

Former Anglers Retreat Public House, Cricketfield Road, West Drayton

Level 1 Historic Building Record

Project Ref: 33116 | Rev: AA | Date: December 2017



Document Control Sheet

Project Name: Former Anglers Retreat Public House

Project Ref: 33116

Report Title: Level 1 Historic Building Record

Doc Ref: Final

Date: December 2017

	Name	Position	Signature	Date
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Reviewed by:	Ed Buckingham	Associate Planner	EdB	December 2017
Approved by:	Ed Buckingham	Associate Planner	EdB	December 2017
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
1	February 2018	Rev-1	Emb	Edb	EdB

This report has been prepared by Peter Brett Associates LLP ('PBA') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which PBA was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). PBA accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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1 Introduction

1.1.1 This Level 1 Historic Building Record has been prepared by Peter Brett Associates (PBA) in respect of the Former Anglers Retreat Public House, Cricketfield Road, West Drayton.

1.1.2 In November 2017, Planning Permission and Conservation Area Consent was approved for proposed development at the Former Anglers Retreat Public House for “Demolition of existing former public house building and erection of a two-storey building comprising of two residential flats, car and cycle parking and associated works” (LPA Ref. 11981/APP/2016/4626).

1.1.3 Condition 8 of the approved development states that;

‘Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 1 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA).

The scope of recording is to be agreed with the LPA prior to the commencement of works. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.’

1.1.4 The Purpose of this Level 1 Historic Building Record is to comply with the requirements of Condition 8. The record has been prepared in accordance with Historic England’s Guide to Good Recording Practise (May 2016).

1.1.5 Historic England’s Guide to Good Recording Practise describes Level 1 Recording as a basic visual record supplemented by the minimum of information needed to identify the building’s location, age and type. Level 1 Recording will typically consist of;

- Drawing – item 1;
- Photography – item 1, sometimes item 2; and
- Written account – items 1 - 4.

1.1.6 This Report should be read in conjunction with other written material submitted with the original planning application, and measured drawings which also forms part of the Historic Building Record. These materials comprise;

- Measured drawings (Appendix A);
- Heritage Statement, prepared by Peter Brett Associates (June 2017) (Appendix D);
- Masonry Condition Report, prepared by Ernest Barnes Limited (September 2016) (Appendix E); and
- Structural Condition Report, prepared by Peter Dunn Consulting Engineers (May 2016) (Appendix F).

1.1.7 The report should also be read in conjunction with the photographic records of the site; comprised of;

- External Building Photographs (Appendix B); and
- Internal Building Photographs (Appendix C).

2 Historic Building Record

2.1 Written Account

- 2.1.1 The Former Anglers Retreat is currently formed of a vacant public house located immediately to the south east of Cricketfield Road, close to its junction with Mill Road/Thorney Mill Road.
- 2.1.2 The National Grid Reference of the Former Anglers Retreat is TQ054790.
- 2.1.3 The building is located within the defined Green Belt and within the West Drayton Green Conservation Area.
- 2.1.4 The existing pub building on the Site is not identified as a locally listed building of historic or architectural merit nor is the building statutorily listed.
- 2.1.5 The Anglers Retreat dates from around 1870 when it was originally known as the Anglers Arms. It is a two-storey load bearing masonry structure built originally in London stock bricks laid in Flemish bond and bedded in lime mortar. The building has timber floors and roof trusses; the roof has a shallow pitch and is covered in natural slate.
- 2.1.6 It is understood that the building remained in its original form up until 1965; it was a traditional two roomed public house with the public bar to the left and the lounge to the right. Each bar had their own entrance; the public bar was to the left with a single bay window and the bigger lounge bar with two bay windows was to the right. The public bar had a small side extension which housed the toilets. Both bars had a fireplace, as did the bedrooms above. Three chimneys pierced the roof line of the pub in 1965. It is considered that the chimneys, which have now been removed, would have been original features of the building.
- 2.1.7 In the building's later life, the entrances to the pub would have been reduced to one; this would have coincided with the loss of the public and lounge bars to form one large open space as was becoming the norm with many public houses around this period
- 2.1.8 By 1989, the public house had already undergone significant extension works to the rear, and no longer resembled the original footprint.
- 2.1.9 By 2013, the building had a number of extensions which were physically linked to the existing structure. These extensions were undertaken in a manner which damaged the original fabric of the building on three of its four elevations.
- 2.1.10 Further detail of the historic overview of the building, including historic mapping and photographs to support this overview is provided at Sections 2.4 of the Heritage Statement submitted with the original planning application submission.
- 2.1.11 Further detail of the historic overview and existing structural condition of the building is contained in the Masonry Condition Report, prepared by Ernest Barnes Limited (September 2016) and Structural Survey, prepared by Peter Dunn Consulting Engineers (May 2016) which were submitted with the original planning application submission.

2.2 Drawings

- 2.2.1 A set of measured plans showing the existing form and arrangement of the former Anglers Retreat were prepared in December 2016 to support the original planning application. These are provided at **Appendix A** of this report and comprise the following;
- Existing Site Plan (Drawing Ref. 16.43-101);

- Existing Floor Plans (Drawing Ref. 16-43-102); and
- Existing Elevations (Drawing Ref. 16.43.103).

2.3 Photographic Recording

- 2.3.1 A series of external photographs of the former Anglers Retreat taken in June and December 2016 are provided at **Appendix B** to this report. A series of internal photographs taken in **February 2018** are provided at **Appendix C** to this report.
- 2.3.2 The external photographs provide a view of the existing building from a series of viewpoints to show all external elevations.
- 2.3.3 The internal photographs show the existing condition of the building (February 2018). Photographs are provided of all rooms at both the ground and first floor and are titled accordingly.

Appendix A Measured Drawings



North

0

10

20

30

Scale (m)

Key:

C = Cycle Store

B = Bin Store

Under Construction

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Revisions

Client
NFC Homes Limited

Project
Residential Development
Anglers Retreat Public House
Cricketfield Road
West Drayton
UB7 7HG

Status
Planning

Date
2016.12.22

Scale
1:500

Size
A2

Title
Existing Site Plan

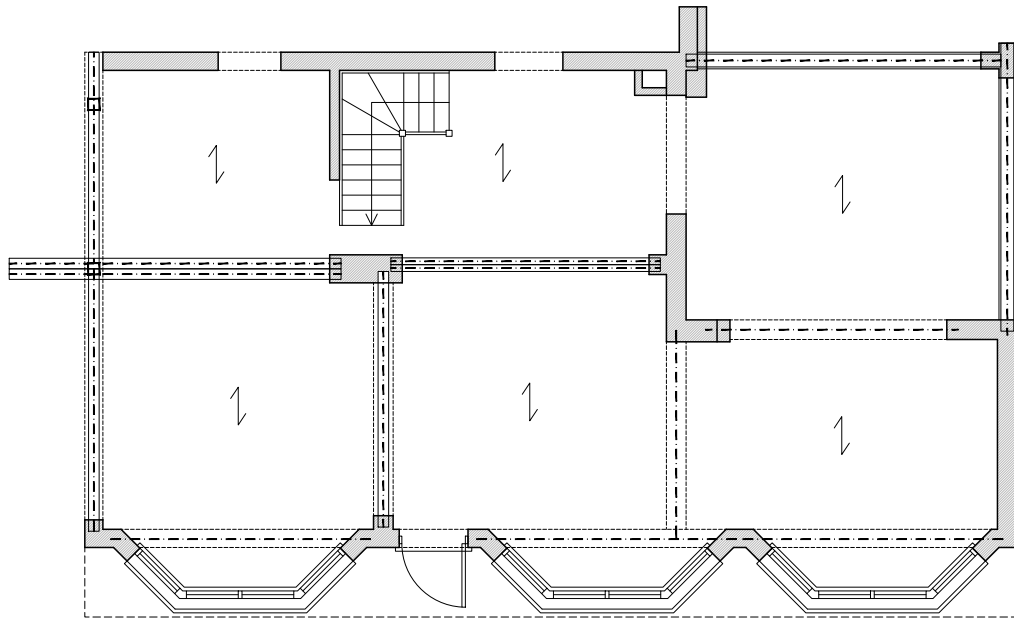
Number
16.43-101

Revision
-

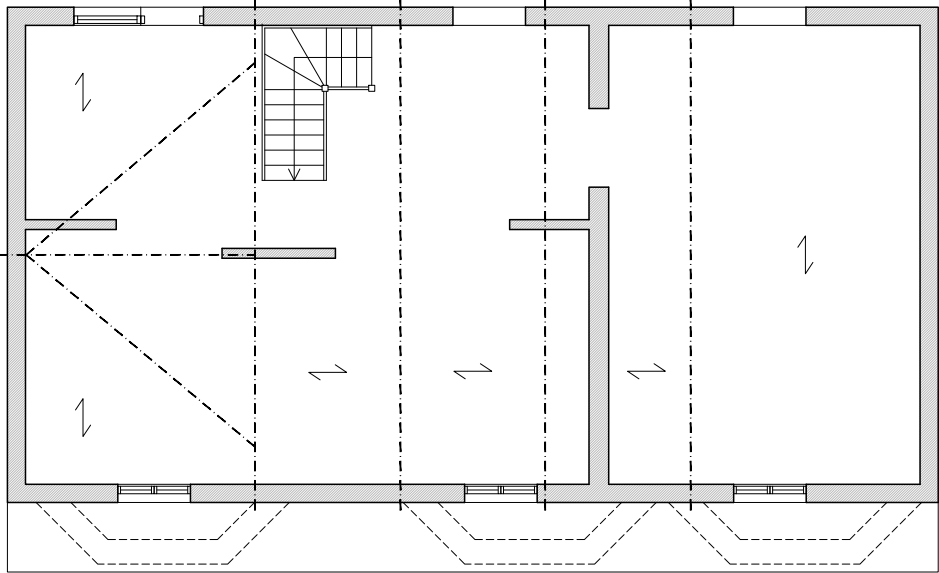
Jon Spires Architects

9 Monks Way | Reading | RG30 3DP
Tel 07495 529905

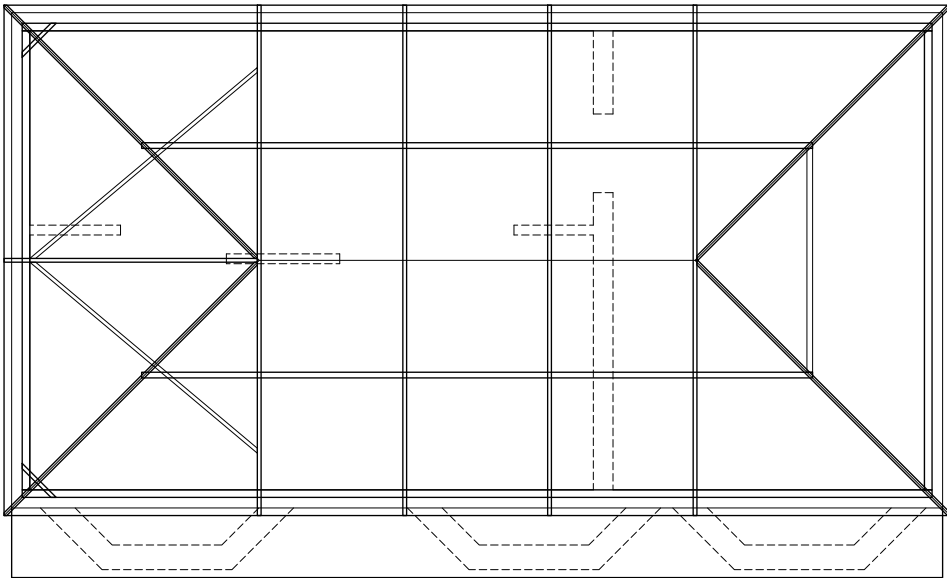
This drawing is copyright and may not be reproduced in whole or part without written authority.



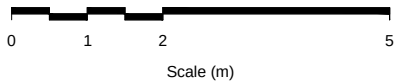
GROUND FLOOR PLAN - Existing



FIRST FLOOR PLAN - Existing



ROOF PLAN - Existing



Revisions			
Client	NFC Homes Limited		
Project	Residential Development Anglers Retreat Public House Cricketfield Road West Drayton UB7 7HG		
Status	Planning		
Date	2016.12.01		
Scale	1:100	Size	A3
Title	Existing Floor Plans		
Number	16.43-102	Revision	-

