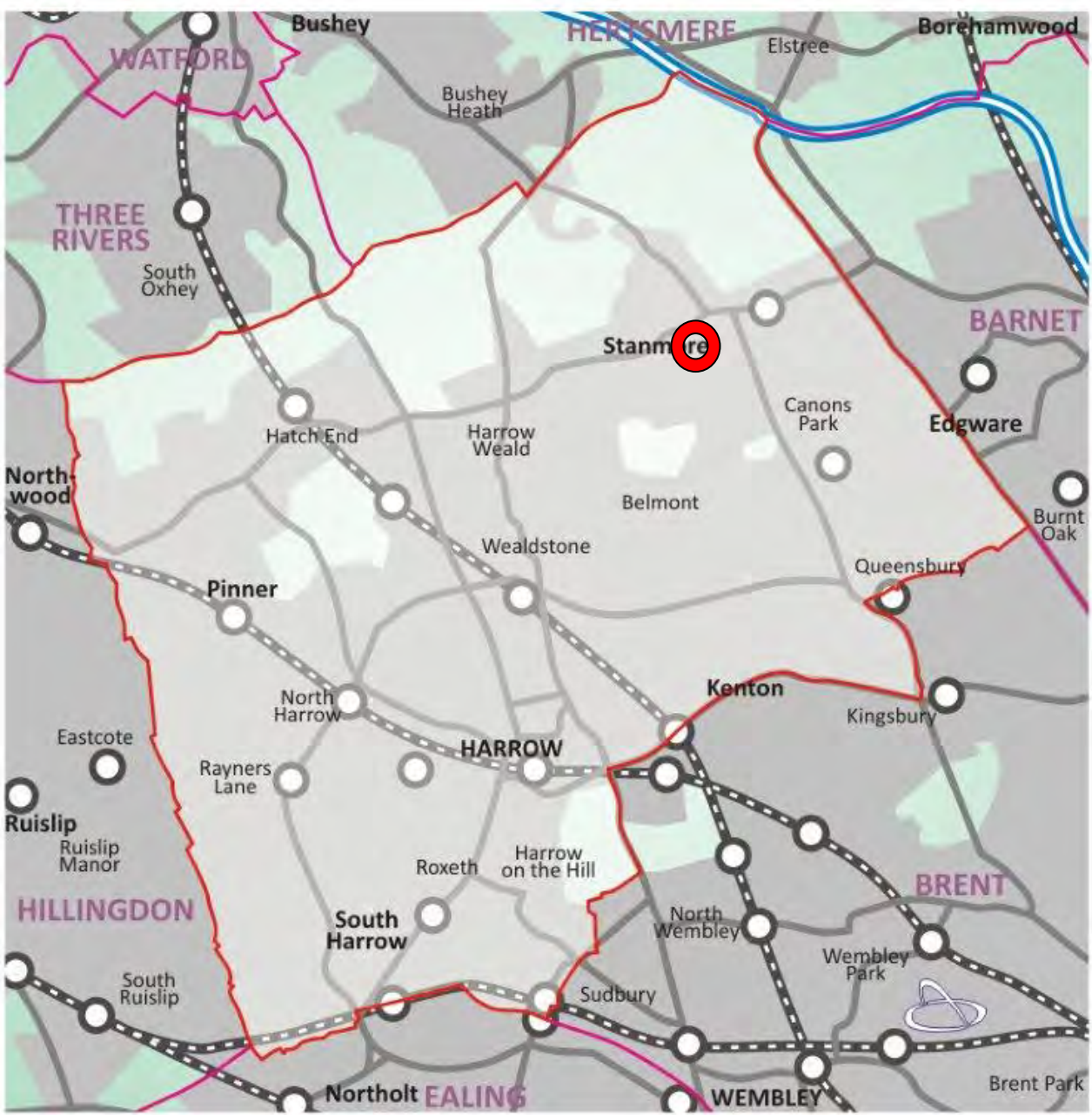
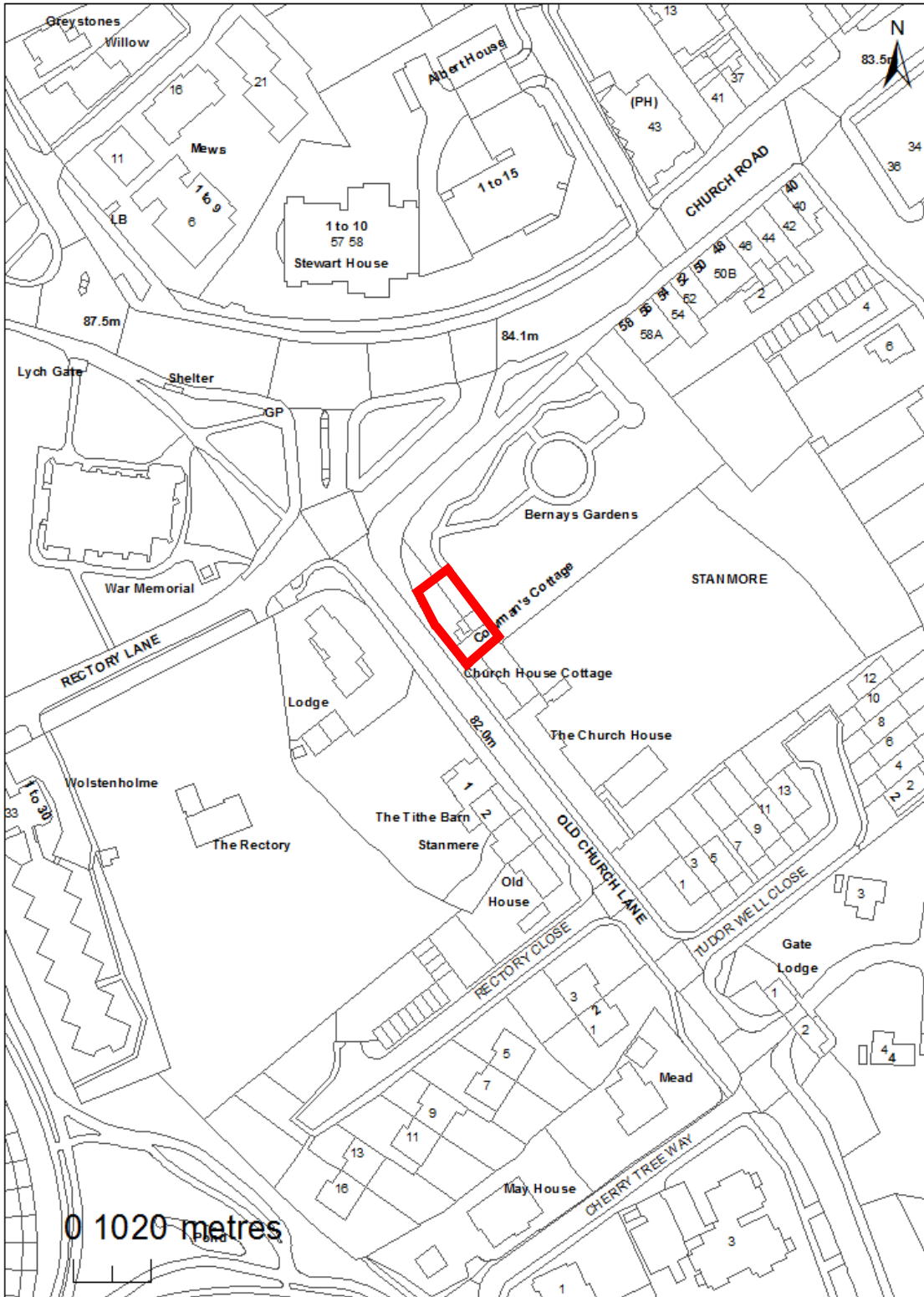


