

Heritage Statement in support of planning application number 17190/APP/2025/1039

28, The Grove, Ickenham, Uxbridge, UB10 8QT

Proposed changes

Single storey rear extension.

Double storey extension

Single storey front porch

History

Ickenham is located within the north-west part of Greater London in the London Borough of Hillingdon.

Ickenham was originally divided into the four manors of Ickenham, Tykenham, Swalcliff (Swakeleys) and Herses (Hercies). Tykenham and Herses were within the parish of Hillingdon, though Herses subsequently became part of the manor of Swalcliff.https://en.wikipedia.org/wiki/Ickenham#cite_note-8 These manors were eventually merged to form the main manors of Ickenham and Swakeleys. The original lord of the manor of Ickenham was Geoffrey de Mandeville, from whom it passed to William de Brock and then, in 1334, to John Charlton whose son John owned Swakeleys from 1350. By the mid-14th century, Ickenham was owned by the Shorediche family who retained possession until 1819.

The Crosier family, major landowners in north-west Middlesex, moved to Ickenham in the 16th century. They established their manorial home as Sherwyns, and owned Home Farm and Sears house in 1624.

The area is home to a population of approximately 12,000 people. Ickenham's northern and southern boundaries are defined by the Chiltern Railways line and the A40 road corridor respectively. The western boundary is marked by the River Colne and Grand Union Canal and the eastern boundary by the Yeading Brook, as shown on Figure 1. Ickenham is located some 2km south-east of Ruislip and 3km north-west of Uxbridge. The Colne Valley Regional Park runs north / south along Ickenham's western boundary whilst the RAF Northolt's aerodrome is located immediately to the east of the area.

Ickenham's settlement pattern is centred on a historic core located at the crossroads between the Swakeleys Road and Long Lane, in close proximity to Ickenham Station. The historic core consists of the High Street with associated shops, Post Office, as well as community assets including a village hall, churches, and pubs.

The River Pinn (and the associated Riverside Walk) flows through the centre of the Ickenham's settlement pattern, broadly north to south. The area's green infrastructure network also includes a series of green spaces located throughout Ickenham, including Ickenham Green in the north, Milton Court Green and Swakeleys Park in the centre, Brackenbury green space in the east The Ickenham Marshes in the south. Many of the residential streets are tree lined and often with wide grass verges and vegetated front gardens.

The NPPF requires local authorities to set out in their Local Plan a positive vision for the future of the area; to provide a framework setting priorities for the environment and to allow people to shape their surroundings. Conserving and enhancing the historic environment clearly states that local authorities should recognise the desirability of new development making a positive contribution to local character and distinctiveness and should seek opportunities to draw on the contribution made by

the historic environment to the character of a place. An understanding of history and heritage is therefore important in developing neighbourhood plans.

Ickenham Village Conservation Area

The Ickenham Village conservation area was initially designated by Hillingdon Council on January 29, 1970. It was then extended in 1983, July 26, 1990, and October 29, 2008.

Original build date circa 1950 - 1966.

Although number 28, The Grove, Ickenham is not itself a listed building, it is recognised that it sits within the Ickenham Village Conservation Area .

The property in detail.

The property is Freehold and currently consists of 3 bedrooms, 1 bathroom, 2 reception rooms.

Original build date: Not known.

The total floor area of the property is currently 115 sq meters.

Overriding goal of the proposed works

Preserve the character of 28, The Grove, both the property, The Grove generally, and the Ickenham area in general.

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by increasing the living space for the occupants.

The proposed changes to the property are designed to improve the general look of the front of the property from the street and also increase the amount of natural lighting.

We understand and take seriously into consideration the importance of maintaining both the character and appearance of the existing building and its surroundings.

Use traditional or matching materials wherever possible.

Achieve this by:

Taking into account the position of the proposed changes and the use of matching external materials, we propose that the impact on the asset and its heritage setting would be greatly minimised.

The plan is to enhance the usefulness of this building by not adding a frivolous addition but as stated above, improving the usable and bright space for the whole family.

Preserving the existing structure while improving it.

Heritage statement submitted on behalf of the applicant, Bobby Varghese, by Keenan Project Design Ltd.

Date:- 07/05/2025