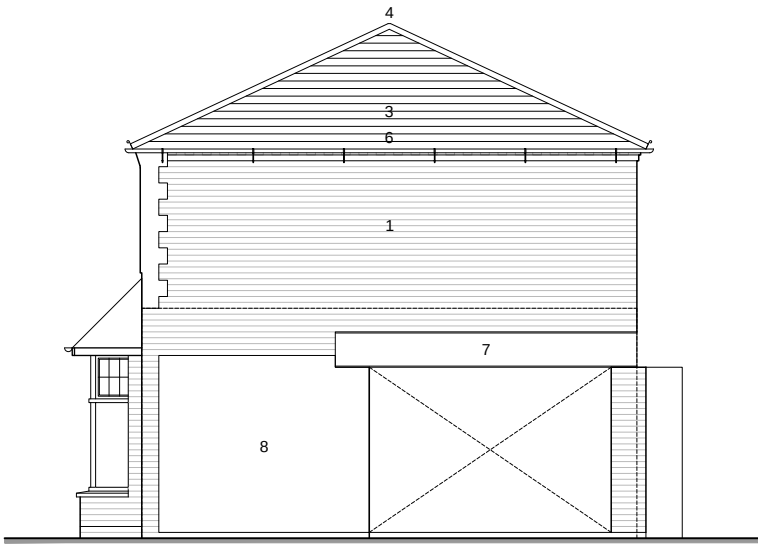
Jon Spires Architects

9 Monks Way | Reading | RG30 3DP
Tel 07495 529905



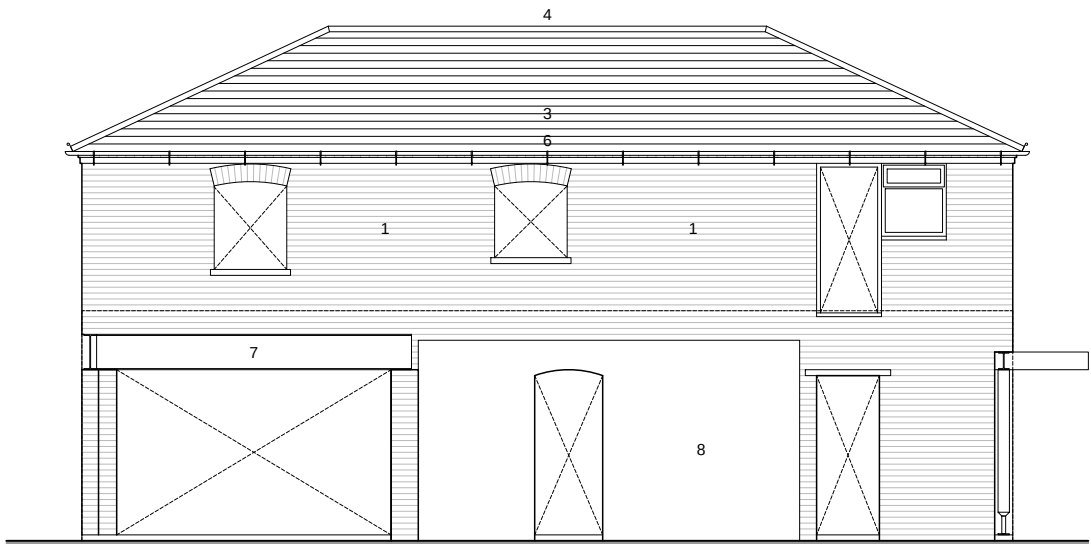
Front Elevation - Existing

Datum 23.00 A.O.D



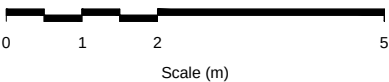
Side Elevation - Existing

Datum 23.00 A.O.D

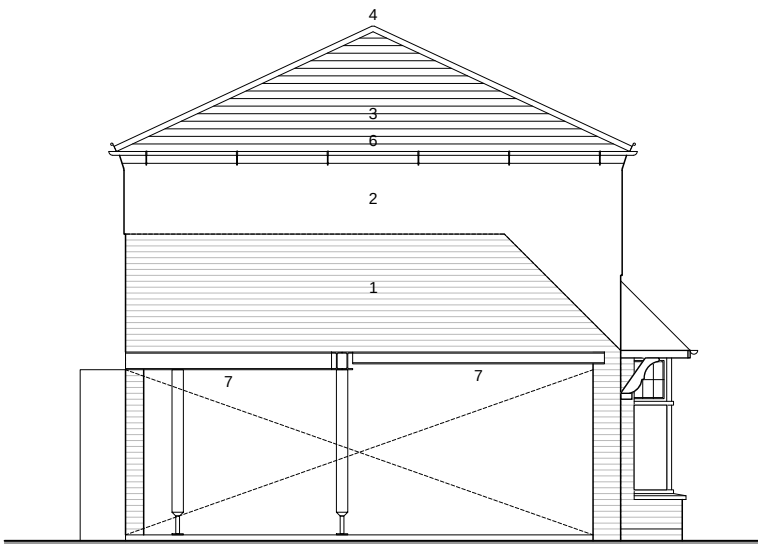


Rear Elevation - Existing

Datum 23.00 A.O.D



- Key:
- 1 London Stock Brickwork
 - 2 Render
 - 3 Natural Slate
 - 4 Clay Ridge & Hip Tile
 - 5 Timber Casement Window
 - 6 Gutter with Rise & Fall Brackets
 - 7 Steel Beam
 - 8 Plaster



Side Elevation - Existing

Datum 23.00 A.O.D

Revisions	
Client	NFC Homes Limited
Project	Residential Development Anglers Retreat Public House Cricketfield Road West Drayton UB7 7HG
Status	Planning
Date	2016.12.01
Scale	1:100
Size	A3
Title	Existing Elevations
Number	16.43-103
Revision	-

Jon Spires Architects

9 Monks Way | Reading | RG30 3DP
Tel 07495 529905

Appendix B External Building Photographs

View 1 - North-east wards view (front and south elevations) (June 2016)



View 2 - North-east wards view (front) (April 2017)



View 3- South eastwards view (front west elevation) (April 2017)



View 4 - South-east wards view (front and north elevations) (June 2016)



View 5 – North eastwards view (South side elevation) (June 2016)



View 6 - Front (west) and side (south) elevation (June 2016)



View 6 cont.- South (side) elevation (June 2016)



View 7 - Northwards view (front and south side elevation) (May 2017)



View 7 cont. - Northwards view (front and south side elevation) (May 2017)



View 8 – North westwards view (Rear east elevation) (December 2016)



View 9 - Front (west) and side (south) elevation (December 2017)



View 10 – Front (west) elevation (December 2017)





View 11 – Side (south) elevation (December 2017)



View 11 cont. – Side (south) elevation (December 2017)



Appendix C External Photo Location Map

APPENDIX C – EXTERNAL PHOTO LOCATION MAP



NOT TO SCALE

Appendix D Internal Building Photographs



First Floor Front Left



First Floor Front Middle



First Floor Rear Left II



First Floor Rear Left



First Floor Rear Middle



First Floor Right



First Floor Roof II



First Floor Roof



Ground Floor Front Left I



Ground Floor Front Left II



Ground Floor Front Middle I



Ground Floor Front Middle II



Ground Floor Front Right I



Ground Floor Front Right II



Ground Floor Front Right III



Ground Floor General I



Ground Floor General II



Ground Floor General III



Ground Floor Left



Ground Floor Middle Left



Ground Floor Rear Left I



Ground Floor Rear Left II



Ground Floor Rear Left III



Ground Floor Rear Middle I



Ground Floor Rear Middle II



Ground Floor Rear Middle III



Ground Floor Rear Middle IV



Ground Floor Rear Middle V



Ground Floor Rear Middle



Ground Floor Rear Middle



Ground Floor Right

Appendix E Heritage Statement

Former Anglers Retreat Public House, Cricketfield Road, West Drayton

Planning Statement

Document Control Sheet

Project Name: Former Anglers Retreat Public House

Project Ref: 33116

Report Title: Heritage Statement

Doc Ref: 33116/Heritage Statement

Date: June 2017

	Name	Position	Signature	Date
Prepared by:	Emily Brooker	Graduate Planner	EB	13/06/2017
Reviewed by:	Ed Buckingham	Associate Director	EB	19/06/2017
Approved by:	Kieran Rushe	Equity Director	KR	19/06/2017
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Peter Brett Associates LLP ('PBA') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which PBA was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). PBA accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

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1 Introduction

1.1 Introduction

- 1.1.1 This Heritage Statement has been prepared by Peter Brett Associates (PBA) in respect to proposed development at the Former Anglers Retreat Public House, Cricketfield Road, West Drayton (the Site).

1.2 Background

- 1.2.1 In December 2016, an application for Conservation Area Consent and Planning Permission was submitted in respect of the Site for *“Demolition of existing former public house building and erection of a two-storey building comprising of two residential flats, car and cycle parking and associated works”* (the Proposed Development).
- 1.2.2 The application was supported by a Planning and Heritage Statement. However, given the location of the site within the West Drayton Conservation Area, the Council have requested that a separate Heritage Statement is prepared, in order to assess the significance of the existing building and the impact of the Proposed Development from a heritage perspective.

1.3 Reference Documents

- 1.3.1 This Heritage Statement makes reference to the following documents which form part of the original planning application package:
- Masonry Condition Report, prepared by Ernest Barnes Limited;
 - Structural Condition Report, prepared by Peter Dunn Consulting Engineers;

1.4 Structure of the Report

- 1.4.1 This Heritage Statement is structured as follows:
- Section 2 sets out the Site context, including a description of the Site and surrounding area;
 - Section 3 provides a review of the planning history of the site;
 - Section 4 sets out the relevant planning policy context with respect to heritage assets and the provision of affordable housing;
 - Section 5 provides an evaluation of the proposed development, including a consideration of alternative options at the site;
 - Section 6 provides an overall summary and conclusion to the report.

2 Site Location and Description

2.1 Site Location

- 2.1.1 The Site Location Plan submitted with the planning application shows the Site area bound in red ('the application boundary').
- 2.1.2 The application boundary of the Proposed Development forms the same boundary as that which was granted planning permission for 16 residential dwellings in November 2013 (Planning Ref. 11981/APP/2013/3307). However, the Proposed Development is focussed solely on the existing vacant public house building located at the north of the Site. Construction of the remainder of the Site is complete.
- 2.1.3 The Site measures approximately 1.06ha and is currently formed of a vacant public house located immediately to the south east of Cricketfield Road, close to its junction with Mill Road/Thorney Mill Road.
- 2.1.4 The Site is located within the defined Green Belt and within the West Drayton Green Conservation Area. The existing pub building on the Site is not identified as a locally listed building of historic or architectural merit nor is the building statutorily listed.

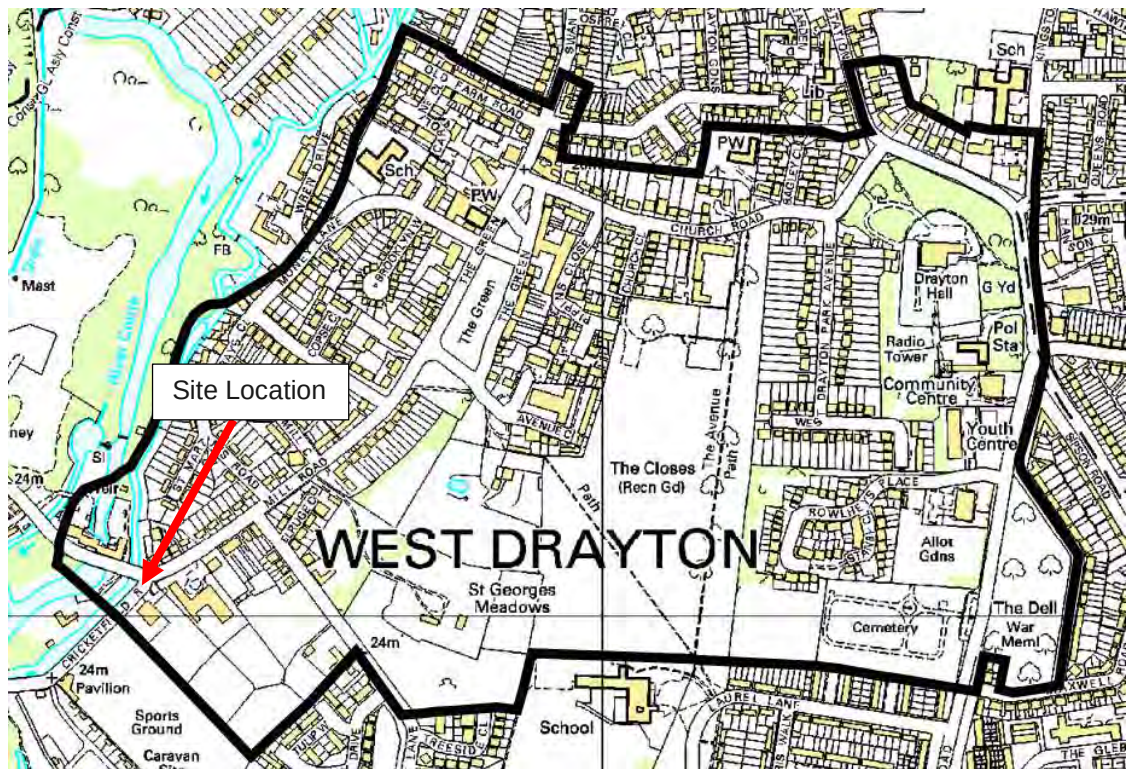
2.2 Site Description

- 2.2.1 The Site is broadly rectangular in shape and is abutted by Cricketfield Road to the north west, The Burroughs care home to the north east and a former cricket field to the south west. To the south east is an existing open area of land separating the Site with the rear of existing residential properties on Tulip Way.
- 2.2.2 The Site is formed of a vacant public house building (The Anglers Retreat) and the under construction residential development approved by the Council in September 2013 (Planning Ref 11981/APP/2013/3307) for 14 dwellings, wild flower meadow, car parking, landscaping and other associated works. The former public house remains unconverted and vacant and the construction of the remainder of the site is complete.
- 2.2.3 The Proposed Development therefore relates solely to the existing former public house, located at the north of the application Site (as shown in the 'Site Location Plan'). The former public house building itself is bound;
- To the south by the resident's car parking area which serves the residential units to the west of the Site. Prospect Park is located further south of the Site, with access to the park provided to the west of the existing traveller Site.
 - To the north-west by Cricklefield Road. Colne Valley Park lies on the opposite side of Cricklefield road. The park is within a Nature Site of Metropolitan or Borough Grade I Importance, and also lies within the designated Green Belt.
 - To the east by recently constructed residential dwellings. The Boroughs care home, which lies outside the Green Belt boundary, lies further to the east.
- 2.2.4 The Proposed Development provides approximately 167.6 sqm floorspace, whilst the existing floorspace comprises approximately 149.5 sqm. The Proposed Development would lead to an increase in floorspace of 14.2 sqm.

2.3 Existing Character of the Conservation Area

- 2.3.1 The Site is located at the south western edge of the West Drayton Green Conservation Area. There is no Conservation Area Appraisal available for the area. The location of the former Anglers Retreat is indicated on a map of West Drayton Conservation Area below.

Figure 2-1 Site Location Shown on West Drayton Conservation Area Map



2.4 Historic Overview

- 2.4.1 Figures 2.2 – 2.5 below show the location of the former public house, located on a series of historic maps, dating from 1881 to 1989.
- 2.4.2 The Anglers Retreat dates from around 1870 when it was originally known as the Anglers Arms. It is a two-storey load bearing masonry structure built originally in London stock bricks laid in Flemish bond and bedded in lime mortar. The building has timber floors and roof trusses; the roof has a shallow pitch and is covered in natural slate.