 = application site



Cowman's Cottage, Old Church Lane, Stanmore	P/4793/16
---	-----------



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecutions or civil proceedings. London Borough of Harrow LA. 100019206. 2011. DIGITAL MAP DATA (C) COLLINS BARTHOLOMEW LTD (2010)



<b>Cowman's Cottage, Old Church Lane, Stanmore</b>	<b>P/4793/16</b>
--	------------------

# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

16<sup>th</sup> November 2016

**Application Number:** P/4793/16  
**Validate Date:** 25<sup>th</sup> October 2016  
**Location:** Cowman's Cottage, Old Church Lane, Stanmore  
**Ward:** Stanmore Park  
**Postcode:** HA7 2QS  
**Applicant:** Mrs Omolara Oyesanya  
**Agent:** n/s  
**Case Officer:** Lucy Haile  
**Expiry Date:** 2<sup>nd</sup> December 2016

### PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to The Planning Committee regarding an application for Listed Building Consent relating to the following proposal.

Internal and external alterations including: removal of existing cowsheds and replacement single storey side extension including an increase in height; extension and alteration to the scullery to become the link; alteration to north lobby of the cottage to remove windows and door to be set aside for reuse and removal of brick and plaster infill; installation of 1.8m high railings and fence to side and rear boundary; lowering courtyard and new retaining walls; repairs to the existing garden wall

### RECOMMENDATION

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out this report; and
- 2) grant Listed Building Consent subject to the Conditions listed in Appendix 1 of this report subject to receipt of confirmation from Historic England that they do not object and receipt of confirmation from the Secretary of State that they do not wish the application to be referred to them.

### REASON FOR THE RECOMMENDATIONS

The proposal is recommended for approval subject to conditions as the cowsheds are beyond economically viable like for like repair and reuse. Subject to the conditions proposed, the proposal would enable a viable new use for this attachment to the listed building which is currently beyond economic like for like repair and the public benefits of the proposal would outweigh any harm, as the design would be as close as possible to the original, (including reuse of historic fabric, suitable new materials and location), and would remain visible from the public park which is a key view towards the listed building. Also, subject to the conditions proposed, this proposal would not cause physical harm to the listed wall, Cowman's Cottage or Church House Cottage.

## **BACKGROUND**

A similar application was originally reported to the 7<sup>th</sup> September 2016 Planning Committee Meeting with a recommendation for Grant (subject to conditions). The Planning Committee resolved to defer the decision on this application, in order to request further information and more detailed drawings from the architects, or/and further consideration from Officers. That application was subsequently reported to the 28<sup>th</sup> September 2016 Committee meeting with the same recommendation with additional justification.

Members were particularly concerned with the visual impact of the replacement extension when viewed from within Bernays Gardens, as a result of the alterations to the scale and design of the existing cowsheds, through the increased ridge height and additional glazing. Other issues raised by Members also included the potential impact on the Grade II Listed Wall and details of the sale agreement of Cowmans Cottage. This application was refused on 30<sup>th</sup> September.

Following this refusal, a request was sent to the applicant to amend the proposed elevation facing Bernays Gardens to omit glazing and appear more as per the existing recessed elevation of solid walling and windows. Amended drawings have been provided to show this. As per the last application, a detailed design statement has also been submitted to provide clear and convincing justification for the increased ridge height in addition to a construction method statement that details the programme of works for construction and the methods employed to preserve the special interest of the adjoining heritage assets.

Officers consider that the applicant has taken the further steps through the provision of additional detailed drawings and a supporting statement to address the key issues raised by Members. Following a further review of the scheme, officers are satisfied that the proposal presented, subject to conditions, would be compliant with the adopted development plan policies. Accordingly this application is being presented again to the Planning Committee with a recommendation for Grant subject to the Secretary of State not referring the application back to them.

## **INFORMATION**

This application is reported to Planning Committee due to significant public interest in the scheme. The application therefore falls outside Provisions D and E of the Scheme of Delegation dated 29 May 2013.

Statutory Return Type:	23
Council Interest:	n/a
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	n/a
Local CIL requirement:	n/a

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this Listed Building Consent application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposals. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

### **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Listed Building Consent Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- Nation Planning Policy Framework 2012
- London Plan 2016
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

### **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Site Plan

Appendix 3 – Site Photographs

Appendix 4 – Plans and Elevations

## OFFICER REPORT

### PART 1 : Planning Application Fact Sheet

The Site	
Address	Cowman's Cottage, Old Church Lane, Stanmore, HA7 2QX
Applicant	Mrs Omolara Oyesanya
Ward	Stanmore Park
Local Plan allocation	n/a
Conservation Area	Yes. Old Church Conservation Area
Listed Building	Yes. The Cowman's Cottage is Grade II Listed
Setting of Listed Building	Yes. In the Setting of a Grade II listed 19 <sup>th</sup> Century Wall
Building of Local Interest	Yes
Tree Preservation Order	n/a
Other	Part of the application site falls within Designated Open Space as identified within the Harrow Local Plan Policies Map.

### PART 2 : Assessment

#### 1.0 SITE DESCRIPTION

##### Site

- 1.1 Site comprises the two storey Cowman's Cottage and its connected cowsheds on Old Church Lane and Church Road junction. The cowsheds face Bernays Gardens and back onto the north garden of Cowman's Cottage. Cowman's Cottage fronts Old Church Lane and is separated from Church House Cottage to the south by a carriage-way, the roof above which links Cowman's Cottage to Church House Cottage and Church House. The west frontage of the three provides the appearance of a single phase of construction.
- 1.2 The Cowsheds incorporates a former covered walkway facing Bernays Gardens with metal stalls inside, likely installed after construction. Like Cowman's cottage, the cowsheds have cast iron rainwater goods including downpipes displaying Cornflowers, brickwork in Flemish bond, applied timber-frame panelling to the south-east elevation, historic handmade clay tiles to the south-east elevation. The northwest elevation has the inscription: 'children of our hearts learn from flowers that grow in golden days'. The scullery is a historic but later relatively plain add on, forming part of the cottage and cowsheds as an outbuilding attached to them.

##### Designations, history of use and ownership:

- 1.3 Cowman's Cottage is grade II listed with Church House Cottage and Church House as one group all listed on 6th April 1981. Their list description reads: 'C16 and later. Long 1 1/2-storey range. Brick faced. Timber-framing at rear end internally. Tiled roof. Thirteen window length (including 4 moulded wooden renewed transmullioned ones). Irregularly spaced gabled dormers and fine decorative moulded brick chimneys. Reconstructed 1925-30'.

