



**Home Farmhouse, 14 High Road,
Ickenham. UB10 8LJ**

Design, Access and Heritage Statement

January 2022

BCA

BATH CONSERVATION ARCHITECTS

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Contents

1.0	INTRODUCTION	Page 02
2.0	LISTING DESCRIPTION	Page 04
3.0	PLANNING HISTORY	Page 04
4.0	A DESCRIPTION OF THE EXISTING BUILDING	Page 04
5.0	A DESCRIPTION OF THE PROPOSED WORKS	Page 06
6.0	ITS ARCHITECTURAL AND HISTORIC SIGNIFICANCE	Page 08
7.0	SUMMARY	Page 08

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1.0 INTRODUCTION

1.1 Location

Home Farm House is a Grade II listed building in the conservation area in the heart of Ickenham. The house is situated off High Road behind the pond and pump.

Home Farm House is a small late mediaeval house of high quality with jettied gabled end to road side. East extension of 1705, 2 storeys 1 window. High pitched tiled roofs with old chimneys. The original part is tile hung above with Victorian fishscale tiles. Stout square framing with brick filling visible below. Early C18 part of light red brick, with 1st floor band. C19 casement windows. Much exposed timber work inside. Side purlin roof with stout wind braces. Flat joists and hollow-chamfered beams, the chamfer continuing through braces to posts.

Modern north-east small extension.

Home Farm House is the original farm house of the Saich family farm which was sold in the late '90's. The farmland was developed in to what is today a community of retirement apartments called Church Place.

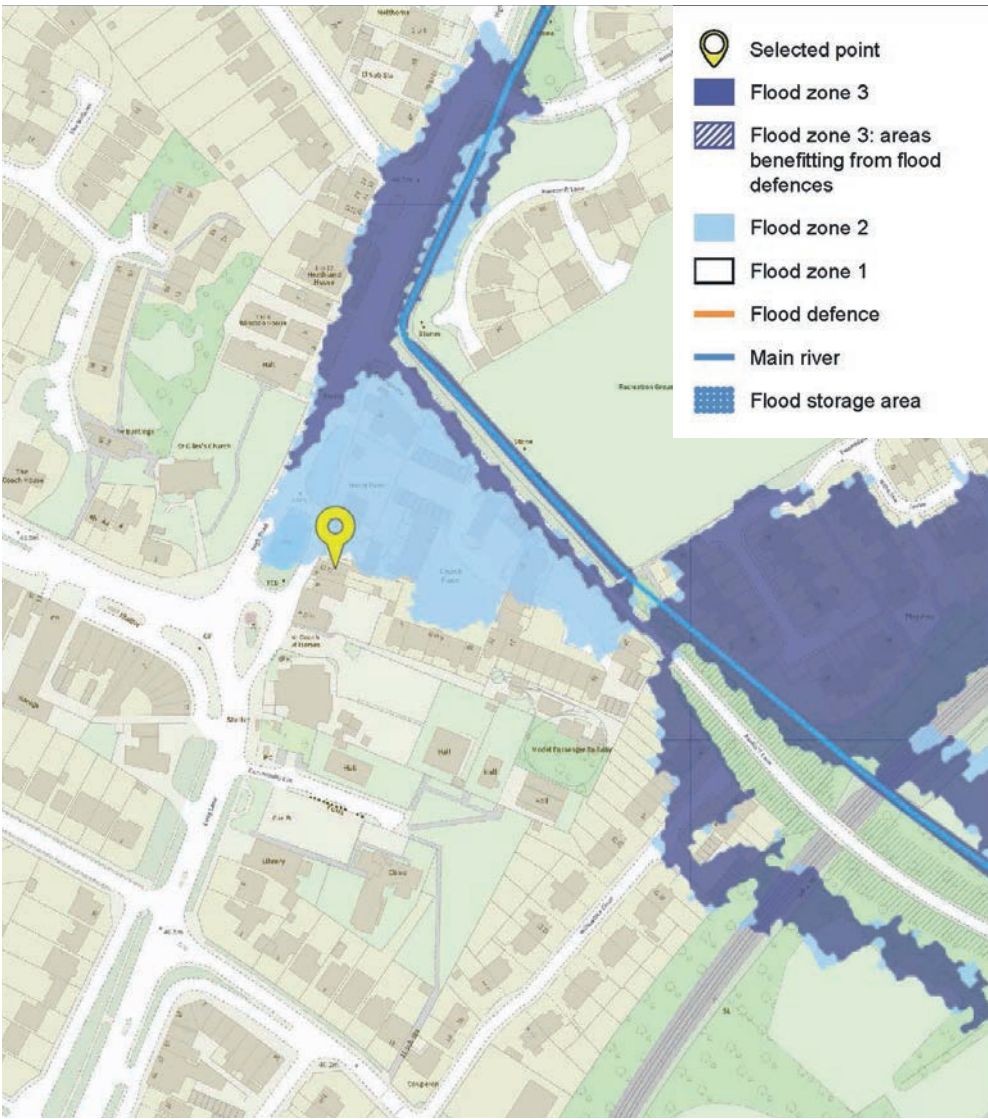
Neighbouring properties include Home Bar & Kitchen at 16 High Road and no 12 High Road to the south west.