Figure 2-2 Site Location (1881)

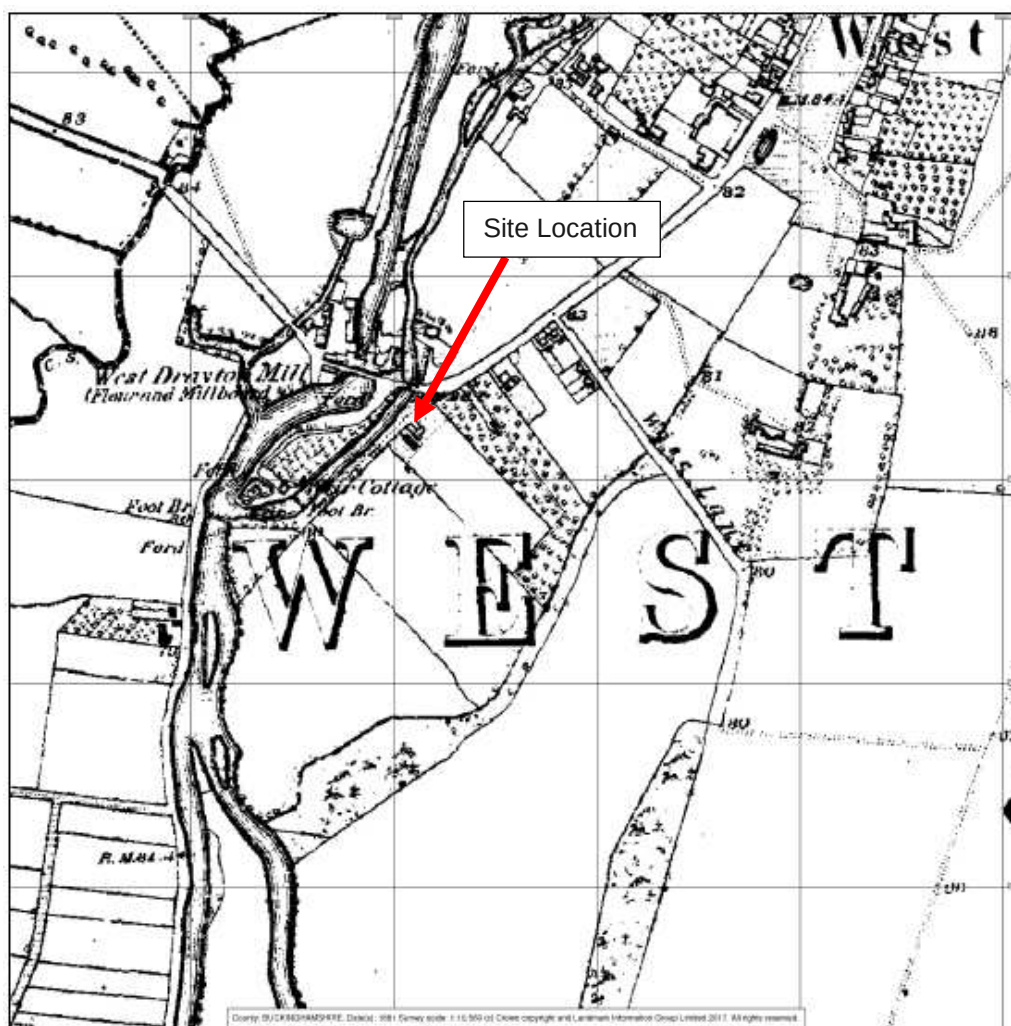


Figure 2-3 Site Location (1920)

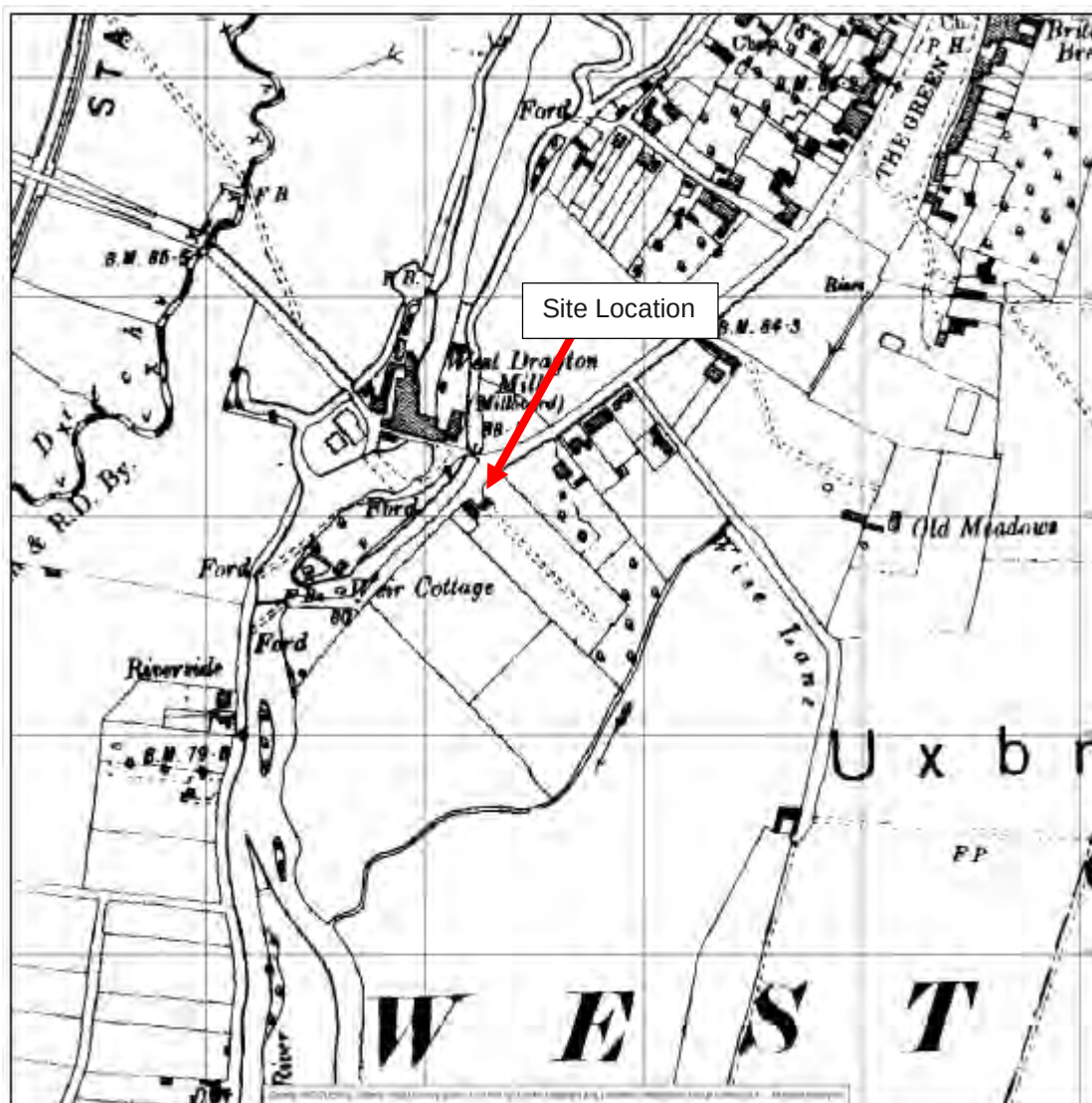
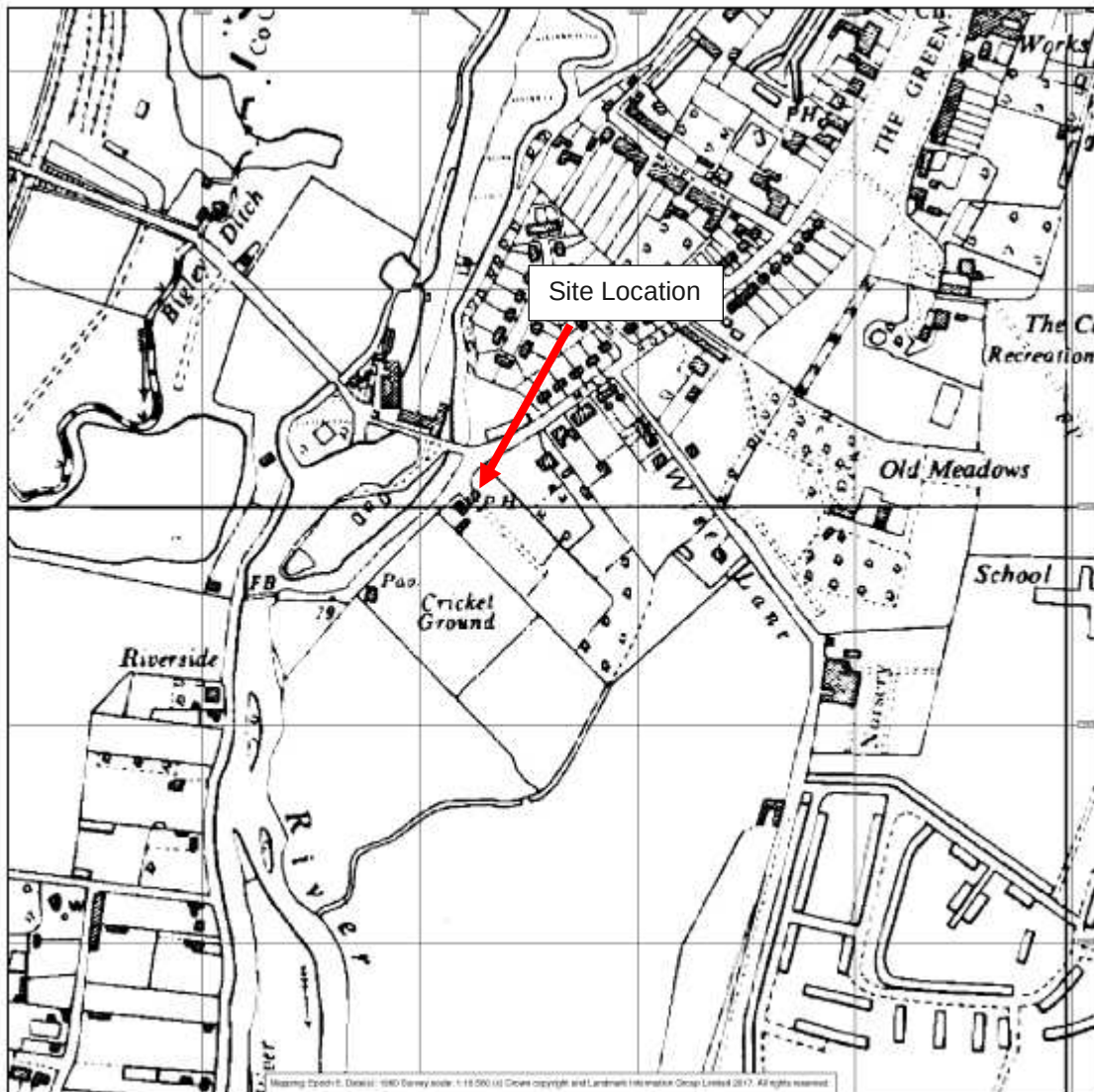


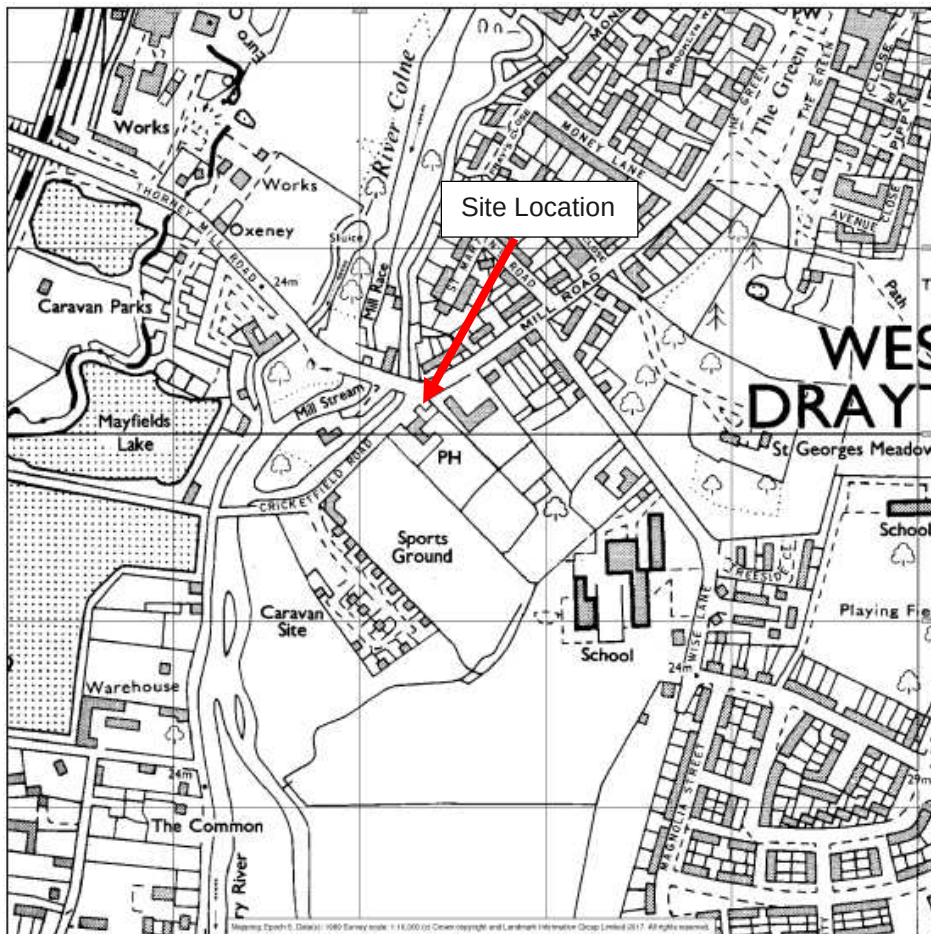
Figure 2-4 Site Location (1960)



- 2.4.1 It is understood that the building remained in its original form up until 1965; it was a traditional two roomed public house with the public bar to the left and the lounge to the right. Each bar had their own entrance; the public bar was to the left with a single bay window and the bigger lounge bar with two bay windows was to the right. The public bar had a small side extension which housed the toilets. Both bars had a fireplace, as did the bedrooms above. Three chimneys pierced the roof line of the pub in 1965. It is considered that the chimneys, which have now been removed, would have been original features of the building.
- 2.4.2 The extensions that can be seen in figure 2.5 and 2.6 below are post 1965 (see figure 1) and would have been built in cavity wall construction in a modern sand and cement mortar. In the building's later life, the entrances to the pub would have been reduced to one; this would have coincided with the loss of the public and lounge bars to form one large open space as was becoming the norm with many public houses around this period.

A black and white photograph of a two-story building, identified as The Anchor Inn. The building has a light-colored facade and a dark roof with three chimneys. A sign on the upper floor reads "THE ANCHOR INN" and "HARMAN'S ALES & STOUT". In the foreground, a signpost indicates "CRICKETFIELD ROAD" and "BROOKLYN". There are outdoor seating areas with tables and chairs. A large tree is visible on the right side of the image. The image is watermarked with "© The Francis Frith Collection".