- 1.4 The cowsheds were locally listed in March 2013. Local listing reads: 'Attractive building with 5 gable ends in a row on its front elevation. Built circa 1930 under the instruction of Samuel Wallrock as a group along with Cowman's Cottage, the Church House Cottage and The Church House, and the Old Manor House, the Coachhouse and Gatehouse when the nearby 17<sup>th</sup> century Old Manor House was demolished. It was probably constructed using some of these materials, as were the adjoining row from Cowman's Cottage to the Church House. It was built as a group with these in an attempt to create a row of deliberately period, Tudor style buildings. It is particularly strongly connected to Cowman's Cottage since it was built to form the adjoining Cow Sheds. In 2011 the building is in a poor condition and is being propped up'
- 1.5 It is thought the cowsheds were built as a folly with the grade II listed group it is attached. The cowsheds were for many years a public park shelter, though now privately owned. The cowsheds and Cowman's cottage were sold as one in 2011. They are located within the locally listed Bernays Garden park and garden whose description reads: 'surrounded by high red brick Grade II listed walls enclosing gardens with large mature trees, grassed areas, areas of York stone pavement and Cow Sheds shelter; a quaint 1930s mock Tudor single storey building comprising several rooms and covered Veranda.' All are within Old Church Lane Conservation Area and make a positive contribution to it.
- 1.6 The Old Church Lane Conservation Area Appraisal and Management Strategy states the cowsheds have 'five pitched gables to the east elevation [which] form a principal feature of Bernays Gardens. This building has a strong architectural presence, forms part of key views and is a key part of the historical development of the area'. The cowsheds and scullery were built pre-1948 and are in the current curtilage of Cowman's cottage but as the cowsheds have not had an ancillary use to Cowman's cottage they are not curtilage listed. However, both are physically attached and this proposal would see their removal and rebuild as an extension to the cottage therefore they are being assessed under the Listed Building Consent application process.
- 1.7 On the park side running parallel to the historic single storey outbuilding adjoining the house and the cowsheds is an (approximately 1m high) brick wall connecting the cowsheds to the house. There is a brick on edge on tile creasing detail with timber vertical slat fence. This helps signify the supposed former use of the cowsheds as such as it would have kept animals from the house.
- 1.8 There is a Grade II listed 19th century wall running from the parade of shops that front onto Church Road to the north and west of the gardens round to the west gable of Cowman's Cottage. This was constructed/redesigned along with the remaining Tudorbethan estate to give the impression of a historic boundary wall enclosing the associated designed landscaping to the rear in Bernays Gardens. List description reads: 'C19. Red and yellow brick. About 12ft high. Buttressed later'.

## Condition

- 1.9 Cowsheds including its scullery are in poor condition with apparent structural failures - now propped up and protected from the public with temporary fencing. The listed wall is on Historic England's at risk register.

## History:

- 1.10 Cowman's cottage and the cowsheds are significant as part of a wider 1930s estate, built in 1929-30 by Douglas Wood for Samuel Wallrock, in the manner of a substantial later C16/early C17 estate incorporating reused salvaged material and fittings. Wallrock, a wealthy estate agent with a business in the City of London, bought the site including 4.5 acres of land in 1923.
- 1.11 Wallrock was a keen advocate of the vernacular building tradition, interested in the craft of building, and went to great lengths to employ local craftsmen on his project where he aspired to use only traditional building techniques. He collected salvaged fabric and fittings from demolished buildings nationwide, building up a collection that he incorporated in his new estate.
- 1.12 This conscious move in the inter-war years to revive or maintain traditional building techniques continued the ethos established by vernacular revival architects in the late C19 and early C20, seen for example in the work of the Surrey school of architects, and notably Harold Faulkner and later E Blunden Shadbolt into the inter-war years. Offering an alternative to cheap mass-produced building products, driven partly by nostalgia, it helped to redress the shortage of expert craftsmen in the economic downturn following WWI.
- 1.13 Wallrock built a vernacular revival house to the south, approached by a similarly Tudor-style gatehouse on Old Church Lane. Using salvaged material he also built, rebuilt and/or remodelled Cowman's Cottage, Church House Cottage and The Church House, the latter built as a banqueting house, and cowsheds which frame the approach to the gatehouse in Old Church Lane. The project was short-lived. Wallrock was declared bankrupt in 1933 and land changed ownership.

## Landscaping:

- 1.14 A distinguished horticulturist, Wallrock also created extensive gardens some around the cowsheds in Bernays Gardens which were acclaimed at the time. Mature trees may have been transported from over the country in the 1930s to this location to enhance setting. Some large and mature trees close to the site, especially a copper beech (T1) which is in Bernays Gardens on the council owned land and this significantly overhangs the north-east corner of site.

## **2.0 PROPOSED DETAILS**

- 2.1 It is proposed to demolish the existing Cowsheds and part of the existing scullery and to construct a new single storey side extension that would be of a similar design and scale as the existing Cowshed. The proposed extension would be the same width as the existing Cowshed (which includes the existing covered walkway) and would have an increased height of 500mm above the existing ridge



line.

- 2.2 The revision since the previous refused scheme is to amend the east elevation to no longer include a glazed infill beneath the gable ends but instead include an east elevation that more closely replicates the design of the existing façade of solid brick, steel windows and doorsets (original doorsets reused) currently recessed beneath the gable ends with the walkway in front. An impression and memory of the recess would be created by 200mm by 200mm timber posts placed backing onto the brickwork, to create some shadowing, and spaced to match the existing walkway posts. The steel framed windows would be created to match but would be double glazed. The timber surrounds would be reused or replicated if rotten.
- 2.3 The scullery would be extended to the north by 1.4m and would match the existing with regards to height, scale and detailing. The existing courtyard would also be lowered in order to provide level access to the Cottage.
- 2.4 The proposed boundary treatments includes 1.8m high railings to the east boundary and 1.8m high timber fencing to the north boundary and east boundary (in front of the car bay). The gate from the existing scullery would also be re-used in the fencing between the car parking bay and the yard.
- 2.5 External alterations include the re-location of the north-lobby windows and door.

### **3.0 HISTORY**

- 3.1 P/5945/15: Planning Application for: Single Storey Side Extension; Replacement Windows To Side Elevation; Installation Of 1.8M High Railings To Side And Rear Boundary; Lowering Courtyard And New Retaining Walls; External Alterations (Demolition Of Cowshed)

Refused: 01-04-2016

1. *The proposed demolition of the existing cowsheds and the construction of a single storey side extension would not preserve the special interest of the listed Cowman's Cottage or its settings. In the absence of clear and convincing justification or public benefits to outweigh the harm, the proposal would have detrimental impact on the Heritage assets and the character and appearance of the surrounding area, contrary to the National Planning Policy Framework (2012), Policies 7.4,B, 7.6B, 7.8C/D of the London Plan (2015), Core Policy CS1 B/D of the Harrow Core Strategy (2012) and Policies DM1 and DM7 of the Development Management Local Plan (2013)*
2. *The proposed single storey side extension would fail to contribute positively to the setting and quality of the Designated Open Space and it has not been demonstrated that the wider benefits of the proposal would outweigh the loss of Open Space, contrary to Policies DM1, DM7 and DM18 of the Development Management Policies Local Plan (2013)*
3. *The proposed development, by reason of its proximity to the T1 Copper Beech tree would result in post development pressure that would be harmful to that trees long term health and it has not been demonstrated*

*that the future harm to the tree is outweighed by public benefits of the proposal. The proposal would therefore fail to comply with Policy 7.21 of the London Plan (2015) and Policy DM22 of the Development Management Policies Local Plan (2013)*

4. *Insufficient information has been provided to demonstrate that the proposed development could be constructed without requiring access from Bernays Gardens. The proposal would therefore have an adverse impact upon the functionality and usability of the designated open space during construction and would harm the trees and landscaping within the garden, to the detriment of the amenities of the users of the garden and the character and appearance of the area, contrary to Policies 7.4, 7.6, 7.8 and 7.21 of the London Plan (2015), Core Policy CS1B of the Harrow Core Strategy (2012) and Policies DM1, DM7 and DM 22 of the Development Management Policies Local Plan (2013).*

3.2 P/0258/16 Listed Building Consent Internal and external alterations to the cottage including repair works, replacement rainwater goods, and alterations to provide a new shower room on the ground floor and replacement doors. Demolition of cowsheds. Alterations to the single storey outbuilding attached to the listed cottage (north side) to convert it into a link corridor to the cowsheds. Rear door to the cottage to be relocated. Cowsheds to be rebuilt to a larger scale and used as additional accommodation for the cottage.