Conservation area.



Above : Extract from the Hillingdon conservation area map showing the location of the site.

Flood Zone



Above : Extract from the environment Agency's interactive flood map showing the location of the site, in flood zone 2

Home Farm House, 14 High Road, Ickenham UB10 8LJ

2.0 LISTING DESCRIPTION

Name: Home Farm House

List entry Number: 1194100

Location: Home Farm House, 14 High Road, Ickenham, UB10 8LJ

County: Greater London Authority. District: Hillingdon

District Type: London Borough

Grade: II Date first listed: 06-Sep-1974

Details

Home Farm House TQ 0886 15/198 is a small late mediaeval house of high quality with jettied gabled end to road side. East extension of 1705, 2 storeys 1 window. High pitched tiled roofs with old chimneys. The original part is tile hung above with Victorian fishscale tiles. Stout square framing with brick filling visible below. Early C18 part of light red brick, with 1st floor band. C19 casement windows. Much exposed timber work inside. Side purlin roof with stout wind braces. Flat joists and hollow-chamfered beams, the chamfer continuing through braces to posts.

Modern north-east small extension.

Listing NGR: TQ0801986251

National Grid Reference: TQ 08019 86251

3.0 PLANNING HISTORY

Reference : 50124/APP/2020/126

Proposals: Replacement of roof tiles and installation of breather membrane, eaves tray and treated timber battens (Application for Listed Building Consent)

Status : Approval

Reference : 50124/95/1024

Proposals : Rebattening and re-tiling using secondhand tiles to match existing (Application for Listed Building Consent)

Status : Approval

4.0 A DESCRIPTION OF THE EXISTING BUILDING

Home Farm House is thought to have been built c1450 and is one of a few architecturally important buildings in Ickenham together with the St Giles Church, Ickenham Manor and Swakeleys House.

The house takes the form of a modest two storey timber framed wing to the north west which is then jettied to the south west. The timber framing has brick infill panels below nineteenth century decorative tile hanging. The majority of the fenestration is late nineteenth century with timber casements.

The early eighteenth century wing to the east has been further extended to the rear, presumably in the late nineteenth century.

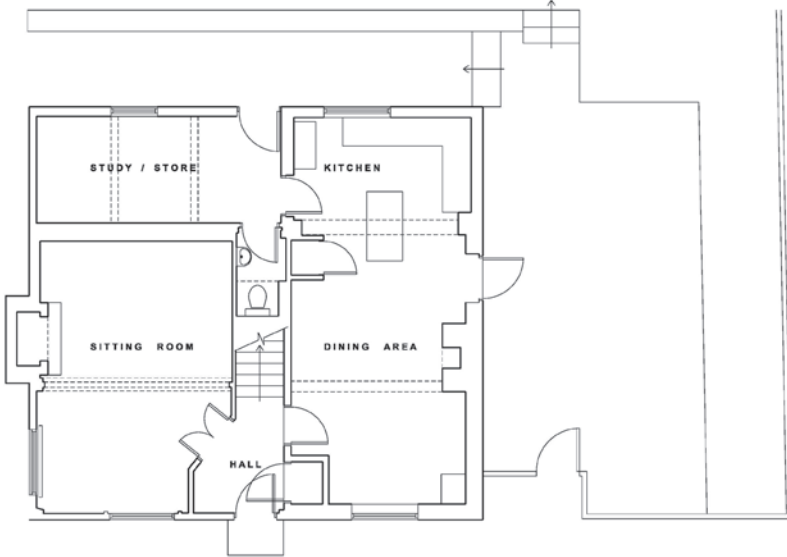
In all the appearance and setting of the building is stem from the agricultural nature of the site which is now surrounded by later urban development.