Figure 2-6 Site Location (1989)



- 2.4.4 By 2013, the building had a number of extensions which were physically linked to the existing structure. These extensions were undertaken in a manner which damaged the original fabric of the building on three of its four elevations. The photographs below show the state of the building as it was in 2013:

Figure 2-6 Photograph of the east elevation (2013)



Figure 2-7 Photograph of the north and west elevation (2013)



Figure 2-8 Photograph of the modern western extension meeting the original building



2.5 Assessment of Significance

- 2.5.1 This section assesses the significance of the current building given its context within the West Drayton Green Conservation Area. The assessment of significance will inform Section 5 of this report, which evaluates the impact of the proposed development on this significance.
- 2.5.2 Historic England define the significance of a heritage asset as 'the sum of its archaeological, architectural, historic and artistic interest' (Managing Significance in Decision Taking, July 2015).
- 2.5.3 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*" (Para 134).

Historic and Architectural Significance

- 2.5.4 As detailed in the preceding sections of this report, the original structure of the Anglers Retreat is understood to have been constructed in the 1870's and was retained its original form up until circa 1965. In its original form, it is considered that the public house would have made a positive contribution to the character and appearance of the locality. Thus, the original structure, if maintained, would have architectural value today which would potentially warrant some level of protection.
- 2.5.5 The front elevation facing Cricketfield Road is considered to be the most prominent and significant elevation, with the bay windows forming an important feature of the building when viewed from the street.
- 2.5.6 However, the building as it stands today has lost some of its architectural quality due to modern alterations and, to some degree, its overall condition. The roof line has changed

considerably due to such alterations including removal of the chimneys, which were once prominent features.

- 2.5.7 Thus, whilst the pub in its original condition, with prominent original features in-situ and in structurally intact condition, would have provided a positive contribution to the character and appearance of the Conservation Area. In its present condition, the building is considered to make a negative contribution to the character and appearance of the Conservation Area.
- 2.5.8 It is therefore considered that the existing building is not of sufficient architectural or historic interest or quality to warrant protection.

Cultural and Social Value

- 2.5.9 Public Houses hold significant cultural and social value in society, and it is likely that in its heyday, the Anglers Retreat will have been no exception. The Anglers Retreat will once have been a popular destination for locals, visitors and passers-by, and a cornerstone to the local community. In its latter years in use as a public house, the building attracted anti-social behaviour and has now been closed for a number of years. In its present state, and with an extant planning permission for conversion to residential use, the pub holds little cultural or social value.
- 2.5.10 Rather, the existing vacant built has the potential to attract crime and anti-social behaviour. Such behaviour would ascribe a negative social value to the existing building, and become a detriment to the community.
- 2.5.11 By comparison, the proposed development will provide a valuable social contribution, through providing homes for those on low incomes and removing an eyesore from the streetscape.

Economic Value

- 2.5.12 The pub is no longer in use and has an extant planning permission for its conversion to residential use, it therefore has limited economic value.
- 2.5.13 However, the building offers an important opportunity to provide affordable housing, thus providing value through the provision of affordable rented accommodation for future residents.

2.6 Structural Integrity and Vulnerability of Building / Site

Structural Condition

- 2.6.1 To assess the feasibility of retaining all or part of the building to be reused as part of the new development on the site, the applicant instructed Peter Dunn Ltd. to undertake a survey of the existing structure at the Anglers Retreat.
- 2.6.2 A Structural Report was prepared based on the results of this walk-around survey, and was submitted as part of the planning application package. The report provides a review of the condition of the existing structure, and sets out the following conclusions:

"Due to the number of structural alterations that have been made to the public house building over its history, there is not a large proportion of the original structure left. There are structural issues with almost all of the remaining structure, which would either require extensive remedial work to repair or in some cases would need to be completely rebuilt.

It is our view that the superstructure in its entirety should be demolished and the existing foundations removed in order to be able to rebuild a new structure which both complies with current codes and regulations and is suitable for its proposed purpose."

- 2.6.3 It is notable that there is a limited amount of the original structure remaining. In addition, the limited parts of the structure which do remain would require 'extensive remedial work to repair or in some cases would need to be completely rebuilt'.

Masonry Condition

- 2.6.4 The survey of the Masonry undertaken to inform the Masonry Condition Report provides an assessment of the roof and elevations which form the existing building, should it be converted for residential use.
- 2.6.5 The report concludes that the east, south and west elevation walls should each be demolished and the existing foundations removed. New foundations should be designed to meet the proposed loadings and end use of the building. The new wall and foundations should comply with current building regulations. The Report also considers the roof unfit for purpose and is recommended for demolition and for a new roof to be designed to meet current building regulations.
- 2.6.6 With respect to the front elevation, the Masonry Report concludes with the following analysis:

"From a conservation perspective there may well be a valued argument for its retention. However those arguments will need to consider the practicalities of its retention. It will require a new foundation that ties in with the rest of the building (underpinning), this is likely to add further stresses to a very rigid ground floor and a less than stable original first floor. It is my opinion that this elevation may buckle under such stresses and present a health and safety issue to those that undertake the work. It should therefore be demolished and rebuilt off new foundations."

2.7 Summary of the Building's Current State

- 2.7.1 As detailed in the preceding sections of this report, the existing building currently holds limited historic, cultural and social or economic value and is considered structurally unsound for the purposes of conversion to residential use.
- 2.7.2 Due to its current state, the existing former public house building has a detrimental impact on the character and appearance of the Conservation Area. The Council's September 2013 pre-application response to the previously approved application highlighted this and stated:

"The original building has been much altered both internally and externally and its setting suffers badly from the series of 20th century extensions that greatly enlarge the footprint of the public house including a 2-storey extension that reads architecturally as a standalone built element..."

- 2.7.3 These extensions have already been demolished in line with the previously approved application. As stated in the Structural Report prepared by Ernest Barnes Ltd. which supports the current planning and conservation area consent application:

"The Anglers Retreat bears little resemblance to a building that some in the community may have referred to as their local. Whilst the front façade reflects how the building looked in 1965, the remaining elevations of the building do not. The removal and demolition of a number of extensions that once wrapped around the building at the sides and rear have diminished the building aesthetically and structurally."

- 2.7.4 The existing public house building has also been found to be structural unsound. This is verified by structural surveys undertaken by Peter Dann Ltd. and Ernest Barnes Ltd, which have been submitted in support of this planning application. The Structural Report prepared by Peter Dann Ltd thereby concludes by stating the following;

"There are structural issues with almost all of the remaining structure, which would either require extensive remedial work to repair or in some cases would need to be completely rebuilt.

It is our view that the superstructure in its entirety should be demolished and the existing foundations removed in order to be able to rebuild a new structure which both complies with current codes and regulations and is suitable for its proposed purpose."

3 Planning History

3.1 Planning History

Relevant Planning Applications

- 3.1.1 A review of the Hillingdon Borough Council Online Planning Register has been undertaken. The Application Site has been subject to a substantial planning history, of which the most relevant decisions are highlighted in Table 4.1 below.

Table 3-1 Planning History

Application Reference	Description	Decision	Date
Planning Application			
11981/8821	Alterations to elevations	Grant	28/09/1970
11981A/11039	Alterations and additions	Grant	29/11/1971
11981/H/91/4869	Single storey side extension, internal alterations and outside toilet	Refuse	26/11/1991
11981/G/91/1691	Erection of a single-storey side extension to provide a beer store and servery	Grant	24/07/1992
11981/J/94/4062	Alterations to public house	Refuse	24/02/1994
11981/L/94/0611	Installation of three bottle banks, one can bank, one textile bank and one paper bank	Deemed Approval	13/07/1994
11981/M/95/0270	Erection of a single-storey side and rear extension	Grant	26/05/1995
11981/N/95/4536	Alterations to public house	Grant	08/08/1995
11981/S/98/4301	Single storey attached flat roof bottle storage room	Refuse	20/04/1998
11981/T/98/2109	Erection of a front boundary wall/fencing up to 1.9m high	Grant	03/03/1999
11981/APP/2009/541	Single storey side extension	Grant	14/08/2009
11981/APP/2009/2260	Attached pergola to form external seating area	Refuse	22/12/2010

11981/APP/2013/3307	Demolition of existing buildings. Retention of public house to form 2xunits and erection of 14x additional units	Grant	08/11/2013
11981/APP/2015/2789	Non-material amendment to 11981/APP/2013/3307comprising (1) amendments to cond. 17 and (2) introduction of water use and management condition	Grant	27/07/2015
Enforcement			
11981/P/0306/95	Use of the Site for car boot sales	N/A	1995
11981/W/0213/99	Caravans in garden being let for up to 6 persons	N/A	1999
ENF/485/10	Fly Tipping Operations	N/A	2010

3.2 Other Relevant Planning History

The Burroughs Care Home

- 3.2.1 The Burroughs Care Home is located to the east of the Site. The most relevant planning history relate to refurbishment and extensions granted planning permission in 1996 (LPA Ref: 11839/C/96/0511) and a 27-bedroom extension granted planning permission in 2000 (LPA Ref: 11839/APP/1999/2568).

Pre-Application Advice

- 3.2.2 The agent has been engaged in informal pre-application discussions with the Local Planning Authority with respect to the Proposed Development.
- 3.2.3 The advice received from the Local Planning Authority during these discussions has been taken into account in the Proposed Development and further information provided to justify the demolition of the existing building.

4 Planning Policy Context

4.1 Introduction

- 4.1.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, development control decisions must be made in accordance with the development plan, unless material considerations indicate otherwise. This section sets out the relevant planning policies of the development plan and supplementary planning policy documents to be considered in the determination of this application.

4.2 Key Policy Documents

- 4.2.1 Under Section 38 (2) of the Planning and Compulsory Purchase Act 2004, the development plan for any area within Greater London comprises the Spatial Development Strategy and the development plan documents (taken as a whole) which have been adopted or approved in relation to that Borough.
- 4.2.2 For the purposes of this Statement, the Development Plan includes the London Plan: Spatial Development Strategy for Greater London (London Plan) (Consolidated with alterations since 2011) March 2016; the Hillingdon Local Plan: Part One – Strategic Policies (Strategic Policies) (2012); and the Saved Policies (September 2007) of the Hillingdon Unitary Development Plan (UDP) (1998).
- 4.2.3 At the national level, the National Planning Policy Framework was adopted in March 2012 and is a material consideration in the determination of this planning application.

4.3 National Planning Policy

National Planning Policy Framework

- 4.3.1 The National Planning Policy Framework (NPPF) set out the Government's planning policies for England and outlines how these are expected to be applied to both plan-making and decision-making. The NPPF was introduced in March 2012, where it superseded the vast majority of Planning Policy Statements and guidance into one consolidated document. As a result, it is a material consideration in the determination of this development proposal. The policy direction relevant to this application is summarised below.
- 4.3.2 The key paragraphs from the NPPF relevant to this Heritage Statement are contained in Chapter 12 'Conservation of the Historic Environment' and comprise:
- Paragraph 126;
 - Paragraph 128;
 - Paragraph 131; and
 - Paragraph 138.

4.4 Regional Planning Policy

London Plan (March 2016)

- 4.4.1 The London Plan policies which are relevant to the Proposed Development are listed below:

London's People

- Policy 3.10 – Definition of Affordable Housing;
- Policy 3.11 - Affordable Housing Targets; and
- Policy 3.13 - Affordable Housing Thresholds.

London's Living Spaces and Places

- Policy 7.3 - Designing Out Crime;
- Policy 7.4 – Local Character;
- Policy 7.6 – Architecture; and
- Policy 7.8 – Heritage Assets and Archaeology.

4.5 Local Planning Policy

The Hillingdon Local Plan: Part One – Strategic Policies

4.5.1 The Strategic Policies which are relevant to the Proposed Development are listed below:

- Policy H2 - Affordable Housing;
- Policy HE1 – Heritage; and
- Policy BE1 - Built Environment.

The Hillingdon Unitary Development Plan

4.5.2 The Strategic Policies which are relevant to the Proposed Development are listed below:

- Policy H4 – Housing Mix;
- Policy H5 – Housing Mix; and
- Policy BE18 – Security & Safety in Design.

4.6 Other Guidance Documents

4.6.1 This Heritage Statement has been informed by Historic England's 'Managing Significance in Decision Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2'.

5 Evaluation of Proposed Development

5.1 Introduction

- 5.1.1 This section of the Heritage Statement details the proposed development. It then sets out a consideration of alternative options for the site, before providing an evaluation of the current proposed development in respect to its scale and design, materials and impact on the conservation area.

5.2 The Proposed Development

- 5.2.1 The Proposed Development includes the demolition of the existing former public house building and erection of a replacement building of similar appearance to provide 2 no. residential units. As such, the existing public house structure is proposed to be demolished in its entirety.

- 5.2.2 The description of development for the Proposed Development is:

“Demolition of existing former public house building and erection of a two-storey building comprising of two residential flats, car and cycle parking and associated works.”

5.3 Consideration of Alternatives

- 5.3.1 The following section of this report assesses the following alternative options for development:

- Retaining the building in its current state:
- Extensive remedial work; and
- Retention of the north façade.

- 5.3.2 A consideration for each alternative options of development is detailed below.

Retaining the Building in its Current State

- 5.3.3 The first alternative option considered is to retain the majority of the built fabric that currently exists. This option would allow original features of the structure to be retained, along with any other remaining additions. The building would remain vacant.
- 5.3.4 Given the above assessment of the negative contribution that the existing building makes to the Conservation Area, it is considered that this option would not be desirable.
- 5.3.5 Retention of the former public house in its current state is therefore not considered appropriate nor desirable and its continued vacancy is likely attract crime and anti-social behaviour. Furthermore, in a continued vacant state, the building will continue to deteriorate, which would be further detrimental to character of the Conservation Area.

Extensive Remedial Work to the Existing Structure

- 5.3.6 The next option to be considered is for extensive remedial work to the existing building and for conversion (as previously approved). The submitted Structural Report concludes that in order to address the structural issues which are present within almost all of the remaining structure, extensive remedial work would need to be undertaken to the existing structure to secure its safe conversion.

- 5.3.7 However, as detailed in the Structural Report, the existing building contains little of the original building and is structurally unsound. The substantial works required in order to undertake remedial work is therefore not considered necessary or proportionate to the significance of the remaining structure and its status as an unlisted building within the Conservation Area.
- 5.3.8 Extensive remedial works are not recommended by the Structural Survey. Rather, the report concludes that from a structural perspective, the superstructure in its entirety should be demolished and the existing foundations removed in order to rebuilt a new structure which both complies with current codes and regulations and is suitable for its proposed purpose.
- 5.3.9 In consideration of the above, it is considered that extensive remedial works to the existing structure is not appropriate to enable safe conversion to residential use; such extensive works would be disproportionate to the heritage significance of the building, which is neither locally nor statutorily listed.