Refused 15/04/2016

1. *The proposed demolition works and their replacement's design, scale and siting would not preserve the special interest of the listed Cowman's Cottage or its settings due to the unknown loss of historic fabric and the harm to character caused by the proposed replacement. There is insufficient justification or clear public benefits provided to outweigh this harm. The proposal therefore conflicts with National Planning Policy Framework (March 2012) paragraphs 129, 131, 132, 133, 134 and 137; The London Plan (2015) policy 7.8 C and D; Development Management Local Plan (2013) Policy DM7, the Harrow Core Strategy policy CS1 D, Planning Practice Guidance (updated 10.04.2014), Historic England Advice Note 2: 'Making Changes to Heritage Assets' adopted on 25th February 2016 and Historic England's Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets and 2008 Historic England (then English Heritage) published Conservation Principles.*
2. *The proposed demolition and redevelopment works would not be appropriate due to the potential harm to the stability of the listed wall facing Old Church lane and Church Road. There is insufficient justification or clear public benefits provided to outweigh this harm. The proposal therefore conflicts with National Planning Policy Framework (March 2012) paragraphs 129, 131, 132, 133, 134 and 137; The London Plan (2015) policy 7.8 C and D; Development Management Local Plan (2013) Policy DM7, the Harrow Core Strategy policy CS1 D, Planning Practice Guidance (updated 10.04.2014), Historic England Advice Note 2: 'Making Changes to Heritage Assets' adopted on 25th February 2016 and Historic England's Historic Environment Good Practice Advice in Planning Note 3 - The*

*Setting of Heritage Assets and 2008 Historic England (then English Heritage) published Conservation Principles.*

3.3 P/2866/16 Single storey side extension; replacement windows to side elevation; installation of 1.8M high railings and fence to side and rear boundary; lowering courtyard and new retaining walls; external alterations (demolition of cowshed)  
Refused 30/09/2016

- 1. The proposed demolition of the existing cowsheds and the construction of a single storey side extension would not preserve the special interest of the listed Cowmans Cottage or its settings. In the absence of clear and convincing justification or public benefits to outweigh the harm, the proposal would have detrimental impact on the Heritage assets and the character and appearance of the surrounding area, contrary to the National Planning Policy Framework (2012), Policies 7.4,B, 7.6B, 7.8C/D of the London Plan (2016), Core Policy CS1 B/D of the Harrow Core Strategy (2012) and Policies DM1 and DM7 of the Development Management Local Plan (2013);*
- 2. The proposed single storey side extension would fail to contribute positively to the setting and quality of the Designated Open Space, contrary to Policies DM1, DM7 and DM18 of the Development Management Policies Local Plan (2013).*

3.4 P/3122/16 Listed Building Consent Internal and external alterations including: removal of existing cowsheds and replacement single storey side extension including an increase in height; extension and alteration to the scullery to become the link; alteration to north lobby of the cottage to remove windows and door to be set aside for reuse and removal of brick and plaster infill; installation of 1.8m high railings and fence to side and rear boundary; lowering courtyard and new retaining walls; repairs to the existing garden wall  
Refused: 30/09/2016

- 1. The proposed demolition of the existing cowsheds and the construction of a single storey side extension would not preserve the special interest of the listed Cowmans Cottage or its settings. In the absence of clear and convincing justification or public benefits to outweigh the harm, the proposal would have detrimental impact on the Heritage assets and the character and appearance of the surrounding area, contrary to the National Planning Policy Framework (2012), Policies 7.4,B, 7.6B, 7.8C/D of the London Plan (2016), Core Policy CS1 B/D of the Harrow Core Strategy (2012) and Policies DM1 and DM7 of the Development Management Local Plan (2013);*
- 2. The proposed single storey side extension would fail to contribute positively to the setting and quality of the Designated Open Space, contrary to Policies DM1, DM7 and DM18 of the Development Management Policies Local Plan (2013).*

#### **4.0 CONSULTATION**

4.1 The Site Notice was erected on 19<sup>th</sup> October 2016, which expires on 10<sup>th</sup>

November 2016.

4.2 The first Press Notice was advertised in the Harrow Times on 20<sup>th</sup> October 2016, which expires on 11<sup>th</sup> November.

4.3 The application was advertised as an extension/alteration to a listed building.

4.4 Historic England were consulted on 19<sup>th</sup> October 2016 and a response was received on 9<sup>th</sup> November 2016. Otherwise the public consultation period expires on 11<sup>th</sup> November 2016.

4.5 Statutory and Non Statutory Consultation

4.6 The following consultations have been undertaken:

The Council for British Archaeology  
The Georgian Group  
Twentieth Century Society  
Society for the Protection of Ancient Buildings  
Victorian Society  
Ancient Monument Society  
Historic England

## **5.0 POLICIES**

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 part 2, requires that:

‘In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2015 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], the Development Management Policies Local Plan 2013 [DMP].

## **6.0 APPRAISAL**

### Significance

6.1 The application site is the grade II listed cowman's cottage and its attached single storey link scullery outbuilding and adjoining cowsheds and the low brick wall connecting the two. These buildings are sited to the east of the grade II listed wall

fronting Old Church Lane and Church Road. The proposal is for internal and external alterations of the listed building including demolition of the cowsheds and part of the scullery and construction of a new single storey side extension with scullery extended, courtyard lowered and proposed boundary treatments and external alterations. The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed buildings, having particular regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 section 16 part 2, National Planning Policy Framework (March 2012) paragraphs 129, 131, 132 and 134, London Plan (March 2015) policy 7.8 D, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E, Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 10th March 2014) and Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016.

- 6.2 The National Planning Policy Framework (NPPF) paragraph 129 states: 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.
- 6.3 The NPPF defines significance as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. Similarly, in 2008 Historic England (then English Heritage) published Conservation Principles, identifying four principal values to consider when assessing significance: evidential, historical, aesthetic and communal.
- 6.4 In this case, significance is outlined partly by the site description section above including listing descriptions which are not exhaustive. They have architectural, evidential, historical, aesthetic and group/communal values. Their significance concerns their age and origins in both the 17th century and the 1930s as part of an inter-war, romanticised Tudorbethan style estate built by Samuel Wallrock. This was developed by both reconstructing genuinely 17th century outbuildings associated with the Old Manor house (which was once on the site of the current cowsheds and Cowman's cottage, a little north of the rebuilt Manor House) and other salvaged, historic materials many gathered from nationwide. Thus their architectural interest relates to their being an inter-war vernacular revival buildings rebuilt using traditional methods and, as was common in such buildings, incorporating salvaged materials. Intactness is part of its interest as it appears to be unaltered. There is architectural interest given their open design beneath the gable ends facing east helps ensure their intended character as a cowshed folly in the landscape. There is evidential and archaeological value for the use of these historic materials. There is historic interest as like other late examples of vernacular revival building, the estate shows Wallrock's commitment to maintaining traditional craft skills, to provide training and employment in the uncertain economic climate of the late 1920s, as well as his keen interest as a collector. There is group value: both Cowman's cottage and the cowsheds form a

group with the listed grade II Manor House, listed Grade II Gatehouse (1 and 2 Manor House Estate) and coach house and more widely with the similarly treated group of listed cottages in Old Church Lane (Church House Cottage and The Church House) remodelled, rebuilt and restored by Wallrock.

