

INDUSTRIAL DEVELOPMENT, HAYES VILLAGE, HAYES UB3 4QA

INTRODUCTION

This document has been developed in response to Condition 63 of the planning consent 1331/APP/2017/1883 dated 28th June 2018.

INDUSTRIAL CONDITION 63

Notwithstanding the plans hereby approved, all locally listed boundary railings, gates, plinths, gate piers and lanterns shall be retained.

Prior to the commencement of the industrial phase (MP 7 61 Rev. 01) a protection method statement for these retained structures within the industrial land shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to the commencement of any superstructure works of the industrial phase, a schedule of repairs and a management plan for future maintenance shall be submitted to and agreed in writing with the Local Planning Authority.

REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed front boundary treatment, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The specification as described below provides the methodology of how the existing locally listed boundary railings, gates, plinths, gate piers and lanterns will be restored.

SPECIFICATION

Referring to the appended document C14074 – Nestle Avenue Railing Dilapidation Report, which is an initial survey schedule, to be verified and enhanced by the contractor once the existing vegetation is cut back to allow further assessment.

The main contractor will employ a specialist subcontractor to assess, prepare and undertake the restoration of the existing locally listed boundary railings, gates, plinths, gate piers and lanterns in accordance with Historic England's Best Practice Guidance Notes.

The main contractor will employ a specialist subcontractor to assess, prepare and undertake the restoration of the existing concrete upstand.

Where components are damaged, broken and missing these elements will be repaired and replaced using new fabricated parts to match the existing in accordance with Historic England's Best Practice Guidance Notes.

Metalwork components including railings, spike security rail and backstays will be carefully shot blasted to the current British Standards BS EN ISO 11124-4:1997, BS 7079-E4:1994 to remove all

paintwork and rust. The immediate vicinity will be hoarded to protect the surrounding area especially the adjacent pedestrian footpath and existing stone cill upstand.

Metalwork which cannot be restored on site, will be carefully removed and sent to a workshop for restoration via a hiab flatbed rigid vehicle.

All metalwork will be primed prior to restoration being carried out and painted with a suitable undercoat and black top coat. This will either be factory applied or finished on site.