Retention of the North Façade

- 5.3.10 As detailed further in the Masonry Report, a further option to be considered is the retention of the front façade. The Masonry Report considers that, whilst the roof, west, rear and east elevations warrant demolition, there may be some value in retaining the front façade.
- 5.3.11 However, the structural report considers that *“Given the proportion of the front wall that could potentially be retained and the amount of remedial and temporary works required in order to do so, it is our recommended course of action that the wall be demolished and rebuilt on foundations to match the new foundations being constructed for the rest of the structure.”*
- 5.3.12 A significant amount of preparatory work would be required in order to safely retain the existing façade, were this to be structurally possible, and would add a significant cost and time to the overall demolition and construction programme. Given the negative impact of the existing building on the character of the Conservation Area, and the fact that the proposed building will closely match the original building in terms of its external appearance, this approach is not considered appropriate or proportionate to the historic value of the building.

5.4 Evaluation of Current Proposals

Evaluation of Scale, Design and Materials

- 5.4.1 The proposed development matches that previously approved in terms of its appearance. As shown on the drawings submitted with this application, the proposed building uses similar materials to the existing former public house, whilst building to modern standards to ensure that the building is safe for residential occupation. The proposed building uses new London Stock Brickwork and render. The proposed roof will be built using natural slate with a clay ridge and hip tile.

Evaluation of Impact of Proposals on Conservation Area

- 5.4.2 The existing building in its original form comprises some architectural features and characteristics which mean that it could make a positive contribution to the character of the Conservation Area, particularly when considered in the absence of any modern alterations.
- 5.4.3 It is considered that historically the building would have made a positive contribution to the area. However, the building in its current state has a negative impact on the character and appearance of the Conservation Area.
- 5.4.4 The Proposed Development, including demolition of the existing structure and its replacement with a building of similar appearance to that previously approved, would have a positive

impact on the character and appearance of the Conservation Area. Moreover, the proposals would provide affordable housing, which is considered to be a significant benefit in itself.

- 5.4.5 Where development is likely to cause harm to a heritage asset, mitigation measures may be proposed in development as a means of mitigating the impacts of development on the heritage asset. In this case, the proposed development will provide a positive contribution to the character and appearance of the Conservation Area, and thus mitigation measures are not considered necessary.
- 5.4.6 Given the above assessment of the existing building's historic significance, the conclusions of the submitted structural and masonry reports, and the increased costs and complexity of the alternative development options considered above, it is considered that the demolition of the existing structure to allow for redevelopment is considered to be the most appropriate method of achieving the aim of providing two new affordable homes for the Borough.

6 Conclusions

6.1 Conclusions

- 6.1.1 This Heritage Statement has been prepared by PBA, in respect of proposed development at the Former Anglers Retreat for *“Demolition of existing former public house building and erection of a two-storey building comprising of two residential flats, car and cycle parking and associated works.”*
- 6.1.2 This Heritage Statement has summarised the historic development of the building and wider site, detailed its current context and assessed its significance. In doing so, the following conclusions are drawn:
- The existing building is not considered to be of historic or architectural significance to warrant protection and is not locally or statutorily listed;
 - Structural and masonry reports which support this application show the existing building to be structural unsound to reasonably facilitate its retention and conversion, as approved under the previously approved scheme;
 - The existing former public house in its current state is considered detrimental to the character and appearance of the Conservation Area;
 - The Proposed Development would have a positive impact on the character and appearance of the Conservation Area;
 - The Proposed Development would provide much needed affordable housing in the Borough.
- 6.1.3 For the reasons outlined above, the Proposed Development is considered to be the most appropriate form of development for the Site, providing a positive contribution to the character and appearance of the Conservation Area and much needed affordable housing.

Appendix F Masonry Condition Report

Masonry Condition Report

Anglers Retreat Public House

Cricketfield Road, West Drayton, Middlesex, UB

David Pope

MSc CHE MSc Bldg Cons Cert Ed ICIOB LCGLI

Ernest Barnes Ltd

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1. Introduction

1.1. Scope

Ernest Barnes Limited has been instructed by NFC Homes to undertake a survey of the masonry to the existing structure of the Anglers Retreat Public House in Cricketfield Road, West Drayton, Middlesex. It is proposed that the existing masonry of the building be incorporated into the conversion of the building into two residential units. The purpose of the survey is to access and report on the structural integrity of the existing masonry and its suitability for re-use within the scope of the proposed development.

A structural condition report has already been conducted by Peter Dunn consulting engineers. Reference to this will be made at various points throughout this report. Photographs supplied by them in February 2014 show the building prior to any demolition and internal strip out. The building as it stands at the time of this report reflects the original floor plan of the building minus any internal fittings and fixtures.

Assessment of the building on the day dictated the form and limitations of the masonry condition survey. It was concluded that whilst the building was adequately supported to enable a visual inspection, opening up of the fabric was not viable without further lateral propping to the first floor walls. Therefore the resulting survey was based on a visual inspection supported by a measured survey of wall verticality and moisture content.

The structural integrity of the masonry is assessed in terms of its suitability for incorporation into the proposed dwelling and the practicalities of its retention in terms of the Health and Safety of those that will undertake its conversion. These factors form the basis and rationale behind the conclusions and recommendations found at the end of the report.

1.2. Survey details

Date of survey:	6 th September 2016
Surveyor:	David Pope
Location:	Anglers Retreat Public House Cricketfield Road West Drayton Middlesex UB7 7HG
Survey Limitations:	External and internal walk around. Ladder access for measuring and moisture readings. No scaffolding.
Drawings available:	No drawings. Structural Engineers report accessible.
Weather conditions	Dry and Sunny.

2. Historical overview

The Anglers Retreat dates from around 1870 when it was originally known as the Anglers Arms. It is a two storey load bearing masonry structure built originally in London stock bricks laid in Flemish bond and bedded in lime mortar. The building has timber floors and roof trusses; the roof has a shallow pitch and is covered in natural slate. The building remained in its original form up to 1965; it was a traditional two roomed public house with the public bar to the left and the lounge to the right. Each bar had their own entrance; the public bar was to the left with a single bay window and the bigger lounge bar with two bay windows was to the right. The public bar had a small side extension which housed the toilets. Both bars had a fireplace, as did the bedrooms above. Three chimneys pierced the roof line of the pub in 1965.

The extensions that can be seen in figures 2, 3 and 4 are post 1965 (see figure 1) and would have been built in cavity wall construction in a modern sand and cement mortar. In the building's later life the entrances to the pub would have been reduced to one; this would have coincided with the loss of the public and lounge bars to form one large open space as was becoming the norm with many public houses around this period.

Architecturally the Anglers retreat as it stands today has lost much of its historic value; its internal form is unrecognisable from even how it stood in the 1960's. Externally the roof line has changed considerably; the chimneys that were once prominent features have now been removed. The building's saving grace is the façade; although it now has one entrance it still exhibits the bay windows that are a reminder of the buildings past.

As with many buildings that lie in a conservation area, the pub adds to the character and appearance of the area. Whilst the location of the pub does not form part of a special street scene within the conservation area it does have historic value by association.



Figure 1 The Anglers Retreat C1965



Figure 2 Front elevation (February 2014)



Figure 3 East elevation with extensions (February 2014)



Figure 4 West elevation with extensions (February 2014)

3. Condition of Masonry

The survey of the masonry was undertaken when the former public house had been reduced to the bare bones of the original structure. As can be seen from figure 5, the post 1965 additions have been demolished leaving large steel supporting beams to the rear, west and East elevations. Internally the building has been stripped out leaving a hollow shell, without floor coverings or ceilings. A number of trial holes to check foundations were visible which helped contribute to the overall assessment of the structure.



Figure 5 Existing building as it stands in September 2016: extensions demolished and internal space stripped out

3.1. *Front Elevation*

The front elevation is very much in its original form as can be seen from figures 6 and 7. However the ground level brickwork to the front façade, which encompasses the bay windows, was rebuilt prior to the building's documentary evidence from 1965. This assessment has been made based upon the change of bond and bedding mortar evident in the bay windows and surrounding piers. The upper floor of the elevation has been built using London stocks to the pattern of Flemish bond and bedded in lime mortar; this is indicative of the architectural period in which the building was built. The ground floor of the front elevation is built in a red stock brick (see figure 8) in the pattern of stretcher bond laid in cement mortar, which was not adopted into mainstream construction until after the First World War at the earliest. This raises the fact that the lower part of the front façade is not part of the original building; this is further reinforced by the use of common Fletton bricks internally to the bays as can be seen in figure 10.

In terms of structural integrity, the ground floor part of the elevation falls within current standards of verticality. The fact that it has been painted in white masonry paint prevented moisture readings being taken for the bricks or the mortar.

The upper first storey brickwork, whilst built in the original London stock brick, has been rendered externally and plastered with sand and cement internally. This made it very difficult to access the structural integrity of the masonry; however several surface cracks were evident, as can be seen in figure 9, indicating thermal movement in the masonry.



Figure 6 Front elevation with new development to the rear



Figure 7 Showing right hand side of front elevation

Whilst the brickwork in this area falls within current standards for verticality, it requires tying back to maintain the structural integrity of the front elevation

Red stock bricks laid in stretcher bond in a sand and cement mortar indicating that this area has been re-built at some point.



Figure 8 Showing left hand side of front elevation



The internal surface of the front elevation exhibits several vertical cracks in the internal cement render. These are likely to have been caused by thermal movement between the lime brickwork and the cement coating internally and externally

Figure 9 Close up of internal cracking to front elevation



Internal modern Fletton brickwork to the bay windows, indicating a modern addition in cement based mortar.

Figure 10 Close up of modern brickwork to bay windows

3.2. West Elevation

The ground floor of the west elevation has been altered and reflects the addition of an extension that has been removed, as can be seen in figure 11. An immediate concern is the loading placed on the large steel beam that supports the right hand side of the first floor. The pier that the beam rests on is undersized by current building regulation standards and is sited on a poor quality sub-standard foundation as seen in figure 16. The remainder of the brickwork at ground level on the left hand side is covered with modern gypsum plastering, due to the fact that it would have been an internal wall prior to the extensions being demolished. It was therefore impractical to ascertain the verticality or moisture content of this section of walling.

The upper section of this wall is constructed in the original London stock brick, built in a Flemish bond pattern and bedded in lime mortar. The entire section of walling has been repointed in a hard cement mortar. From figure 14 it can be seen that the left hand side of the elevation has dropped, the likely cause of this is differential settlement caused by the various alterations/additions to the elevation. There are several vertical cracks in the brickwork along the length of the wall indicating movement has occurred, see figure 19. This is further exemplified by the left hand corner of the elevation; it can be seen from figures 17 and 18 that the corner is out of alignment with the main wall of the elevation indicating rotation of the corner. It is important to note that the hipped roof above the West elevation is sagging, thus indicating that the roof timbers are not functioning as they were intended.

The sagging hipped roof is likely to have contributed to the lean that the masonry to the West elevation now exhibits. From figure 12 it can be seen that the first floor wall is out of vertical by between 15 – 30mm at the given points along its length. The wall is also considerably damp; a well burnt London stock that the wall is built with would expect to have an average moisture content of 5% (CIBSE). When the moisture contents are collated from figure 13, it shows us that the average moisture content of the bricks is 12.76% and the mortar that they are bedded in 21.9%. Given that we have had a prolonged period of dry weather, these figures illustrate that the wall is holding moisture; this can be attributed to the cement re-pointing of the elevation. The original lime mortar facilitates the drying of the wall by allowing the build-up of

moisture within the bricks to evaporate, unfortunately the cement re-pointing has provided a barrier to that evaporation process resulting in the moisture being locked into the core of the wall. Should we start to receive some very cold periods during the winter, this will manifest itself into the spalling and eventually degradation of the bricks.



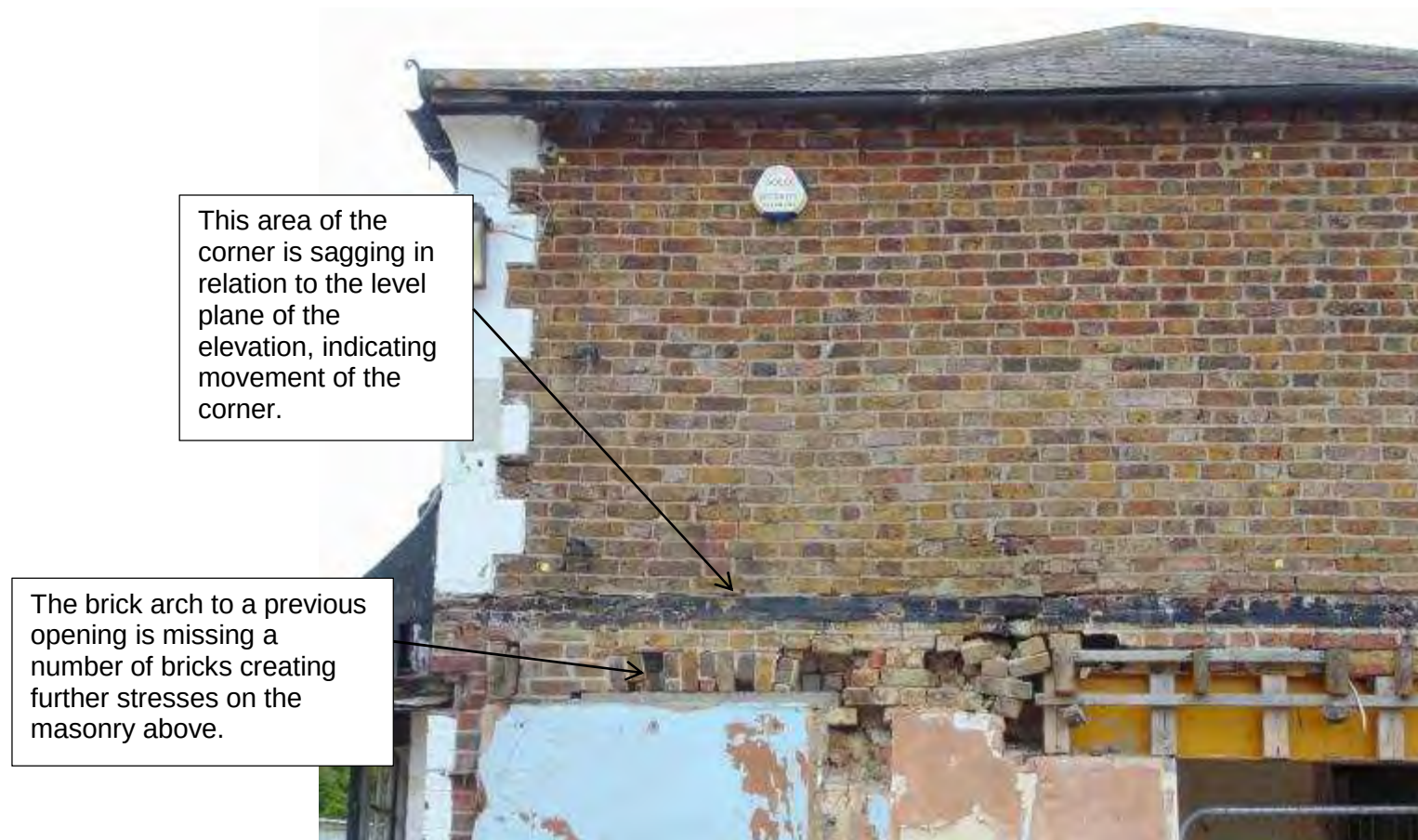
Figure 11 Showing the West elevation



Figure 12 Showing the verticality of the elevation, taken at three set points across the elevation from floor joist up to wall plate



Figure 13 showing moisture content in the mortar (M) and the bricks (B) at set points across the elevation



This area of the corner is sagging in relation to the level plane of the elevation, indicating movement of the corner.