- 6.5 There is also historic and group value for the association with Bernays Gardens given Wallrock was a distinguished horticulturist who created extensive gardens which were acclaimed at the time and bringing in mature trees. The grounds of the site and the adjoining Bernays Gardens is likely to contain remnants of this.
- 6.6 There is also communal significance given the way this relates to the public open space of Bernays Gardens. Open views from the public park as it faces onto it has in the past helped allow for its enjoyment as it was intended in views looking west from the park ie as 'former cowsheds' ie a folly associated with cowman's cottage. This is highlighted well by the number of public consultation responses.
- 6.7 The 1m high brick wall and gate adjoining the cottage to the cowsheds is part of the special interest of the building given it is designed to give the appearance that it was meant to keep animals away from the house and so have some significance as part of the listed Cowman's Cottage and the cowsheds. It is of similar Tudorbethan-style design.
- 6.8 The listed wall fronting Old Church Lane was constructed or redesigned at a similar time to the Tudorbethan estate to create the impression of a continuous phase of development with the Cowman's Cottage listed grouping. It provides a key end to the group of listed buildings.

### Assessment

- 6.9 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
- 6.10 Paragraph 131 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraph 132 of the NPPF which states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation...Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting'.
- 6.11 Paragraph 137 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

6.12 The London Plan policy 7.8 D states 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail' and Harrow Core Strategy policy CS1 part D which states 'Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged'. Development Management Policies Local Plan policy DM 7 part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form'. DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'.

#### Demolition of the cowsheds

6.13 The proposed demolition of the existing cowsheds would be harmful in principle to the special interest of the listed Cowman's Cottage and its setting, given a large part of its significance relates to the presence of the adjoining cowsheds. This is fully described above under the heading 'significance' ie together the buildings have architectural, historic, evidential, archaeological, group and communal values. In summary, significance that would be lost relates to the 17th century age of much of the salvaged fabric and their 1930s origins as a romanticised Tudorbethan style group development by Wallrock built as part of a wider conscious national move in the inter-war years to revive traditional building techniques and instigate vernacular revival. The cowsheds' have strong group value with Cowman's cottage as they were built as a single group development with the other Tudorbethan style buildings on site ie the Manor House, Gatehouse (1 and 2 Manor House Estate), coach house, Church House Cottage and the Church House. Communal values are reflected in the history of the cowsheds within the public park and still facing Bernays Gardens, which contains remnants of Wallrock's landscaping set up to create the impression of this romanticised Tudorbethan estate. Architecturally the open elements beneath the gable ends give the impression of former cowsheds which along with the lack of obstructions in views towards it from the east aids the intended impression of the building as a folly in the landscape. As a mark of the special interest attached to the cowsheds, a number of consultation responses state the cowsheds should not be demolished at all.

6.14 Paragraph 141 of the NPPF states that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available. Therefore as demolition is being approved as part of these proposals, a condition is added to ensure a level 4 survey is provided to, and approved in writing by, the Local Planning Authority prior to the demolition taking place.

## Justification

- 6.15 Under the previous application, there was insufficient justification for the proposals. Paragraph 132 of the NPPF states 'As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'. Paragraph 134 of the NPPF 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'.
- 6.16 It is clear that the cowsheds are in an extremely poor condition being structural propped up with acroprops, uninhabitable and would require rebuilding or such extensive repair that it would essentially need to be rebuilt. They are beyond an economically viable, like for like repair and reuse. This has been the state of the building for a number of years which presents an eyesore in the park. To prevent access to the dangerous structure and further vandalism, a fence has been erected by the Council which protrudes a further 5m than the application site boundary and restricts access to some 100m<sup>2</sup> area to the western part of the Gardens. It is considered that the return of this space into public use and addressing the poor condition of the current cowsheds would be a public benefit of the scheme.
- 6.17 There would also be some limited public benefits to the proposal given the repair works to part of the listed wall and ensuring the replacement attached building to Cowman's Cottage was in a good condition. To ensure these are suitable, a relevant condition is recommended.

## **Revisions since the last refused scheme**

- 6.18 In the previously reused scheme, the current open interior beneath the cowsheds' five gable ends, which indicate its intended character as cowsheds, was intended to be replicated by using a glazing infill. However, concerns were raised that this would create a modern character at odds with the traditional character of the original cowsheds, even if a dark tint was used.
- 6.19 The east elevation of the proposed replacement to the cowsheds has been amended to include an elevation that more closely replicates the design of the existing façade of solid brick, steel windows and doorsets (original doorsets reused) that is currently recessed beneath the gable ends with a walkway in front. The walkway is not being included on this proposal since otherwise the rebuilt cowsheds would be too narrow for domestic use. However, an impression and memory of the recess would be created by 200mm by 200mm timber posts placed backing onto the brickwork, to create some shadowing, and spaced to match the existing walkway posts. The steel framed windows would be created to match but would be double glazed. To ensure these are appropriate a relevant condition is included. The timber surrounds would be reused or replicated if rotten. Therefore this is considered to overcome previous concerns. It complies with paragraph 49 of the Historic England Advice Note 2 which states 'New features added to a building are less likely to have an impact on the significance if they follow the character of the building'.



## **Revisions since the original refused scheme**

- 6.20 In the originally refused scheme, it was considered that the loss of historic fabric and the different elements of the design of the replacement single storey side extension to the cowsheds, such as its proportions, domestic fenestration, solid infill of the open area beneath the gable ends on the east side, and changed location, would together all detract from the special interest of the Cowsheds as part of the listed Cowman's cottage. It was considered that the new build would appear more as a contrived, modern domestic extension to the house, rather than former cowsheds. Replacement boundary treatments would also largely conceal it from public views, thereby interrupting the intended enjoyment of the cowsheds as a folly from the west.
- 6.21 Following this and further engagement with the Council's pre-application service, a number of amendments were incorporated into a revised scheme in order to address these previous reasons for refusal.
- 6.22 A historic condition survey has been provided. The documents put forward show that as much historic fabric as possible would be retained. To ensure this is the case following demolition, a relevant condition is recommended. This is in accordance with paragraph 42 of Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016 states: 'The historic fabric will always be an important part of the asset's significance, though in circumstances where it has clearly failed it will need to be repaired or replaced...In normal circumstances... retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance, as a fundamental part of any good alteration or conversion'.
- 6.23 Otherwise, the replacement building became of closer design and location to the existing cowsheds. These amendments have been incorporated into the current scheme.
- 6.24 So, the proposed single storey extension (replacement Cowshed) is based on the form and dimensions of the existing. In terms of design and appearance, the five gables and cladding which form the source of key views from the park would be rebuilt, with the spacing and setting out of timber posts between gables, and the configuration of eaves and fascias to match existing.
- 6.25 An entire solid rear side facing west was originally proposed to include three sets of double bi-folding sliding doors, again harming understanding of this as the solid brick rear end of the cowsheds without windows but now only one set of double doors is shown on the west side. Therefore, whilst domestic use is still proposed, any harm from this on this elevation is limited given design solutions proposed.
- 6.26 The original proposal saw the relocation of the cowsheds further south by 2.42m, whereas now the proposal broadly follow the existing footprint and siting of the Cowsheds. This makes the proposal closer in character to the existing. The proposal would still see the demolition of the low brick wall on the park side running parallel to the historic single storey outbuilding adjoining the house and the cowsheds, (approximately 1m high), but this would be rebuilt along the line of

the new side extensions. The gate would be reused. To ensure this is the case a suitable condition is recommended. The original proposed relocation of the cowsheds would also have required the demolition and concealing of part of the Tudorbethan eastern wall to the link. This is no longer the case. Under this proposal the rebuilt cowsheds would remain in the same location as the scullery would be extended instead. Since this is of far less significance and the alteration to the scullery would be a neat and subtle addition, this is considered to be a suitable alteration.

