

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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Approved by:	Ed Buckingham	Associate Planner	EdB	December 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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Appendices

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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 which also forms part of the Historic Building Record. These written materials comprise;

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

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 photographs of the former Anglers Retreat taken in June and December 2016 are provided at **Appendix B** to this report.
- 2.3.2 These photographs provide a view of the existing building from a series of viewpoints to show all external elevations.

Appendix A Measured Drawings



North

0102030

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

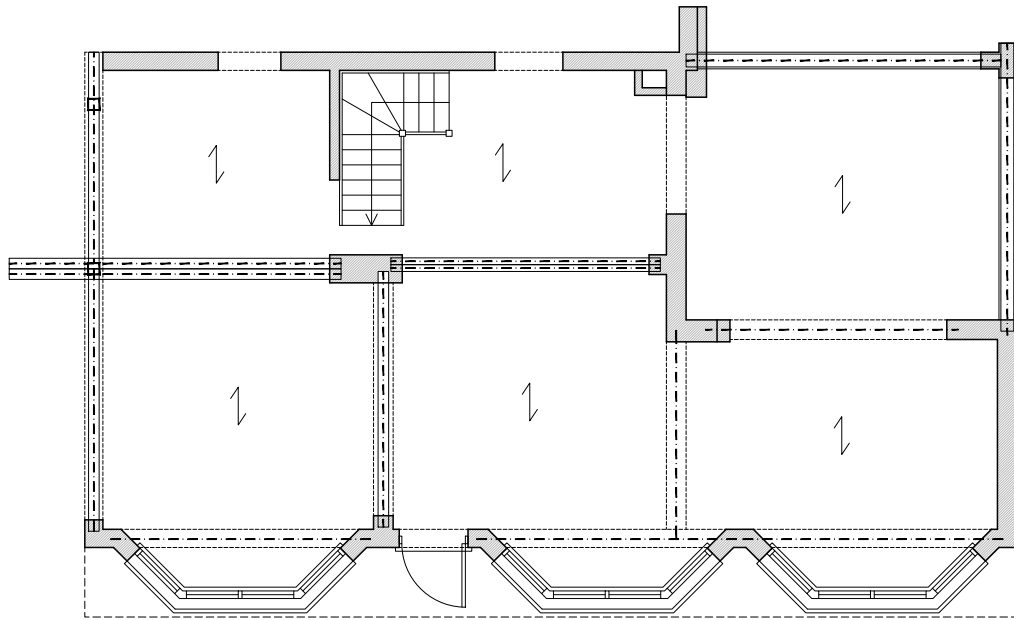
Title
Existing Site Plan

Number
16.43-101

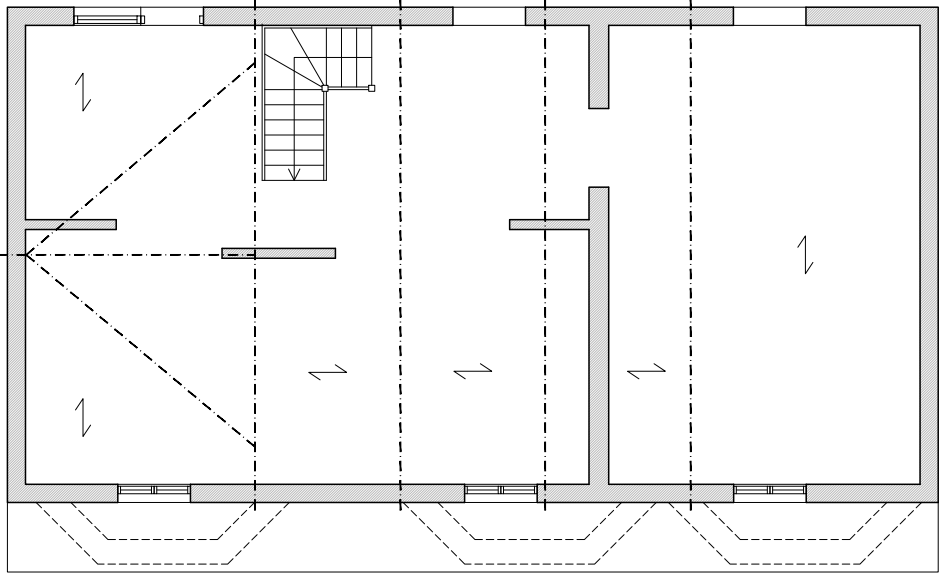
Revision
-

Jon Spires Architects

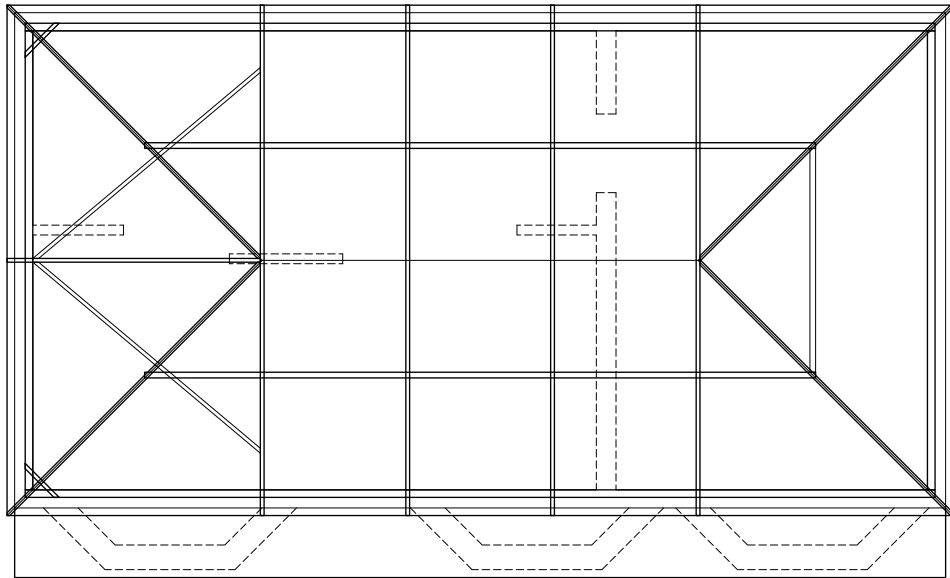
9 Monks Way | Reading | RG30 3DP
Tel 07495 529905