Home Farm House, 14 High Road, Ickenham UB10 8LJ



SOUTH WEST ELEVATION

NO.	DATE	REVISION	BY
1	10/09/2020	1	BCA
HOME FARMHOUSE ICKENHAM, UB10 8LJ			
EXISTING SOUTH WEST ELEVATION			
SCALE: 1:50			
1009	1002		
BCA BATH CONSERVATION ARCHITECTS 1009 1002			



GROUND FLOOR PLAN

NO.	DATE	REVISION	BY
1	10/09/2020	1	BCA
HOME FARMHOUSE ICKENHAM, UB10 8LJ			
EXISTING GROUND FLOOR PLAN			
SCALE: 1:50			
1009	1001		
BCA BATH CONSERVATION ARCHITECTS 1009 1001			

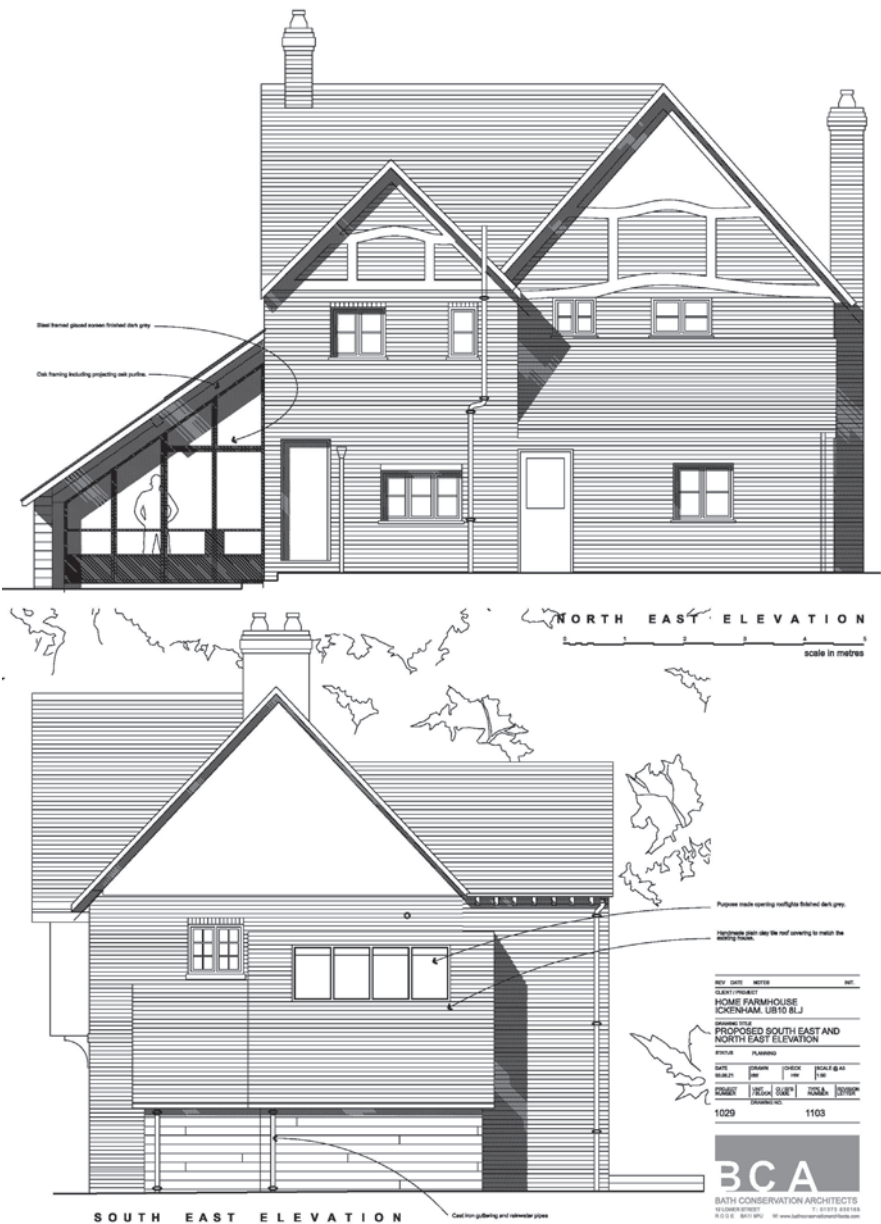
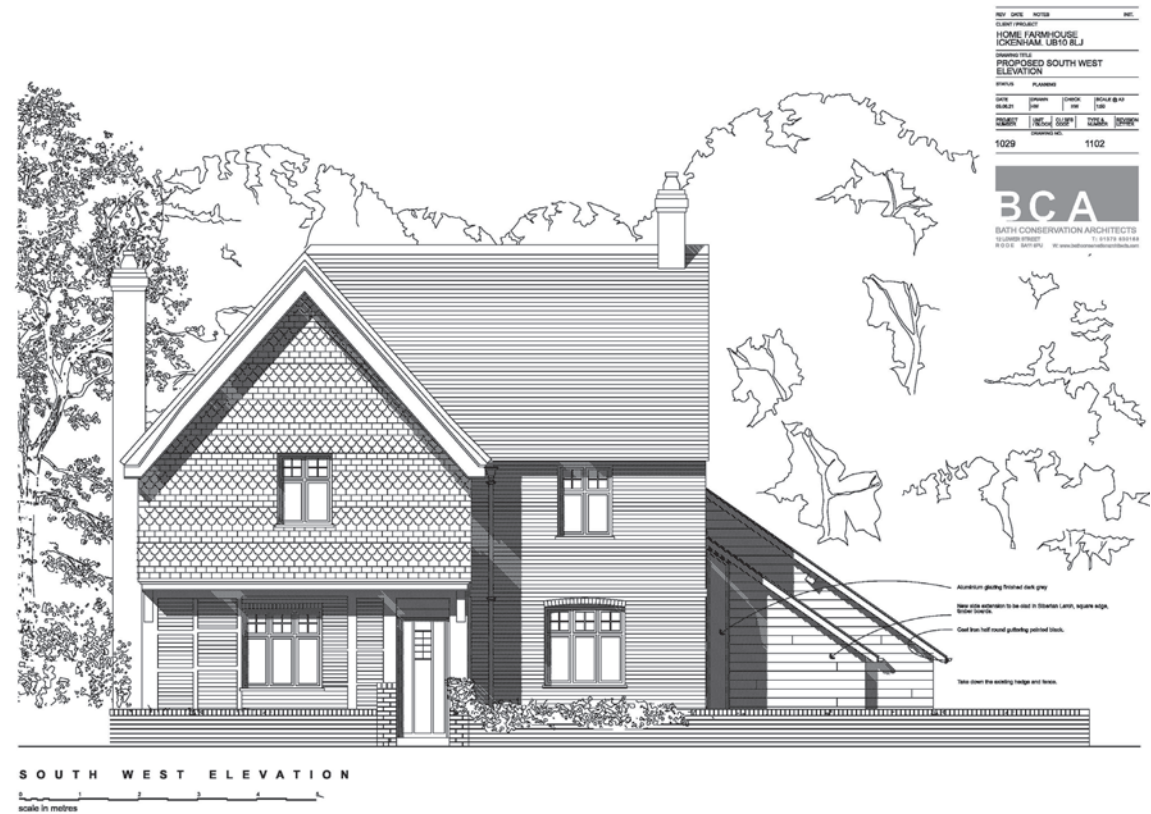
6.0 A DESCRIPTION OF THE PROPOSALS