- 6.27 There was concern under the original application in relation to the design of the proposed scullery link building which appear quite ad hoc and clear additions. However, the redesigned link is of a much neater and sympathetic design would have the benefit of retaining most of the existing scullery. The scullery would be adapted to form a link to allow circulation from within Cowman's Cottage and would be extended to the north by 1.4m to facilitate this. The height, scale, appearance and roof profile of the extended scullery would match the existing.
- 6.28 To allow a neat link of access from the cottage to the cowsheds via the scullery some alteration to characteristic historic features is required. However, they would be relocated and reused. It would require removal of a pair of windows from the north side of the cottage which do form part of its special interest but these would be reused on the altered scullery. It would also require removal of a gate from the scullery which forms part of the Tudorbethan style and character of the cottage but this is proposed to be re-used in the fencing between the car park and yard with fencing posts set out to suit. It is stated that the new gate would match in design. The back-door of the cottage would also require relocation but it would be reused. It is proposed to turn this 90 degrees to form a doorway to the link. To ensure all the above features are reused a suitable condition is recommended.
- 6.29 As previously proposed, the maximum ridge height would still be 500mm taller than the existing. This would provide the minimum headroom needed for access. Concerns were raised under the original application that this would make this much more dominant and prominent in views from Old Church Lane where the curved listed brick wall facing this street is meant to be the key entrance point into the estate. However, a site visit to consider this exact point has clarified that this height should not be particularly prominent or dominant in key views. In fact, it should only marginally be apparent in some views towards it from the other side of Old Church Lane.
- 6.30 Under the original proposal, there were concerns that the replacement side extension to the cowsheds would face a set of railings which would become solid in character (given the intended vegetation growing up them) or solid 2m high fencing. Part of the communal and group value of cowman's cottage's cowsheds is their association with the open space to the east ie the public park of Bernays Gardens, and the attached listed Tudorbethan style inter-war group. This is because it contains some of the historic landscaping and allows for good views towards the cowsheds and the associated parts of the listed Cowman's Cottage ie Church House and Church House Cottage. This is particularly true as the cowsheds were built as a folly to be enjoyed in views from the east.

6.31 With regard to boundary treatments, the eastern boundary would be delineated by 1.8m high self-raking vertical bar railings in black or dark green. This would be sited some 800mm from the eastern elevation of the extension at its closest point and 1.15m at its furthest point. This would sit in front of the glazed wall beneath the gables. The hedging that was proposed in the originally refused scheme has been omitted thereby enabling public views through to the proposed extension from Bernays Park. It is considered that the proposed boundary treatment would provide 'defensible space' and would be necessary to increase the perception of safety for the host occupiers and to reduce the risk of crime, particularly given that the Bernays Gardens is open all night. Stained timber fencing with vertical boards is proposed along the northern and eastern boundaries. Officers consider that the boundary treatment proposed would preserve the special interest of the Listed Cowman's Cottage and its settings.

6.32 Therefore the proposal now takes sufficient consideration of Paragraph 55 of the Historic England Advice Note 2 which states: 'Buildings will often have an important established and historic relationship with the landscaping that exists or used to exist around them. Proposals to alter or renew the landscaping are more likely to be acceptable if the design is based on a sound and well-researched understanding of the building's relationship with its setting, both now and in the past'.

6.33 Following these amendments therefore, Officers consider that these previous concerns have been addressed as far as possible so that the special intended quaint, historic romanticised Tudorbethan special interest of the cowsheds would be retained as far as possible.

Impact on integrity, fabric and structural stability of the listed wall, Cowman's Cottage and Church House Cottage

6.34 In the previously refused scheme, Officers considered that insufficient information was submitted to demonstrate that the proposal would keep the Listed Wall safe. A Heritage Impact Assessment has therefore been provided with regards to some of the potential impact of the development on the Grade II Listed Wall. The lowered courtyard would have an approximate area of 30m<sup>2</sup> and the closest point of this excavation would be at the north-west at a distance of over 3m. The report therefore concludes that at this distance, the excavation will have no Impact on the existing wall or its foundations. Consequently, it is considered that the lowering of the courtyard would not undermine or adversely affect the Listed Wall.

6.35 Under the original application it was unclear how achievable demolition and rebuild would be since heavy equipment would be required to be taken too and from site. It was therefore unclear that the proposal would keep the listed building's structurally safe contrary to the above outlined policies. The subject proposal has been amended so that access to the site for construction would be only via the existing vehicular access to the south of the Cottage through the arch. There remains concern that this could harm the listed buildings due to the close proximity to the listed buildings. The archway itself is part of the listing. Similarly, the tree protection plan shows storage immediately next to the listed wall. However, a relevant condition is added to ensure that demolition and construction only commences if a construction method statement (including

details for any storage associated with works) is provided to, and approved in writing by the local planning authority, prior to commencement of any works relating to this proposal. This statement will need to demonstrate how all necessary works can occur without harming the integrity, fabric and/or structural stability of the nearby listed wall and buildings.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The cowsheds are not listed in their own right and are beyond economically viable like for like repair and reuse. Subject to the conditions proposed, the proposal would enable a viable new use for this attachment to the listed building and the public benefits of the proposal would outweigh any harm as the design would be as close as possible to the original including reuse of historic fabric, suitable new materials and location, and it would remain visible from the public park which is a key view towards the listed building. Also, subject to the conditions proposed, the proposal would not cause physical harm to the listed wall, Cowman's Cottage or Church House Cottage. This proposal is therefore recommended for grant subject to conditions.