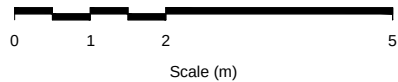
GROUND FLOOR PLAN - Existing



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	-

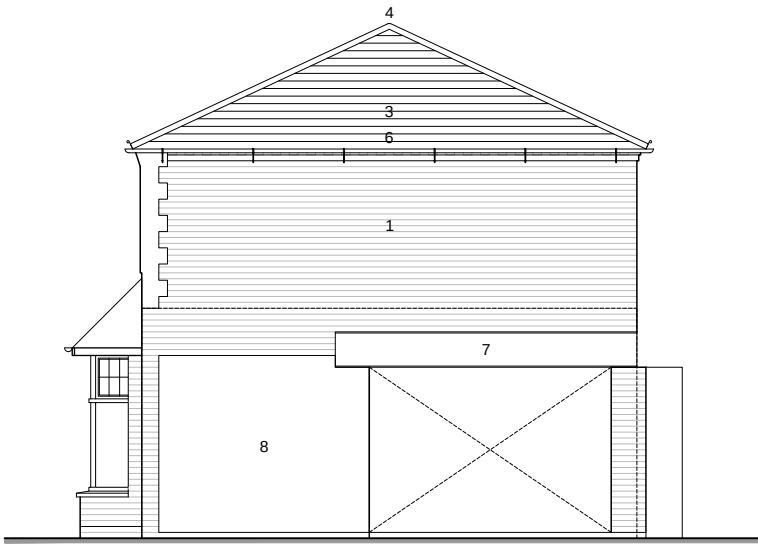
Jon Spires Architects

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



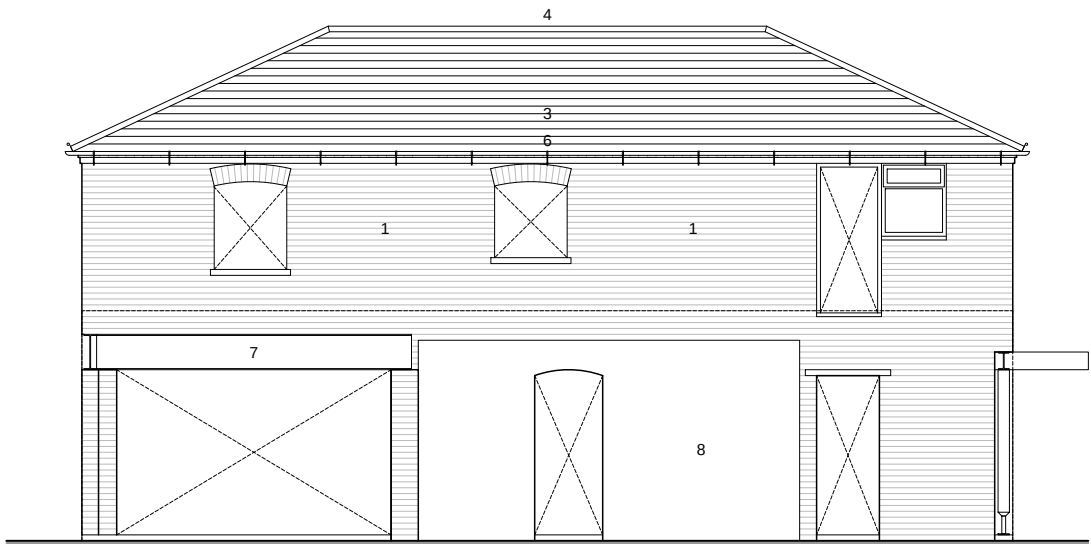
Front Elevation - Existing

Datum 23.00 A.O.D



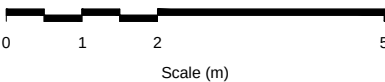
Side Elevation - Existing

Datum 23.00 A.O.D

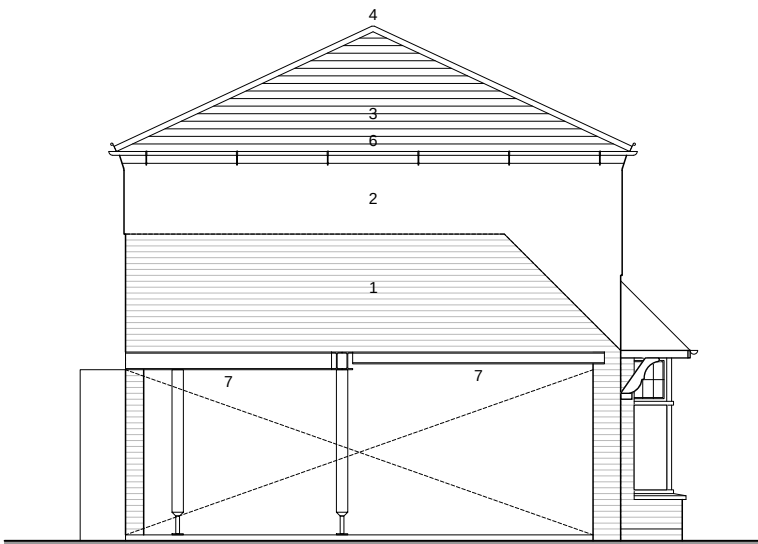


Rear Elevation - Existing

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 Building Photographs



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



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



Eastwards view (front elevation) (April 2017)



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



Northwards view (South side elevation) (June 2016)



Front elevation (June 2016)



Northwards view (front and south side elevation (May 2017)