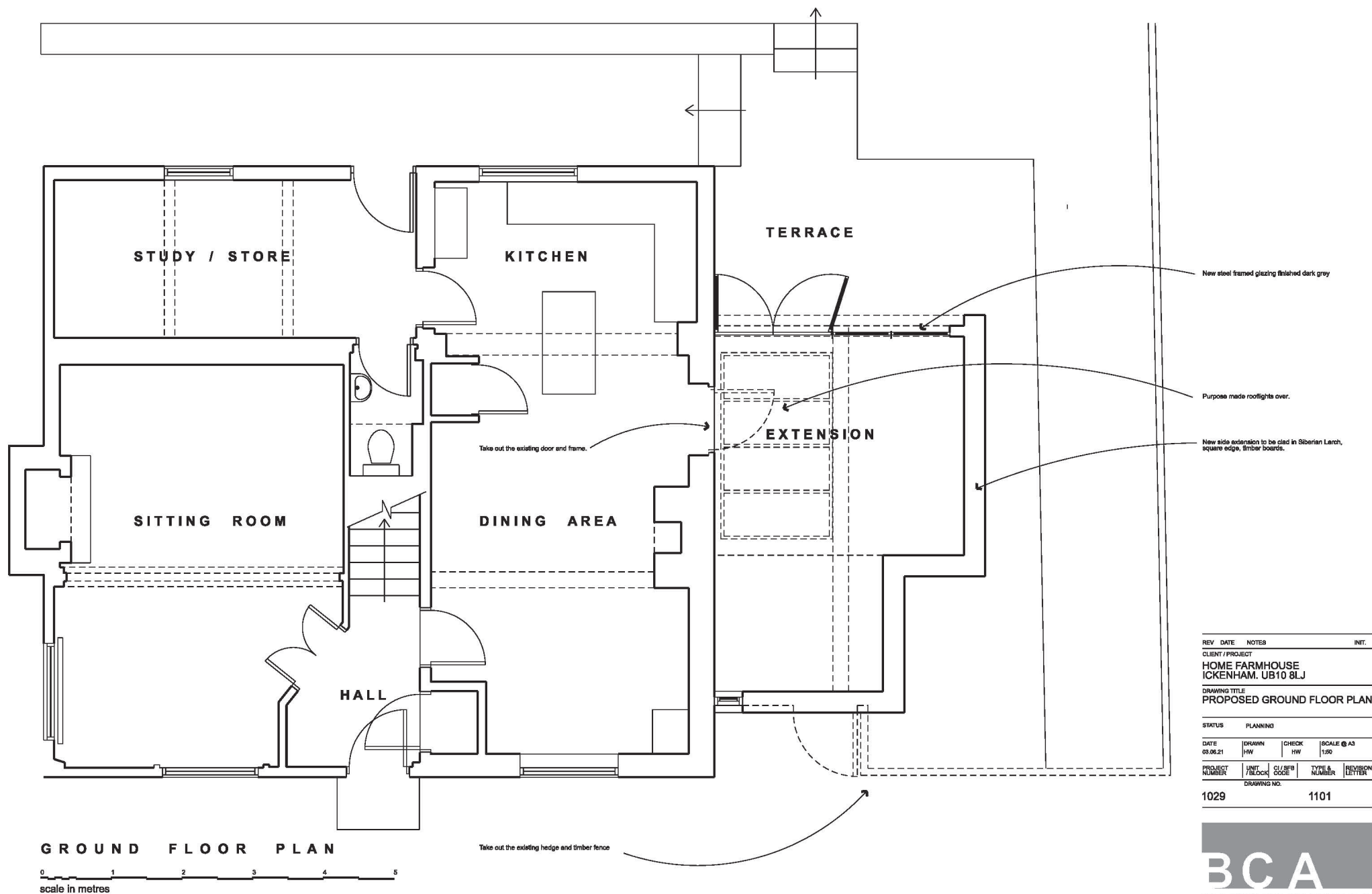
The proposals centre on the construction of a new ground floor reception room to the south east side of the house. This takes the form of a single storey lean to structure clad in square edge, horizontal timber boards [larch] beneath a handmade plain clay tile roof.