## APPENDIX 1: CONDITIONS AND INFORMATIVES

### Conditions

#### 1 Timing

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 2 Approved Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: SAFE SYSTEM OF WORK PLASTERING RENDERING; SAFE SYSTEM OF WORK WALLS AND PARTITIONING; SAFE SYSTEM OF WORK BRICKWORK - MASONRY; SAFE SYSTEM OF WORK DELIVERY OF MATERIALS TO SITE; SAFE SYSTEM OF WORK DEMOLITION WORK OF ROOF TILES AND BRICKWORK WALLS; SAFE SYSTEM OF WORK EXCAVATION OF COURTYARD; ARBORICULTURAL REPORT; ARBORICULTURAL METHOD STATEMENT FOR TREE PROTECTION THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION WORKS; CORPORATE ESTATES PERSPECTIVE ON COWMAN'S COTTAGE; CONSTRUCTION PHASE HEALTH AND SAFETY PLAN; HISTORIC BUILDING REPORT AND CONDITION SURVEY; HERITAGE IMPACT ASSESSMENT GARDEN WALL TO BERNAYS GARDENS; 212/08 REV F; 212/09 REV E; 212\_16 REV C; 212/17 REV E; 212/26 REV C; 212/30 REV A; 212/31 REV B; COWMANS COTTAGE TREE PROTECTION PLAN; CROSS SECTIONS; ROOF PLAN; GROUND FLOOR; ELEVATIONS SHEET 2; ELEVATIONS SHEET 1; 212/37; 212\_36; 212\_35; 212\_34 REV B; 212\_28 REV C; 212/27 REV F; 212/24 REV B; 212\_23 REV D; 212\_22 REV C; 212\_21 REV D; 212/20 REV C; 212/18 REV D; 212/15 REV H; 212/10 REV K; SITE BLOCK PLAN; WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING SEPTEMBER 2016; WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WATCHING BRIEF; METHOD STATEMENT FOR EXCAVATION TO LOWER COURTYARD; HERITAGE IMPACT STATEMENT; CONSTRUCTION METHOD STATEMENT; LETTER FROM AGENT DATED 12<sup>TH</sup> SEPTEMBER 2016; DESIGN AND ACCESS AND HERITAGE STATEMENT REV C; LETTER FROM AGENT DATED 7<sup>TH</sup> SEPTEMBER 2016

Reason: For the avoidance of doubt and in the interests of proper planning.

#### 3 Archaeological Survey

The development hereby permitted shall be carried out in accordance with the approved Written Scheme of Investigation for Archaeological Watching Brief at Cowmans Cottage (dated August 2016).

Reason: To ensure a permanent record of the cowsheds and other elements of the listed building to be removed and to preserve special interest of the listed building in accordance with The National Planning Policy Framework (2012), Policy 7.8 of The London Plan (2016) Policy CS1.D of the Harrow Core Strategy (2012) and Policy DM7 of the Harrow Development Management Policies (2013).

#### 4 Relocation of features

All features proposed to be relocated (including the gates, wall, windows) as part of these proposals, shall be placed and fixed in their respective proposed locations, in accordance with the details hereby approved, within 3 months of the commencement of these works. These features shall thereafter be retained.

Reason: To preserve the special interest of the listed building.

#### 5 Construction method statement

Notwithstanding the details shown in the plans and documents hereby approved, a Construction Method Statement for the proposed works (including details for any storage associated with works) indicating how the nearby listed buildings and wall shall not be physically harmed during the process of demolition works and construction shall be provided to, and approved in writing by, the Local Planning Authority prior to the commencement of these works. The development shall only be completed in accordance with the approved details.

Reason: To preserve the special interest of the listed wall, Cowman's cottage and Church House Cottage.

#### 6 Materials

Samples of all external materials and the proposed replacement windows to the rebuilt cowsheds shall be provided to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant aspect of these works. The development shall only be completed in accordance with any approval.

Reason: To preserve the special interest and setting of the listed building.

#### 7 Listed Wall Repairs

Notwithstanding the details on the approved plans, detailed drawings, specifications and samples of materials as appropriate, along with a current condition survey by a suitable historic buildings surveyor, in respect of the repairs proposed to the listed wall shall be submitted to and approved in writing by the local planning authority prior to their commencement. The development shall only be completed in accordance with any approval.

Reason: To ensure a record of the cowsheds and other elements of the listed building to be removed to preserve special interest of the listed building.

8 Historic Materials

Following the demolition of the cowsheds, the resultant materials shall be made available on site for inspection by the Local Planning Authority's Conservation Team along with a report outlining the extent of materials to be reused. The development shall only be completed in accordance with any approval.

Reason: To ensure as much reuse of historic fabric as possible in order to preserve the special interest and setting of the listed building, the locally listed building, the character of the conservation area and the locally listed park and garden.

9 Archaeology

The development hereby permitted shall be carried out in accordance with the approved Written Scheme of Investigation for Archaeological Watching Brief at Cowmans Cottage (dated August 2016).

Reason: To ensure a permanent record of the cowsheds and other elements of the listed building to be removed and to preserve special interest of the listed building in accordance with The National Planning Policy Framework (2012), Policy 7.8 of The London Plan (2016) Policy CS1.D of the Harrow Core Strategy (2012) and Policy DM7 of the Harrow Development Management Policies (2013).

10 Brickwork bond

The brickwork bond shall match the existing Flemish bond of the building.

Reason: To preserve the special interest and setting of the listed building.

## Informatives

### 1 Policies

The following policies and guidance is relevant to this decision:

**The National Planning Policy Framework (2012)**

**The London Plan (2015):**

7.8

**The Harrow Core Strategy (2012):**

CS1

**Harrow Development Management Policies Local Plan (2013):**

DM7

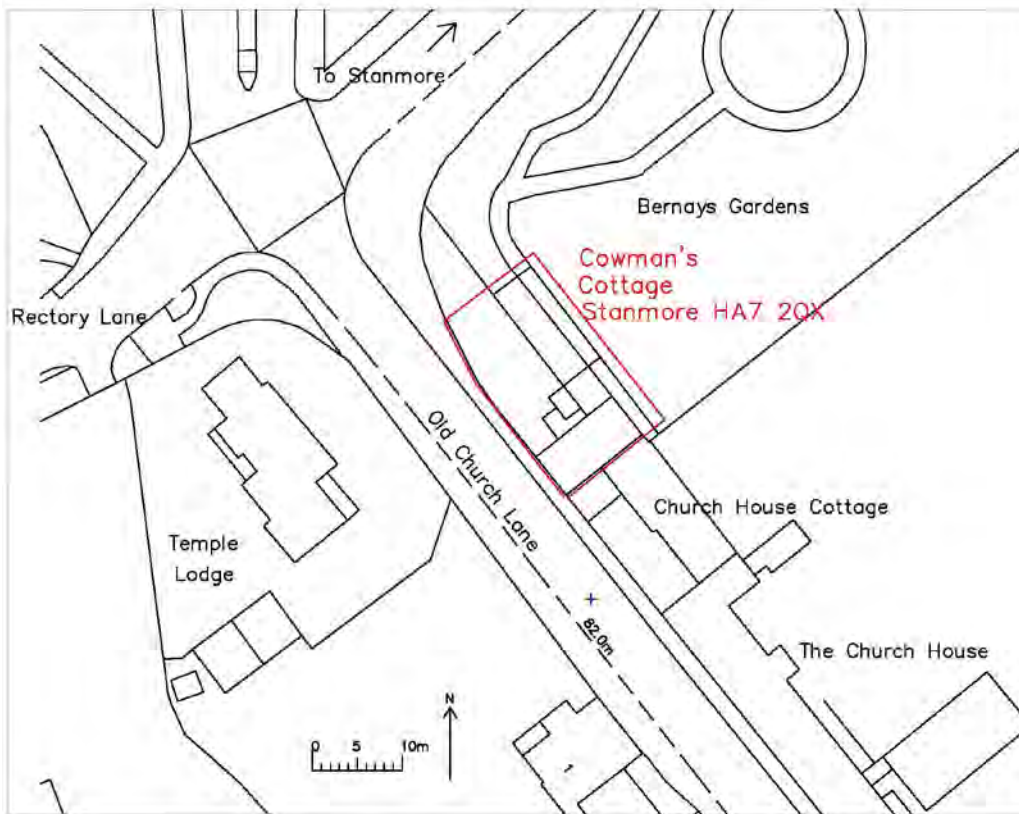
Historic England Advice Note 2: 'Making Changes to Heritage Assets' adopted on 25th February 2016