The brick arch to a previous opening is missing a number of bricks creating further stresses on the masonry above.

Figure 14 Showing key indicators that movement has occurred within the masonry of the West elevation

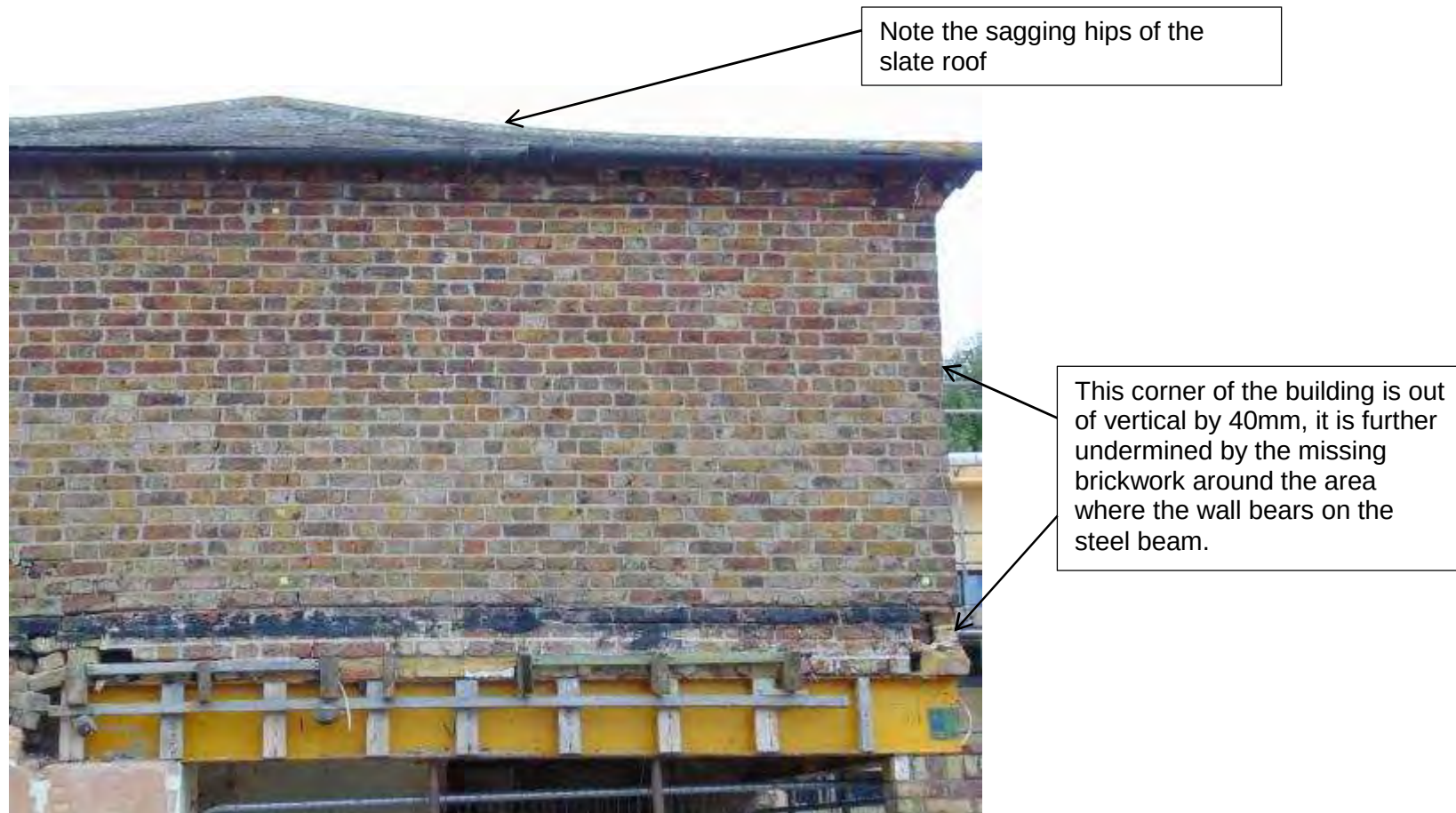


Figure 15 Showing sagging hipped roof to the West elevation

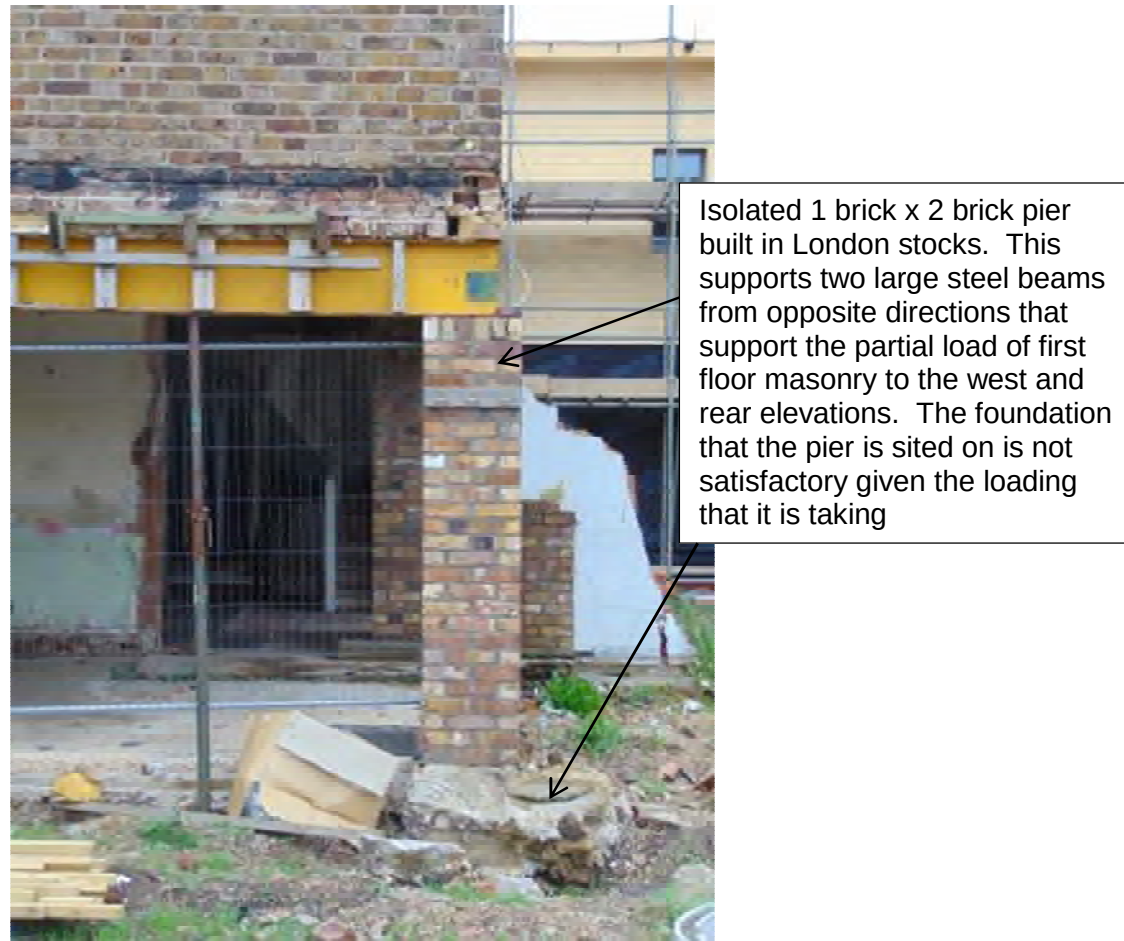


Figure 16 showing the isolated brick pier that supports steel beams to the West and rear elevations



Figure 17 showing how the left hand corner of the West elevation wall has rotated out of alignment with the remaining wall

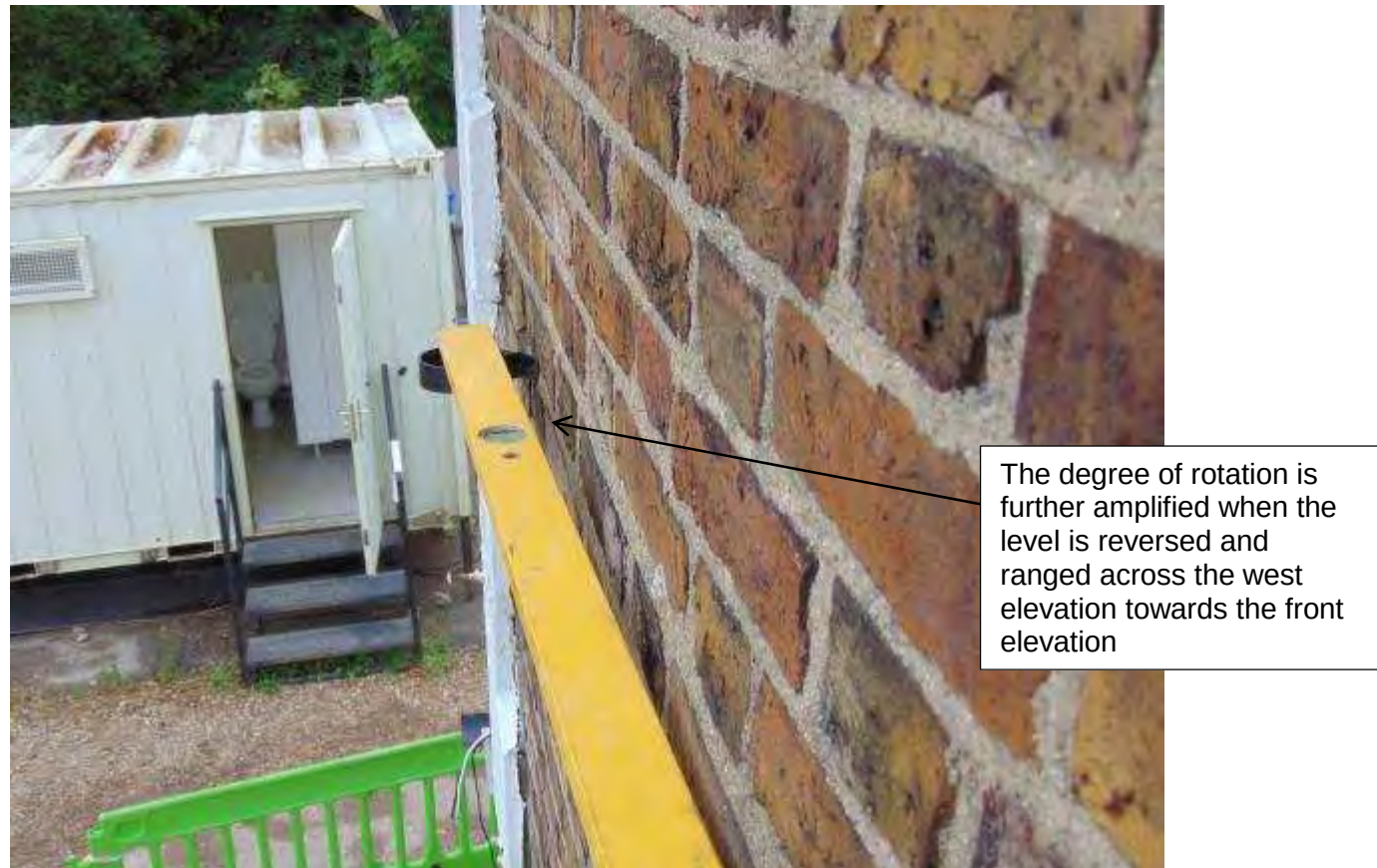


Figure 18 Further example of the degree of rotation shown by ranging across from the right hand side of the West elevation



Figure 19 showing vertical cracks that appear in several places along the West elevation masonry