The existing opening between this new extension and the original house remains undisturbed with only the removal of the modern, 20th century door and frame.

The aim was to create a “light touch” at the junction with the existing building. To this end the glazing to the south west side takes the form of a vertical strip separating the masonry from the new build. To the north east side of the building, facing the garden, the Gable is made up of a full width, steel framed glass screen that is in contrast to the small-scale domestic casement windows of the existing building.

In all the scale and massing of the new extension is secondary and subservient to existing house and avoids any detrimental impact on the appearance and setting of the listed building.



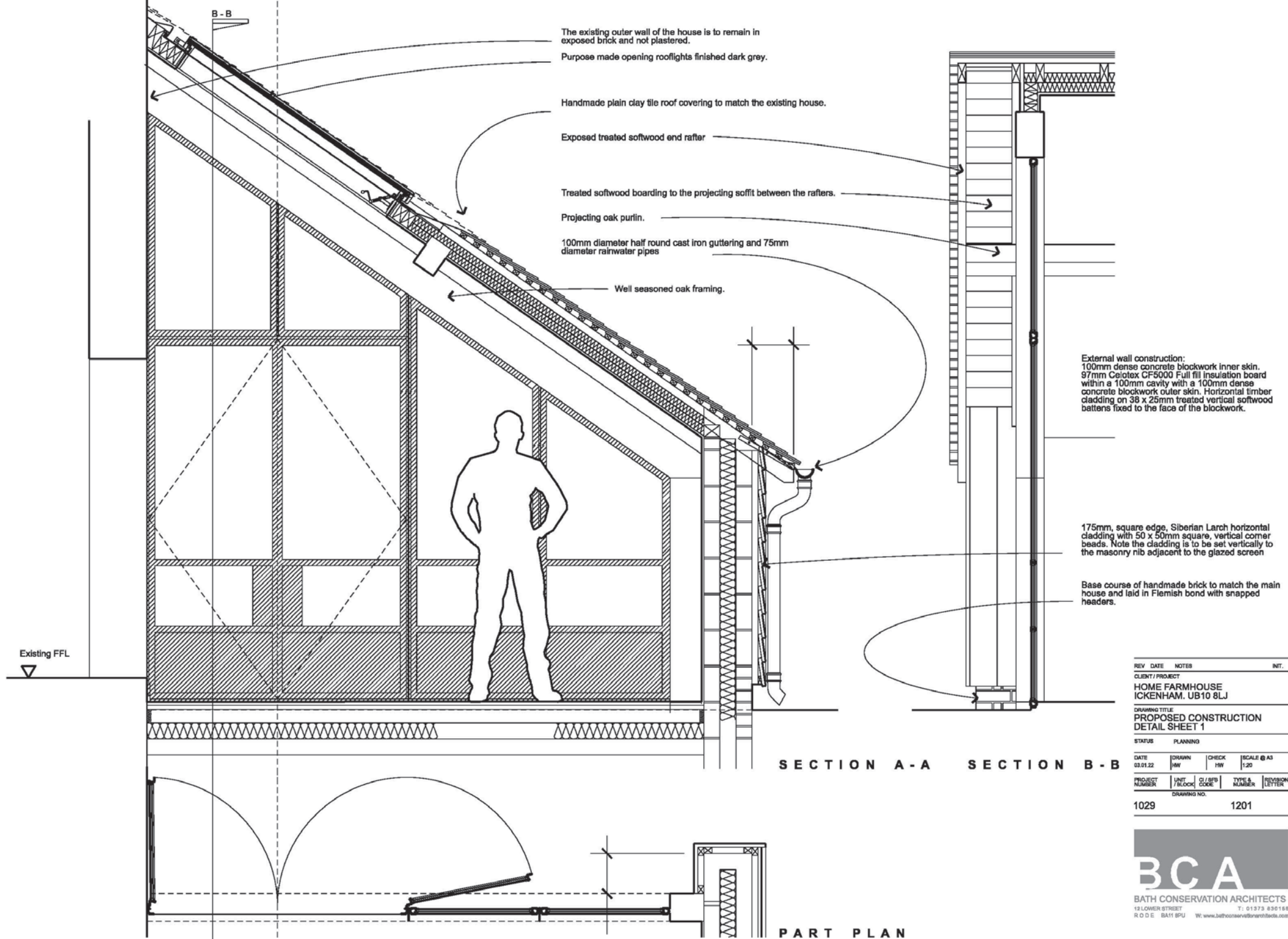


REV	DATE	NOTES	INIT.
CLIENT / PROJECT			
HOME FARMHOUSE ICKENHAM. UB10 8LJ			
DRAWING TITLE			
PROPOSED GROUND FLOOR PLAN			
STATUS			
PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3
03.08.21	HW	HW	1:50
PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER
1029			
DRAWING NO.			
1101			
REVISION LETTER			