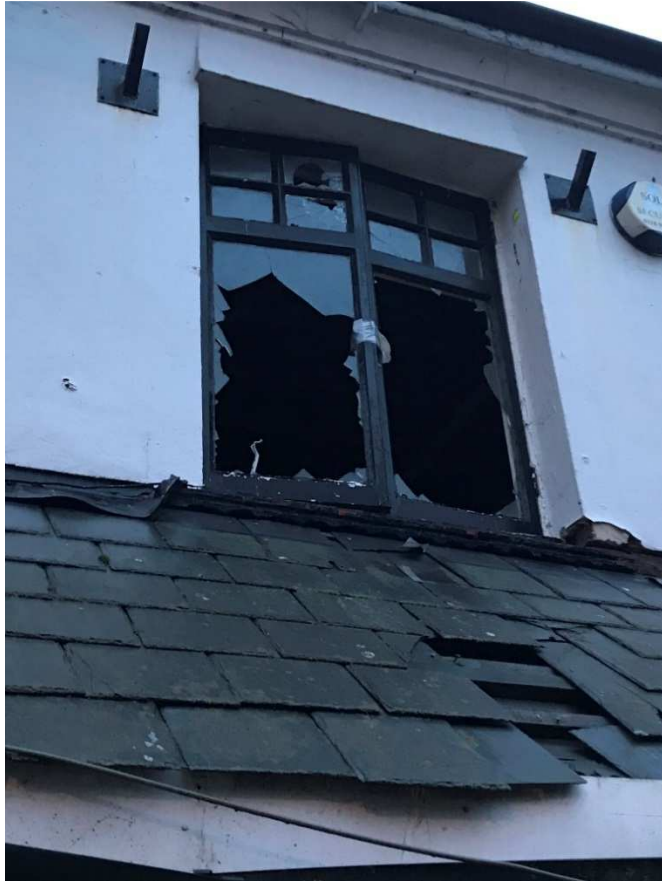
Northwards view (front and south side elevation (March 2017)



Rear Elevation (December 2016)



Windows (December 2017)



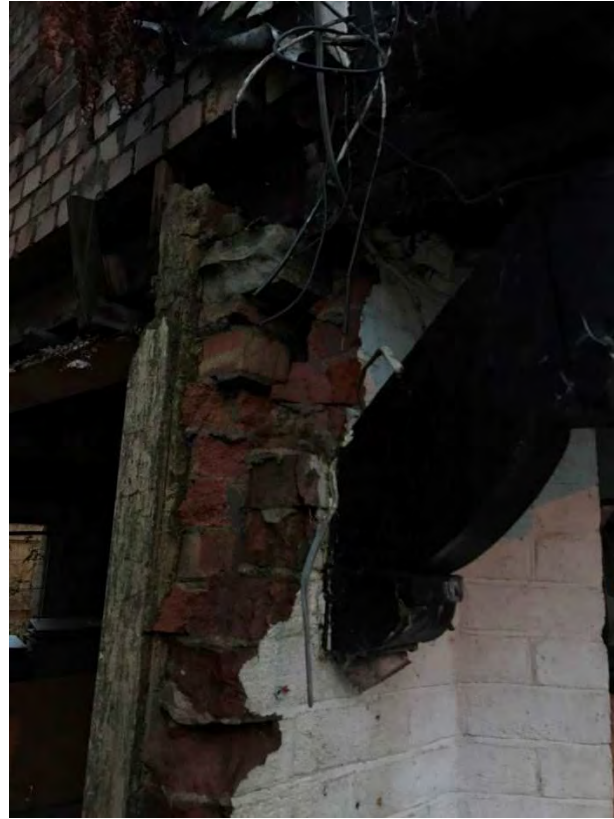
Windows and south elevation (December 2017)



Front and side elevation (December 2017)



Side elevation (December 2017)



Windows and wall close-ups (December 2017)



Front elevation (December 2017)



Front elevation (December 2017)



Side elevation (December 2017)



Side elevation (December 2017)