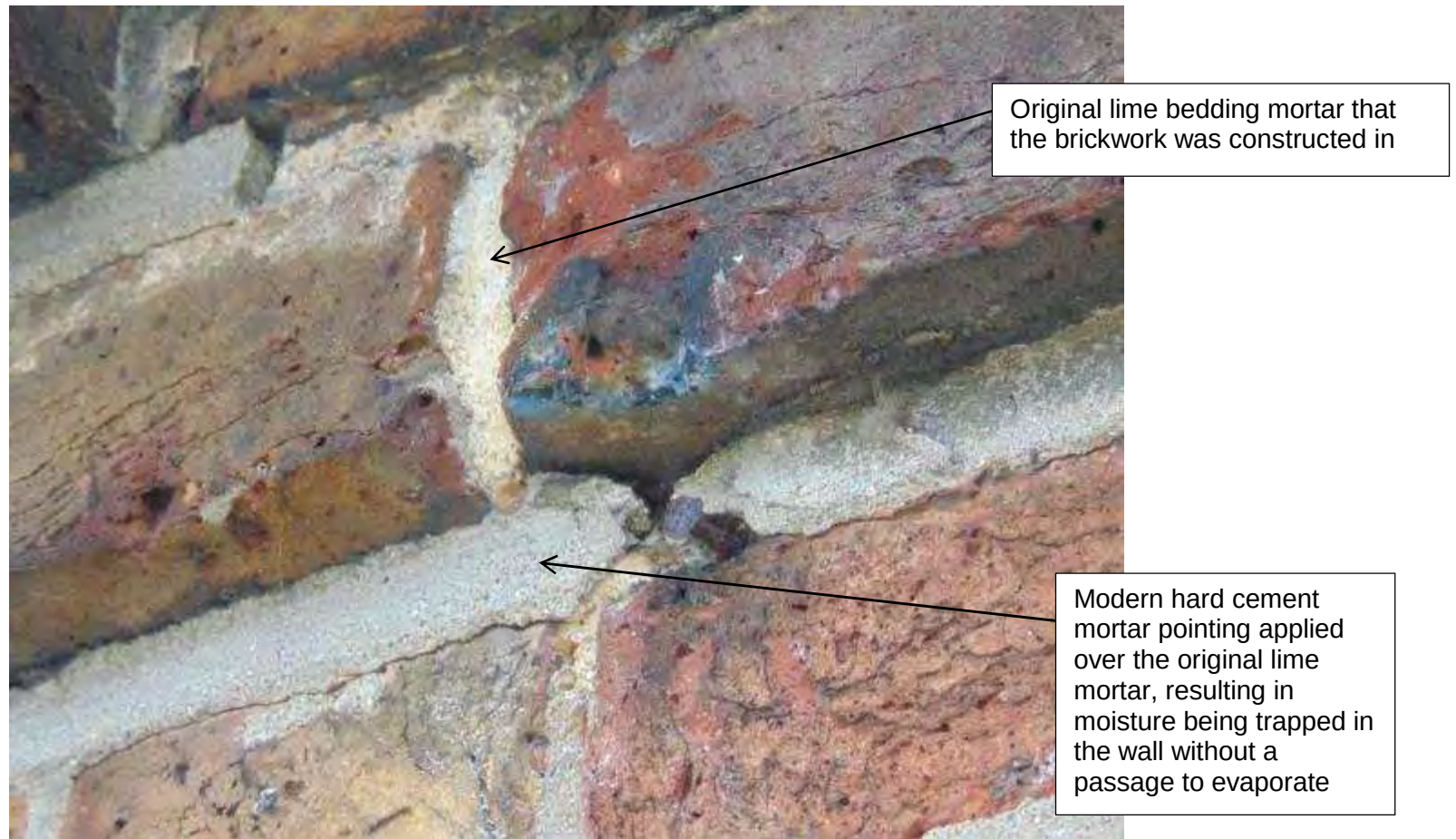


Figure 20 Close up showing the original lime bedding mortar that the building was built in that has been overlaid with a hard cement pointing

3.3. *East Elevation*

The first floor of the East elevation of the building is supported by a large steel beam that is being held up with temporary propping. Once again this is a result of the previous side extension being demolished as can be seen in figures 21 and 22. The first floor elevation is a combination of original London stock brickwork with cement rendering above and exhibits the same moisture problems as the West elevation as can be seen in figure 23 and 24. It is worth noting that the structural report by Peter Dann Consulting Engineers raises concerns regarding the structural stability of the wall if the elevation is not restrained by another structure.



Figure 21 Showing the East elevation and its proximity to the new development



Figure 22 Showing how the first floor of East elevation is supported by temporary propping

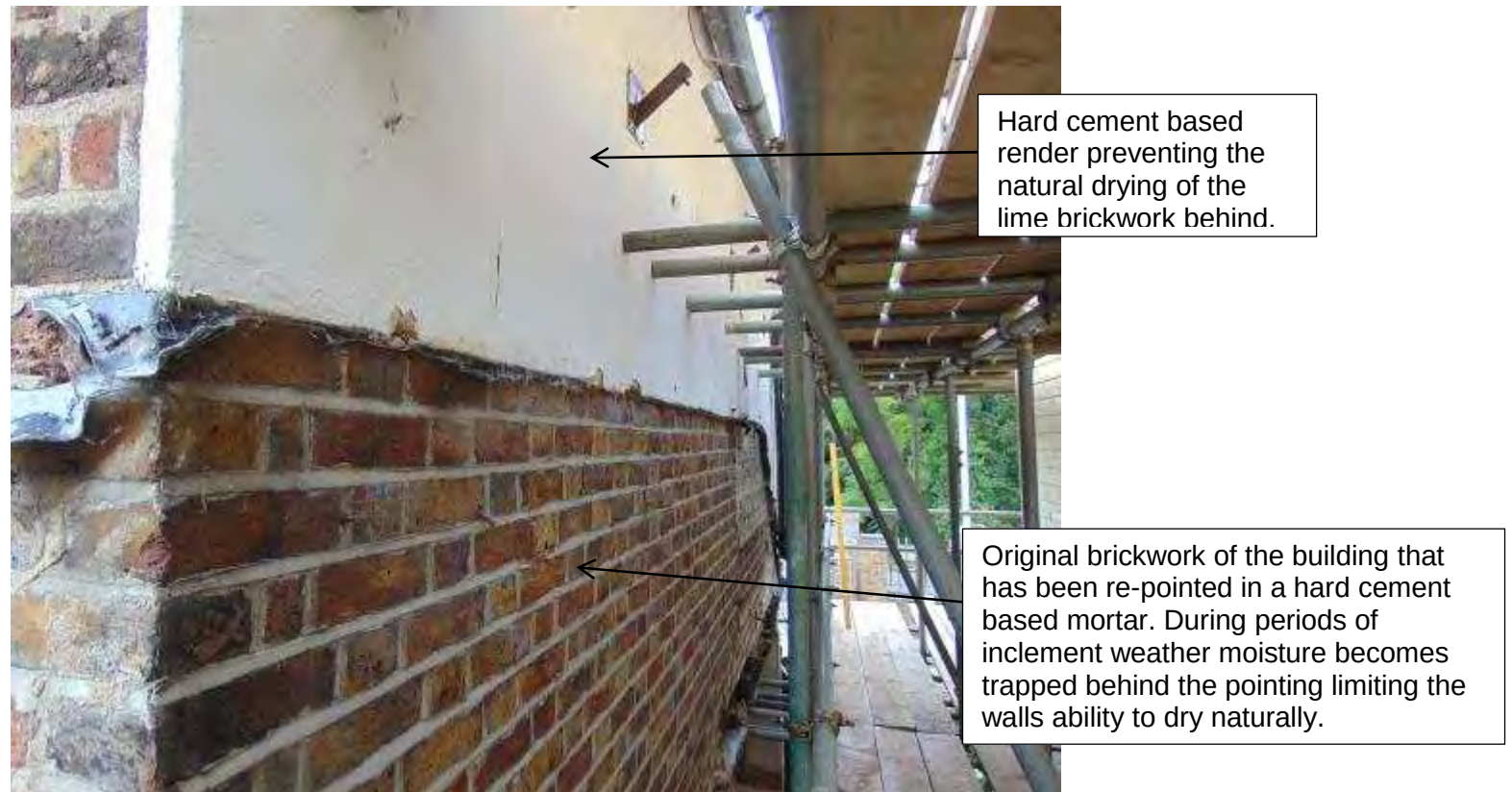


Figure 23 showing the original brickwork of the building with a modern cement render above



Figure 24 Close up of the original brickwork bedded in lime mortar and re-pointed in a hard cement mortar

3.4. *Rear Elevation*

The rear elevation is a cause for concern. Figure 25 illustrates numerous areas of masonry that are either missing or failing. The lower section at ground level has two clear areas of concern; the first is to the left hand side where a large spanning steel beam that supports a third of the elevation is supported by a pier and foundation that do not conform to current building regulations. The second is the far right hand corner. This is not complete and is starting to fall away at ground level, undermining the structural integrity of the wall above.

As we move up to the first floor it can be seen in figure 26 that a large number of bricks between the old floor joists are missing; once again this is undermining the structural integrity of the brickwork above. Figure 26 also provides us with measurements taken concerning the verticality of the first floor. It can be seen that the brickwork bulges to the left hand side around the head of the first window. The bulge is quite noticeable and ranges between 40– 50mm along a 3m length as can be seen in figures 28 and 29. This area has rotated outwards due to undersized and spliced ceiling joists that have parted as can be seen in figure 30. The concern with this elevation is that due to the severity of the bulge and the lack of roof restraint any vibration locally or in other parts of the building may result in the collapse of the wall.

Figure 26 illustrates the moisture content within the bricks and the mortar joints. These average 11.38% and 14.6%, well above what would have been expected given the dry weather that we have had over an extended period.

Sagging in the hip
end of the slate roof



Whilst the first floor is
supported on temporary
propping, the brickwork
below is in a precarious
condition.

Left hand elevation is
supported by a large steel
beam supported on a 1 brick x
1 brick pier built in London
stock bricks. The foundation
beneath is less than adequate
and does not conform to
current building regulations.

Infills between previous floor
joists are not adequate
causing undue stresses on
the brickwork above

Figure 25 The rear elevation as it stands today



Figure 26 Showing the verticality of the elevation, taken at five set points across the elevation from floor joist up to wall plate

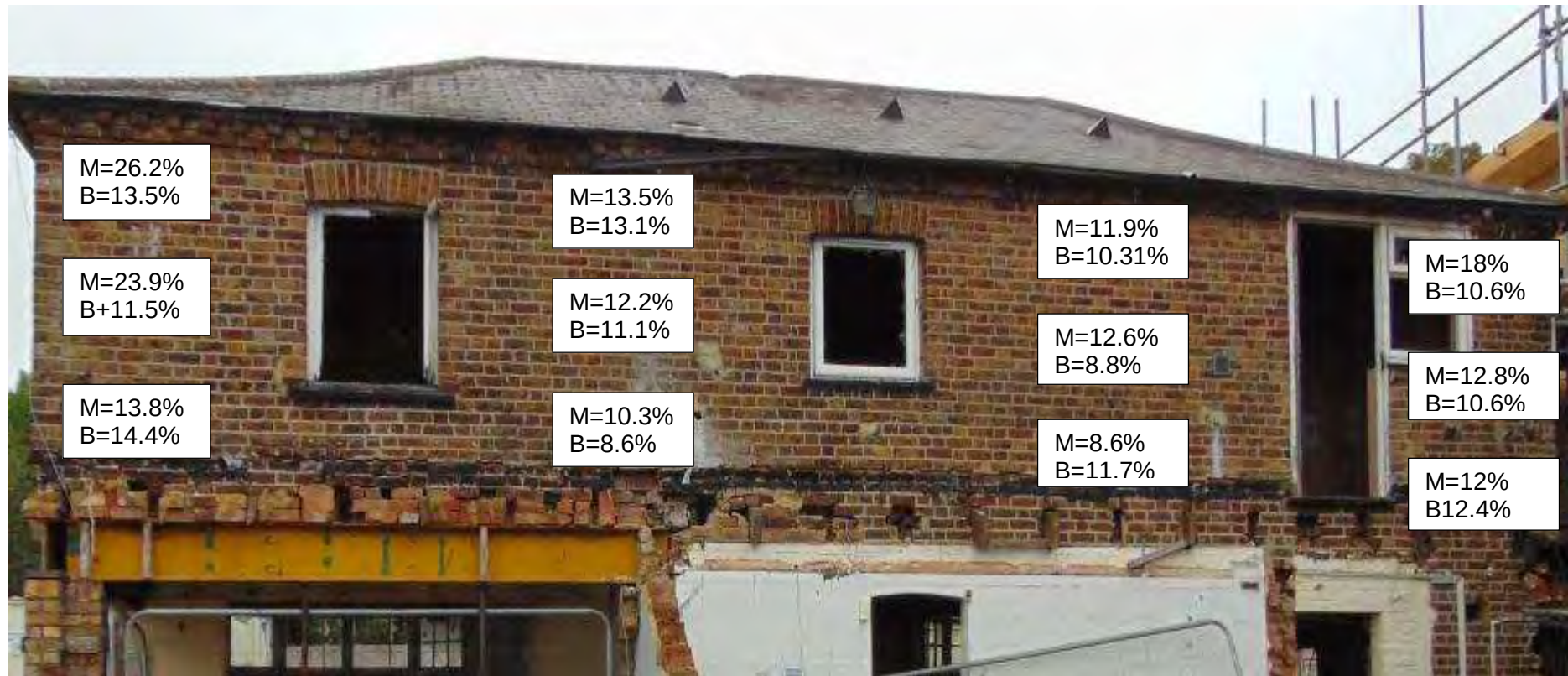


Figure 27 Showing moisture content in the mortar (M) and the bricks (B) at set points across the elevation

This part of the elevation has a large bulge from windowsill level to wall plate. Internal ceiling joists at wall plate level are undersized and have been spliced using nails. Due to inadequate/altered timbers and imposed loadings, such as snow, the roof no longer triangulates between the wall plates. The walls at this point have rotated outwards under the increased pressure.



Figure 28 showing the degree of bulge in the rear masonry wall



Figure 29 showing the distance that the masonry wall to the rear bulges outwards

3.5. Timber Roof

Whilst it was not in the remit of this report to consider the roof area, it requires discussion as it is an intrinsic part of some of the problems associated with the masonry. As previously discussed, the building has been altered on a number of occasions throughout its history. The roof structure shows considerable signs of alteration. The layout of the ceiling joists is very irregular (see figures 230 and 32). There are only three adequately sized timbers that span from front to back. Current building regulations require ceiling joists to be at 400mm centres. The ceiling joists are an integral part of preventing rotation of traditional built walls; they not only triangulate the roof trusses but distribute the dead and imposed loads of the roof to the walls below. Once this triangle is broken, as can be seen in the spliced ceiling joists of figure 30, the external walls will rotate outwards under the loading of the roof.

Figure 31 further exemplifies how the rafters have been altered; where the original chimney stacks have been removed the rafters have not been replaced or trimmed correctly. This has resulted in deflection of the roof above and applied loading to the walls below.