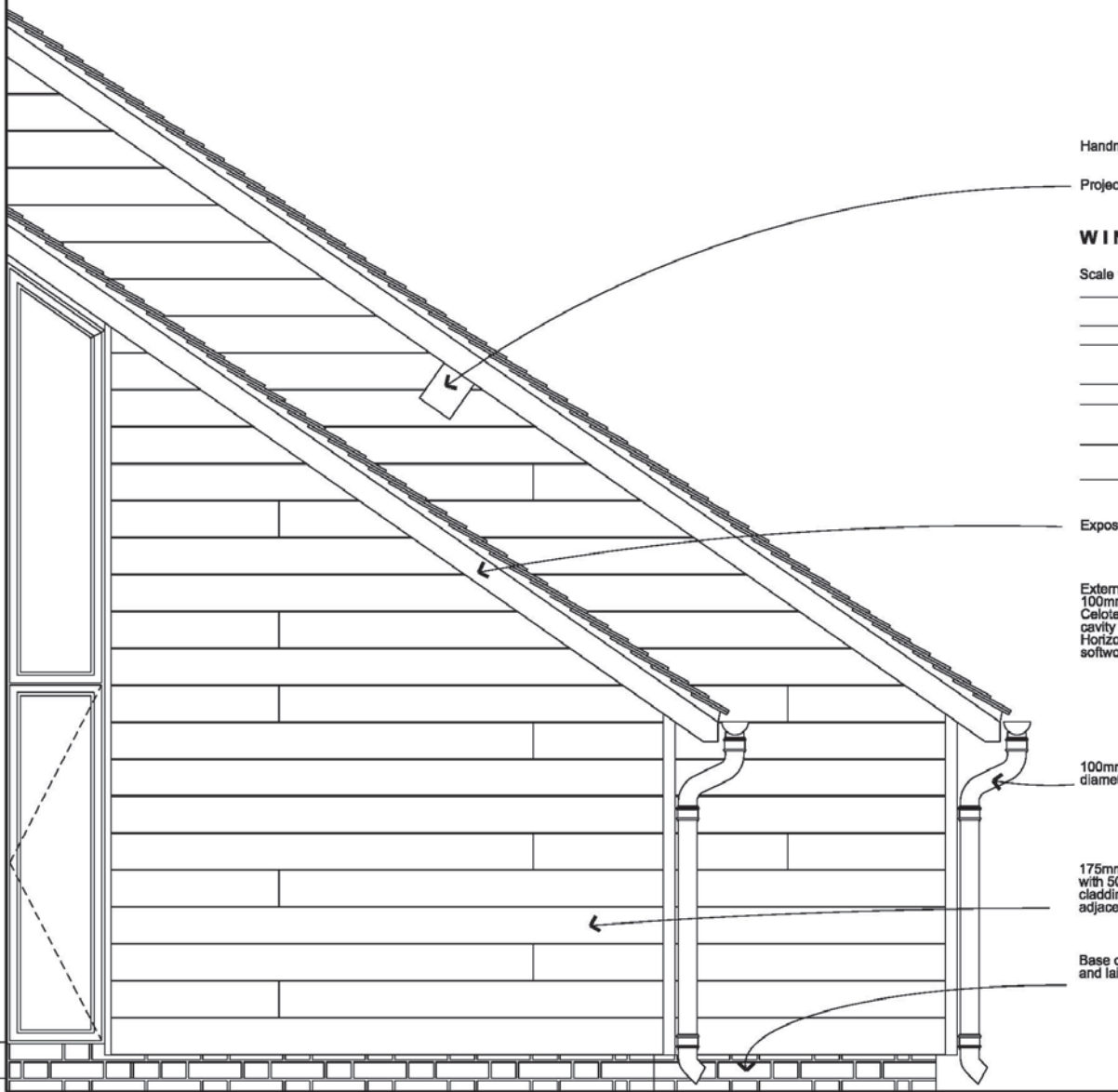
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BATH CONSERVATION ARCHITECTS

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W: www.bathconservationarchitects.com



REV	DATE	NOTES	INT.
CLIENT / PROJECT			
HOME FARMHOUSE ICKENHAM. UB10 8LJ			
DRAWING TITLE			
PROPOSED CONSTRUCTION DETAIL SHEET 1			
STATUS PLANNING			
DATE	DRAWN	CHECK	SCALE @ A3
03.01.22	JHW	JHW	1:20
PROJECT	UNIT	Q / R/S	TYPE & NUMBER
NUMBER	/BLOCK	CODE	NUMBER
DRAWING NO.			
1029		1201	

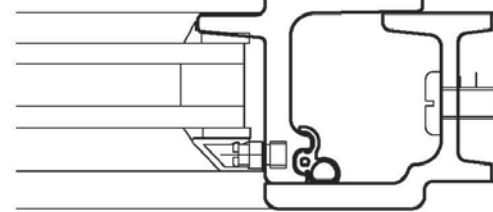


Handmade plain clay tile roof covering to match the existing house.

Projecting oak purlin.

WINDOW JAMB DETAIL

Scale 1:1 at A3



Exposed treated softwood end rafters

External wall construction:
100mm dense concrete blockwork inner skin, 97mm
Celotex CF5000 Full fill insulation board within a 100mm
cavity with a 100mm dense concrete blockwork outer skin.
Horizontal timber cladding on 38 x 25mm treated vertical
softwood battens fixed to the face of the blockwork.

