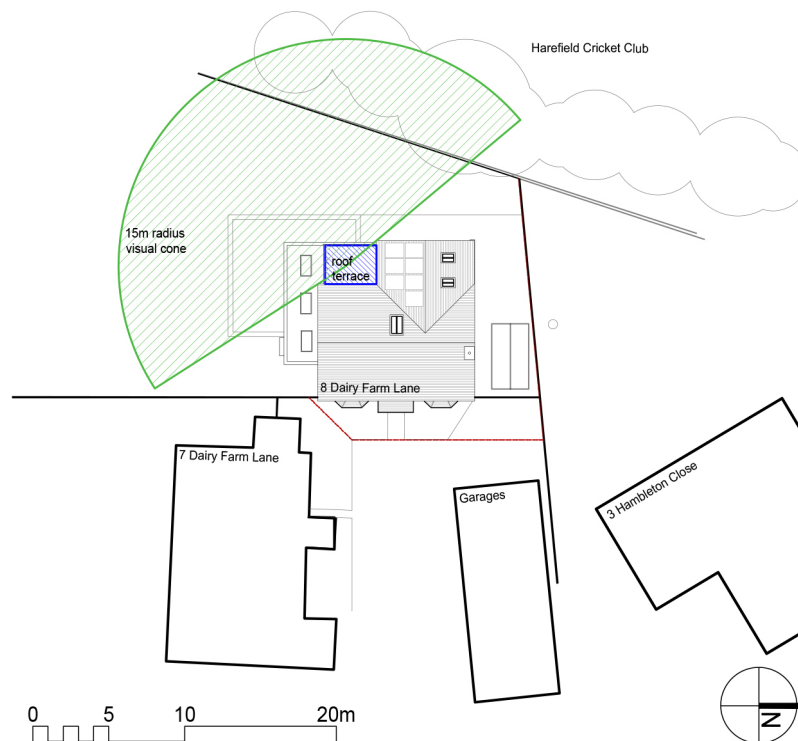


Figure 5 - Diagram showing roof terrace location (blue) and 15m radius visual cone (green).
Approx scale 1:500.

The principal reason for the creation of the roof terrace at 8 Dairy Farm Lane is in order for the occupants to enjoy the view to the south over open green belt land. Other properties around the cricket club are known to have roof terraces, such as 7 Pond Close on the opposite side of the cricket pitch, and in any case 8 Dairy Farm Lane is well screened on the western side by several mature trees along the boundary.

It is recognised that the introduction of the front bay window will turn a part of the window towards the front facing window of 7 Dairy Farm Lane, which has the potential to result in some perceived overlooking for the neighbouring occupants. It is only the side portion of the bay window that would partially face towards the neighbouring property, and in normal use would not offer any significant view out in that direction. Given the amount of mutual overlooking that is naturally generated by the proximity of these two properties, the open boundary treatments and the shared forecourt, we feel that the addition of this bay is unlikely to result in any additional overlooking or impact on neighbouring privacy, we therefore do not feel that any mitigating measures are necessary. If on assessment of the application the council decide that they are concerned about this then the applicant would be willing to consider having the bottom portion of this side of the bay window treated with obscure glass.



Figure 6 - View towards front of 7 Dairy Farm Lane from approximate position of 8 Dairy Farm Lane Study window

08. IMPACT ON HERITAGE ASSETS

The two relevant heritage assets in this case are the designated conservation area and the non-designated locally listed building next door.

In terms of the impact on the adjacent locally listed building, the only two aspects of the proposal that have to be considered here are the side extension and the addition of the front bay window. The side extension is single storey only and well set back from the front of the property, and the bay window is in keeping in form, size and style with the existing property. Both are modest in scale, use appropriate materials and are located such that they will not be detrimental to the setting of 7 Dairy Farm Lane.

The changes to the rear of the property will not be visible from the shared forecourt in front of 8 Dairy Farm Lane and therefore will not be detrimental to any views of the conservation area from Dairy Farm Lane. There may be some distant views of the rear of the property from the Harefield Cricket Club, but because the materials proposed and the scale and form of the proposal is in keeping with, and subservient to, the existing house there will be no detrimental impact caused.

The addition of the front bay window will introduce symmetry to the front elevation when viewed from the shared courtyard, which is believed to be an enhancement to the appearance of the existing property.

09. USE

The existing use of the property as a single dwelling house is not affected by this proposal.

10. ACCESS

The existing access arrangements to the property are improved. The house will be better connected to the rear garden through the new wrap-around extension, and the new door to the northern side of the house will provide access into a Utility Room. The extensions and modifications also enable a ground floor shower room to be included, improving accessibility to people with mobility impairments and making the property more future proof for current and future occupants.

11. PARKING, CYCLES AND HIGHWAYS

The existing parking and highways arrangements are not affected by this proposal. The ability of occupants to bring cycles through the side passage and into the rear garden is not hindered by the proposed rear extension.

12. REFUSE

The existing refuse arrangements are not affected by this proposal.

13. BOUNDARY TREATMENTS

The existing boundary treatments will not be altered as part of this proposal.

14. FOOTPRINT AND AREAS

The following table shows the existing and proposed areas at 8 Dairy Farm Lane.

	Existing Area	Proposed Area	Difference in Area
Ground Floor Plan GIA	73m ²	111m ²	+ 38m ²
First Floor Plan GIA	70.5m ²	78m ²	+ 7.5m ²
Total	143.5m ²	189m ²	+ 45.5m ²

15. FLOOD RISK

The application site falls entirely within the Environment Agency designated Flood Zone 1 indicating a low probability of flooding. The property is also placed well beyond the risk of surface water flooding. The proposal will not increase the risk of flooding, therefore no special measures or additional investigation are required in this case.

16. CONCLUSION

In developing our proposals for 8 Dairy Farm Lane careful consideration has been given to the context and setting of the property to ensure that no detrimental impact is caused. This has been set out in the above report.

The principal reason for the proposal in this planning application is to enhance the accommodation provided by this detached family dwelling, and address it's poor relationship with the site's location and orientation. Care has been taken to do this in such a way that minimises any potential detrimental impact on the appearance of the host property, the surrounding houses and the conservation area in general.

The proposal has also been developed in accordance with the Hillingdon Council's Residential Design Guidelines.

Each element of the proposal has been considered and is seen to be acceptable in terms of siting, design, appearance, scale, and impact on neighbour amenity, with particular consideration given to the fact that the site is located inside the Harefield Village Conservation Area and next door to a locally listed building.

Given the above, we feel that planning consent can be justified and we look forward to receiving your support.

Michael Jones Architects
December 2021