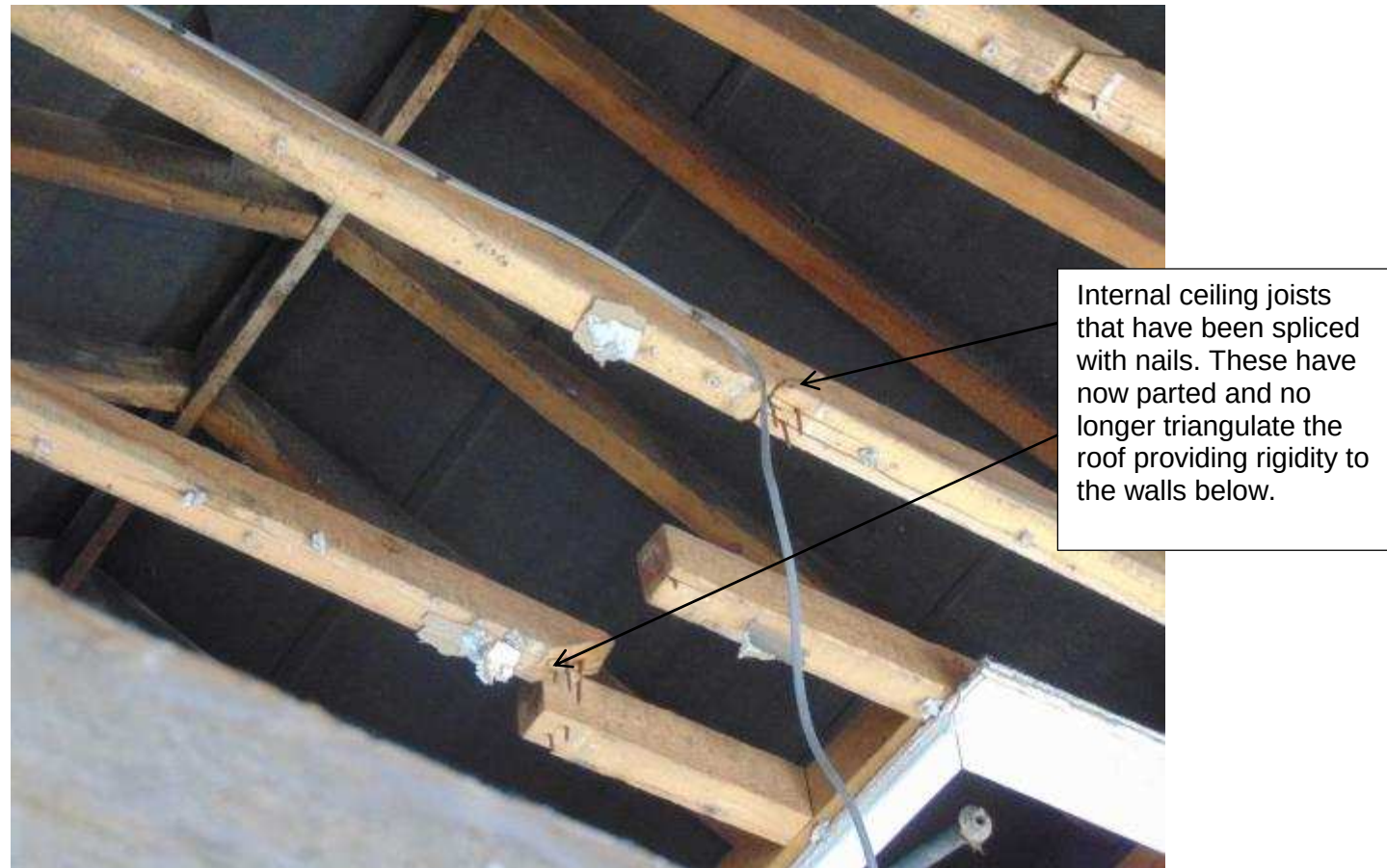


Figure 30 Close up of the spliced timber ceiling joists



Figure 31 Close up of under sized and altered/missing joists and rafters

Large sized timbers have been used in several locations to triangulate the rafters with the wall plate. The remaining timbers have been placed at right angles limiting the rigidity of the roof to the walls below.



The configuration of the ceiling joists has been adapted throughout the life cycle of the building. In two sections the joists have been spliced into a diagonal beam, often with timber members missing.

Figure 32 Close up showing configuration of ceiling joists

4. Conclusion

The Anglers Retreat Public House bears little resemblance to a building that some in the community may have referred to as their local. Whilst the front façade reflects how the building looked in 1965, the remaining elevations of the building do not. The removal and demolition of a number of extensions that once wrapped around the building at the sides and rear have diminished the building aesthetically and structurally.

As someone who champions our historic buildings and the environments that they sit in, I find myself saddened by the plight of this building. However, although architecturally its brickwork is plain and simple, and its form much altered as a result of numerous structural interventions, it is possible that the building may still have a value by association.

When we put our conservation principles to one side, we are faced with a simple question when we discuss what happens to buildings like this that are in a precarious state of repair. Can this building sustain another major intervention? The building in question has been stripped back to its bare bones and what is proposed is a radical remodelling. This is where, as professionals, we have to adopt a pragmatic approach that ultimately is driven by the health and safety of those that are going to undertake the remodelling.

The brickwork in the West and rear elevations is in a precarious condition; my concern is that any form of vibration or alteration may result in collapse of these walls. It is highly likely that the removal of the roof covering will result in further rotation and failure of the rear wall. Even with modern propping that is at the disposal of contractors and the safe removal of the roof load, these walls will not return to the upright position to conform to current regulations. It has already been made very clear by the consulting engineers that the East elevation requires restraint by another structure; failure to heed this advice risks the failure and collapse of this elevation. This alone leads me to conclude that these walls should be demolished and replaced with new walls built off suitable foundations that conform to current building regulations.

The front façade then becomes a conservation debate. As previously stated, it could be preserved by supporting it using modern propping systems. This would preserve the appearance of the building, even if the rest of building cannot be preserved. However, this debate will have

to consider the fact that the ground floor of the building is not original and has been rebuilt at some point. This, and the fact that it has already been stated that the foundations are not satisfactory, could result in further stress and strains being placed on a building that is already showing the scars of previous interventions. In my mind, if, and only if, the health and safety of those that are engaged to undertake work can be guaranteed should preserving the facade be considered.

5. Recommendations

5.1. *East Elevation Wall*

This should be demolished and the existing foundations removed. New foundations should be designed to meet the proposed loadings and end use of the building. The new wall and foundations should comply with current building regulations.

5.2. *Rear Elevation Wall*

This should be demolished and the existing foundations removed. New foundations should be designed to meet the proposed loadings and end use of the building. The new wall and foundations should comply with current building regulations.

5.3. *West Elevation Wall*

This should be demolished and the existing foundations removed. New foundations should be designed to meet the proposed loadings and end use of the building. The new wall and foundations should comply with current building regulations.

5.4. *Front Elevation Wall*

This is the contentious issue. From a conservation perspective there may well be a valued argument for its retention. However those arguments will need to consider the practicalities of its retention. It will require a new foundation that ties in with the rest of the building (underpinning), this is likely to add further stresses to a very rigid ground floor and a less than stable original first floor. It is my opinion that this elevation may buckle under such stresses and present a health and safety issue to those that undertake the work. It should therefore be demolished and rebuilt off new foundations.

Roof

The roof has been altered on numerous occasions. Each alteration/repair has not considered the structural integrity of the frame; it is not fit for

purpose and should be demolished. A new roof should be designed to meet current building regulations.

Appendix G Structural Survey

PUBLIC HOUSE STRUCTURAL CONDITION REPORT

for

Anglers Retreat Development, West Drayton

Job Number: 10 - 5295

Client

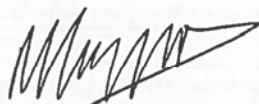
NFC Homes Limited
78 Pall Mall
London
SW1Y 5ES

Quality Assurance – Approval Status

This document has been checked in accordance with
Peter Dann Ltd's Management System.
(BS EN ISO 9001:2000 accredited)

Project

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Rev	Date	Purpose/Status	Comments
A	May 2016	Initial Issue	

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4.0 Conclusions and Recommendations

APPENDICES

1.0 Introduction

1.1 Scope

Peter Dann Ltd. have been employed to carry out a survey of the existing structure at the Anglers Retreat Public House in Cricketfield Road, West Drayton in order to assess the feasibility of retaining all or part of the building to be reused as part of the new development on the site.

Peter Dann had previously had sight of the entirety of the building prior to any strip out and demolition (site visit in February 2014). The building has now been stripped out and any non-original extensions to the structure removed, and access on the day of the most recent site visit was limited to a walk-around of the exterior of the building.

The structural report is based on this walk-around survey, observations from previous site visits and surveys carried out by other parties. It refers only to structural issues and does not discuss other potential effects of retaining the existing structure for example the difficulties in providing adequate insulation and damp protection.

1.2 Survey Details

Date of Survey:	15 th April 2016
Surveyor:	Mike Rogers
Location:	Anglers Retreat Public House Cricketfield Road West Drayton Middlesex UB7 7HG
Limitations on survey:	External walk-around only
Structural drawings available?	No

2.0 General Building Information

The public house building was originally a 2 storey traditional load-bearing masonry structure with timber floors and a timber truss roof. It was extended in various stages requiring the removal of much of the ground floor masonry walling to create openings through to the extended areas, and the installation of steel beams to support the structure above ground floor. These extensions have now been demolished leaving what remains of the original structure. Photographs of both the extended building (from February 2014) and the current building are included in the appendices to this report.

3.0 Condition of Existing Structure

3.1 Timber Roof

It has been noted in previous surveys that there is a noticeable sag to the existing timber roof, suggesting either that the timbers are not adequate for the weight of the current finishes or that there has been some historic movement of the building possibly related to the construction of the extensions which has caused the roof structure to distort.

There is also damage to the slates on the roof which is likely to have led to water ingress, possibly causing damage to the timber structure.

During previous inspections of the internal space in the roof it was noted that there is less than ideal bracing and purlin propping present which may also have contributed to the distortion of the trusses.

Remedial works to the existing roof may be possible although it would be advisable to remove and replace the trusses both in order to ensure that the structure is adequate to support new finishes and to avoid any potential issues with the condition of the existing timbers. The removal of the roof would also facilitate the other structural work to be carried out, and would avoid the need for extensive propping if the existing masonry walls below are to be removed as recommended (see sections below).

3.2 Timber Floors

The first floor comprises timber joists which are of a size and spacing that would be unlikely to be capable of supporting loads to comply with current building codes. Previous surveyors have also noticed 'springiness' to these joists, also suggesting that they require strengthening / stiffening. Given the fact that the structure has been exposed to the elements it is possible that damp in the walls may have caused damage to the ends of the joists where they are embedded in the masonry.

In order to create the spaces required for the proposed accommodation within the building, support will need to be removed from these joists and rather than attempt remedial works and timber splicing it is therefore recommended that they should be removed and replaced with more substantial timber members in order to comply with building regulations. Figure 3 in the

appendices shows the interior of the building with the timber floor supported on non-original steel beams.

3.3 Masonry Walls – General

The existing masonry walls are of solid construction with lime mortar. They have been repointed at various locations with dense Portland cement mortar which is likely to have caused water retention within the masonry as the Portland cement is not breathable. This may have caused damage to the brickwork, including behind the render on the front and east walls, and further brick testing would be likely to be required in order to prove the strength of the masonry and its suitability for use if it were to be retained. Lime mortar generally loses adhesion with age which will also have contributed to a loss of strength of the wall. Any loss of strength would could also potentially make fixings into the masonry both for permanent structure and temporary retaining works problematic.

Under normal conditions a breathable solid brick wall would be expected to behave satisfactorily, however long term exposure and saturation of the brickwork in these walls may have increased the micro-pores and channels in both the bricks and mortar, thus allowing water to permeate the wall much quicker. The wall may not be able to evaporate further moisture to an acceptable level leaving the wall permanently damp irrespective of any remedial works. This could lead to frost action and the face blowing off bricks or cracking of paint or render.

Figures 4 – 7 in the appendices shown each of the walls described below.

3.4 Rear Wall

The rear wall has had several openings created in it as part of the construction of the extensions to the building, including a large opening which has a substantial steel beam spanning over it. Much of the masonry, particularly directly above 1st Floor level, is in poor condition with missing bricks and some evidence of cracking. The two brick arched lintels over the windows in this wall are showing evidence of outward rotation and would need repairs if they were to be retained.

Given the fact that a large proportion of this wall would need to be either replaced or repaired, it is recommended that this wall instead be removed and rebuilt on new foundations designed to meet current standards.

3.5 West Side Wall

The wall on the west side of the building can be seen to have suffered from movement, either as a result of the works carried out to extend the building or due to a longer term movement of the foundations. A bulge in the wall is visible and it can be seen that the courses have dropped out of alignment. There are also several vertical cracks in the centre of the wall and in the area of the wall that has bulged. As for the rear wall there is also some masonry in poor condition above the openings that have been made for the already demolished adjacent single storey extension.

It is recommended that rather than attempt to locally repair the wall which would require extensive propping and remedial work, the remaining area of wall should be demolished and the entire wall rebuilt on new foundations.

3.6 East Side Wall

The eastern wall of the building has been entirely removed below 1st floor level to create an opening through to an extension. The remaining wall is partially rendered with the render showing some evidence of cracking, and a survey has shown the wall to be over 80mm out of plumb over the single storey height. This wall may not be stable under its own weight without restraint from other structure and will therefore need to be removed and replaced.

3.7 Front Wall

The front wall is rendered and painted meaning that any damage to the masonry is not easily visible. In order to verify the condition of the masonry the render would need to be removed and replaced. It is likely that the hard outer face of the brick will be damaged when removing the render thereby exposing a softer part of the brick to moisture penetration. There appears to be no lintel directly above the central front door, with an undersized older lintel in place a number of courses above the door which will provide limited support to the masonry in this area. This would need to be rectified if the wall were to be retained. The finishes to the roof over the bay windows are damaged and water ingress is likely to mean that the timber structure in this area would need to be removed and replaced. The bay windows themselves are in poor condition and would need to be replaced, and as it is likely that the current windows are providing support to the roof over them, this would need consideration when specifying the windows.

An important consideration when assessing whether it is feasible to retain the front wall is that the adjacent flank walls will be reconstructed on foundations that are designed to meet current design standards. The foundations to the existing front wall are relatively shallow and it is likely that in order to maintain support to this wall when adjacent deeper foundations are excavated there will need to be some underpinning to the wall. It is important that all walls of the building are supported on foundations of a similar depth and form to avoid any differential settlement. There would also need to be substantial temporary works installed in order to retain the wall while the rest of the structure is removed and replaced.

Given the proportion of the front wall that could potentially be retained and the amount of remedial and temporary works required in order to do so, it is our recommended course of action that the wall be demolished and rebuilt on foundations to match the new foundations being constructed for the rest of the structure.

6.0 Conclusions and Recommendations

Due to the number of structural alterations that have been made to the public house building over its history, there is not a large proportion of the original structure left. There are structural issues with almost all of the remaining structure, which would either require extensive remedial work to repair or in some cases would need to be completely rebuilt.

It is our view that the superstructure in its entirety should be demolished and the existing foundations removed in order to be able to rebuild a new structure which both complies with current codes and regulations and is suitable for its proposed purpose.

Appendices



Figure 1: Building with extensions (February 2014)



Figure 2: Existing Building following strip out and demolition of extensions



Figure 3: Internal view showing timber floor supported on steel beams and masonry piers



Figure 4: Rear Wall



Figure 5: West Side Wall



Figure 6: East Side Wall



Figure 7: Front Wall