Historic England's Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets and 2008 Historic England (then English Heritage)

### 2 Pre-application engagement



## APPENDIX 2: SITE PLAN



### Kennedy O' Callaghan Architects

70 Cowcross Street London EC1M 8EJ Tel 020 7263 8600 info@kocarchitects.com

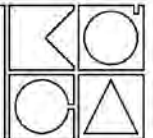
Project title Cowmans Cottage, Stanmore

Drawing title Location Plan

Number 212/00

Date Dec 2015

Scale 1:500@A3 Rev -



**APPENDIX 3: SITE PHOTOGRAPHS**







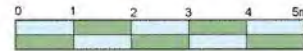




# APPENDIX 4: PLANS AND ELEVATIONS



East elevation with conjectured position of gables prior to subsidence



<p>08/09/16 Formatted for Planning Committee</p>	<p><b>Kennedy O'Callaghan Architects</b>          70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com</p> <p>Project title: Cowmans Cottage          Drawing title: East Elevation Pre-existing conjecture prior to subsidence          Number: 212_35 Date: September 16 Scale: 1:50@A3 Rev: -</p>	
--	---	--



East elevation proposed with gables raised to match pre-existing conjecture prior to subsidence  
 Railings removed for clarity. Refer to 212\_21



<p>08/09/16 Formatted for Planning Committee</p>	<p><b>Kennedy O'Callaghan Architects</b>          70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com</p> <p>Project title: Cowmans Cottage          Drawing title: East Elevation Proposed without railings and trees          Number: 212_36 Date: December 15 Scale: 1:50@A3 Rev: -</p>	
--	--	--



North Elevation Proposed



21/12/15 Formatted for client consultation  
 Rev A 23/12/2015 Notes added for Planning application  
 Rev B 13/02/2016 Revised for new application. Cowshed to be rebuilt on existing footprint. East facade glazed with timber posts on line of existing walkway posts. North boundary fence for security. East railings extended to Yard area and garden wall re-built. Scullery extended northwards by 1.4m. Side extension omitted. West facade 1 french window omitted.

**Kennedy O'Callaghan Architects**  
 70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com

Project title: Cowmans Cottage  
 Drawing title: North Elevation Proposed  
 Number: 212\_22 Date: December '15 Scale: 1:50@A3 Rev: B



Section looking south



21/12/15 Formatted for client consultation  
 Rev A 23/12/2015 Notes added for Planning application  
 Rev B 13/02/2016 Revised for new application. Cowshed to be rebuilt on existing footprint. East facade glazed with timber posts on line of existing walkway posts. North boundary fence for security. East railings extended to Yard area and garden wall re-built. Scullery extended northwards by 1.4m. Side extension omitted. West facade 1 french window omitted.

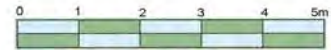
**Kennedy O'Callaghan Architects**  
 70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com

Project title: Cowmans Cottage  
 Drawing title: Section looking south  
 Number: 212\_28 Date: February '16 Scale: 1:50@A3 Rev: B





West elevation as proposed



21/12/15 Formatted for client consultation  
 Rev A 23/12/2015 Notes added for Planning application  
 Rev B 13/6/2016 Revised for new application. Cowshed to be rebuilt on existing footprint. East facade glazed with timber posts on line of existing walkway posts. North boundary fence for security. East railings extended to Yard area and garden wall re-built. Scullery extended northwards by 1.4m. Side extension omitted. West facade 1 french window omitted.  
 Rev C 29/07/16 Cladding to south facade updated

**Kennedy O'Callaghan Architects**

70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com

Project title: Cowmans Cottage

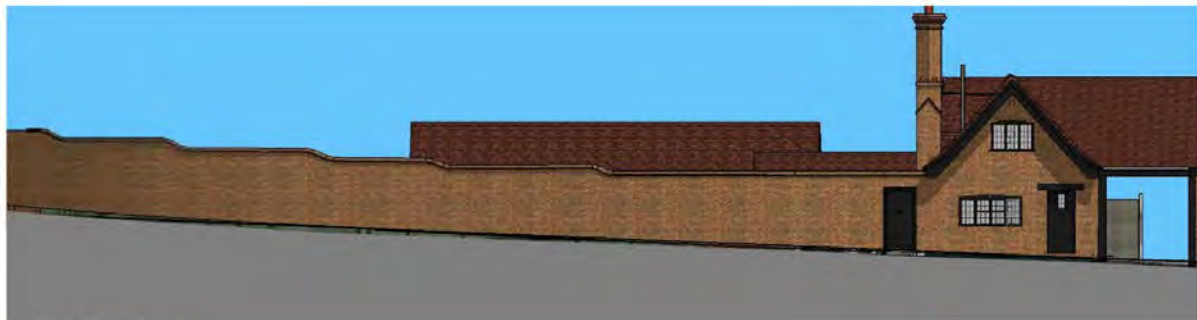
Drawing title: South Elevation Proposed

Number: 212\_23

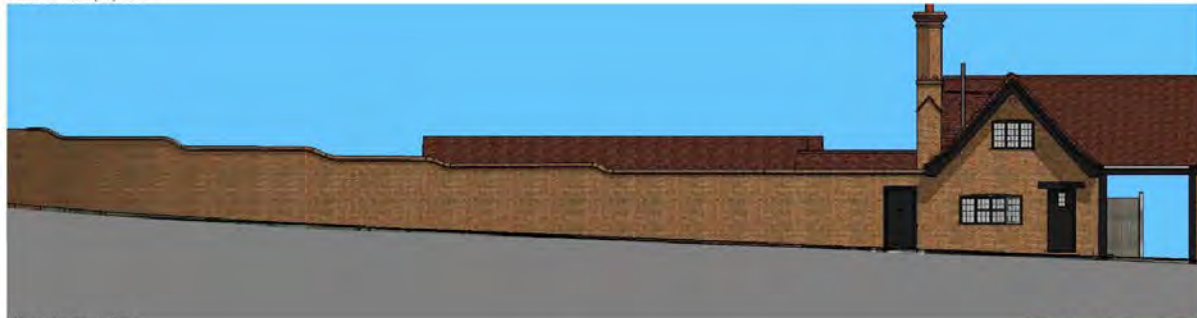
Date: December '15

Scale: 1:50@A3

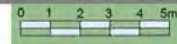
Rev: C



West elevation proposed



West elevation existing



20/08/15 Issued for planning pre-app consultation  
 03/11/15 Rev A Lowered roof with west facing gables  
 21/12/15 Rev B Roof lowered again  
 Rev C 13/6/2016 Revised for new application. Cowshed to be rebuilt on existing footprint. East facade glazed with timber posts on line of existing walkway posts. North boundary fence for security. East railings extended to Yard area and garden wall re-built. Scullery extended northwards by 1.4m. Side extension omitted. West facade 1 french window omitted.

**Kennedy O'Callaghan Architects**

70 Cowcross Street, London EC1M 6EJ Tel: 020 7253 6600 info@kocarchitects.com

Project title: Cowmans Cottage

Drawing title: Existing and proposed West Elevation

Number: 212\_16

Date: August '15

Scale: 1:100@A3

Rev: C



**This page has been left intentionally blank**