

69 The Green, West Drayton, UB7 7PW

Listed Building Consent and Planning Application: Design and Access Statement

August 2020

69 The Green is one of the oldest surviving historic buildings in West Drayton. Its special architectural and historic interest is recognised by its Grade II listing. It is also located at the heart of the West Drayton Green Conservation Area and makes a strong positive contribution to its character and sense of place. The building is a composite of a late 17/early 18C cottage, with a 18C extension to the front, and a small late 20C single storey utility extension to the rear. The building is of red brick and tile roof to the front, and plastered brick with slate roof to the rear, which also contains original internal timber framing and panelling in some places. The late C20 is modern engineering brick and felt roof.

The proposed works relate to the foundations and upstanding fabric of the original part the of the building. These works are both necessary and becoming urgent.

A recent trial pit survey (see attached surveyor's sketches and photographs) has identified the need for underpinning of the rear corner of the building to halt ongoing movement. This has been traced over the period of 9 months through glass test strips, several of which have cracked over that time. The cause has been identified as broken underground pipework, both over a year ago and again more recently. These pipes have been repaired as soon as the issue was identified, but it is clear the soil shifted because of them. The exterior of the building, and parts of the interior have now been subject to significant cracking, as photos will demonstrate. We have sought the specialist advice of a structural engineer from Alan Baxter's, who has recommended this work, both to halt and remediate the external and internal cracking caused by the movement of the rear part of the building.

Significantly, this work will stabilise the entire historic structure by regularising and tying together the foundations, which are all but non-existent to the rear section. This is unsurprising given its age and original purpose. The newer section, by contrast, has much more significant foundations, again unsurprising given its later date, greater massing and aspiration to politeness. This situation has now been the case for several hundred years, which may bring into question the conservation benefit of the proposed works. But the, now repeated, cracking of underground pipes may be in part due to increased rainfall, and consequent changes to the near ground soil. And the water leaks have exacerbated that. It is not fully known if cracking occurred at the time, but in the 1980s an unfortunate intervention included the insertion of extremely hard modern bricks and cement mortar into the join between the older and newer parts of the building. It is highly likely these have aggravated the movement, given their inappropriateness to the historic building. The opportunity if therefore being taken to remediate these interventions and replace the material with appropriate softer bricks and mortar.

Above all therefore, while securing and improving the condition of the fabric of the listed building, this work will also increase the building's resilience to future climate change, significantly lessening the impact of any future near-ground soil changes. This is evidenced by the lack of any movement in either the 18th or late 20th century extensions to the original structure. We are taking the opportunity to overhaul the rainwater goods and replace, like for like, defective or inadequate down pipes and gutters, which are currently causing rainwater to flow down the side of the building. The

internal repairs will also improve the energy efficiency of the building, while preserving, and indeed improving, its historic character of fabric breathability and simple aesthetic charm.

The application is supported with the trial pit sketches, the structural engineer's recommendation, information relating to the proposed methodology and associated photographs.

It is therefore hoped that these proposals fully comply with the NPPF and Local Policies on the preservation of the character of listed buildings, and of the Conservation Area within which it stands. We fully believe that they will result, both in the long-term conservation, but also the significant enhancement, of the building in this case.

Policies Referred to in the Preparation of this application and statement:

National Planning Policy Framework 2019,

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf, paragraphs 184-195, pp 54-56

Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012),

<https://archive.hillingdon.gov.uk/article/24461/Local-Plan-Part-1---Strategic-policies>, Policy HE1 , pp 76-78

LONDON BOROUGH OF HILLINGDON LOCAL PLAN PART 2, DEVELOPMENT MANAGEMENT POLICIES,

<https://archive.hillingdon.gov.uk/lpp2>, DMHB 1 and 2, pp36-39

List entry: <https://historicengland.org.uk/listing/the-list/list-entry/1080250> (1974)