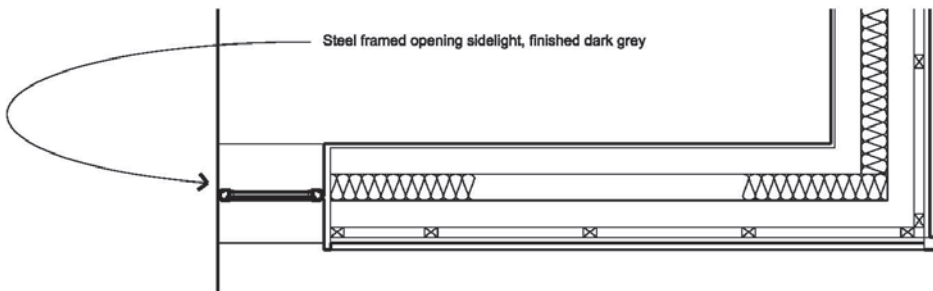
100mm diameter half round cast iron guttering and 75mm
diameter rainwater pipes

175mm, square edge, Siberian Larch horizontal cladding
with 50 x 50mm square, vertical corner beads. Note the
cladding is to be set vertically to the masonry nib
adjacent to the glazed screen

Base course of handmade brick to match the main house
and laid in Flemish bond with snapped headers.

Existing FFL

Proposed FFL



SECTION A - A

Scale 1:20 at A3

PART PLAN

REV DATE NOTES INT.

CLIENT / PROJECT
HOME FARMHOUSE
ICKENHAM. UB10 8LJ

DRAWING TITLE
PROPOSED CONSTRUCTION
DETAIL SHEET 2

STATUS PLANNING

DATE 03.01.22 DRAWN JHW CHECK JHW SCALE @ A3 1:20

PROJECT NUMBER UNIT / BLOCK Q / R/F CODE TYPE & NUMBER REVISION LETTER

DRAWING NO. 1029 1202

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CONSERVATION ROOFLIGHT DETAIL

Scale 1:5 at A3

Purpose made opening rooflights finished dark grey.

External wall construction:
100mm dense concrete blockwork inner skin, 97mm Celotex CF5000
Full fill insulation board within a 100mm cavity with a 100mm dense
concrete blockwork outer skin. Horizontal timber cladding on 38 x
25mm treated vertical softwood battens fixed to the face of the
blockwork.

EAVES DETAIL

Handmade plain clay tile roof covering to match the
existing house.

175mm, square edge, Siberian Larch horizontal cladding
with 50 x 50mm square, vertical corner beads. Note the
cladding is to be set vertically to the masonry nib
adjacent to the glazed screen

100mm diameter half round cast iron
guttering and 75mm diameter rainwater
pipes

GLAZED SCREEN HEAD DETAIL

Scale 1:5 at A3

Purpose made steel framed glazed screen - finish dark grey.

GLAZED SCREEN JAMB DETAIL

Scale 1:5 at A3

REV DATE NOTES INT.

CLIENT / PROJECT

HOME FARMHOUSE
ICKENHAM, UB10 8LJ

DRAWING TITLE
PROPOSED CONSTRUCTION
DETAIL SHEET 3

STATUS PLANNING

DATE 03.01.22 DRAWN HW CHECK HW SCALE @ A3 1:50

PROJECT NUMBER UNIT / BLOCK GL / SP CODE TYPE & NUMBER REVISION LETTER

DRAWING NO.

1029

1203

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5.0 ARCHITECTURAL AND HISTORIC SIGNIFICANCE

The house, is important for its historical value and rarity together with its group setting as part of the historic farm group.. It is a good example of late medieval, vernacular architecture on an agricultural setting which is now set in the twentieth century westward expansion of London.

7.0 SUMMARY

The proposed works set out in this application are the result of a careful analysis of the buildings history, its architectural and landscape significance and the needs of the owners.

The proposals have been prepared to respect and enhance the important elements of the house and create a practical and attractive family home.

There is little or no impact on the Conservation area as the majority of the works are to the rear of the property. The overall height is respected and the new work designed to tie in with the character and scale of the existing.



Above: A similar arrangement of steel framed glazing and oak on a recently completed project by the practice in the south west