



## B01-09 PLANNING, DESIGN & ACCESS STATEMENT

Project Name: Baxendale Retrospective Listed Building Application  
Project Address: 33a The Green, West Drayton, UB7 7PN  
Project Number: 24001  
Date: 07/07/2024



Document Control Sheet

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Date: 07/07/2024

Revisions:

Rev	Date	Edited	Checked	Description
P01	07/07/24	AH	JB	Initial document issue for APPROVAL purposes

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## **1. INTRODUCTION**

This Design and Access Statement accompanies a retrospective listed building application for 33a The Green, West Drayton, UB7 7PN. The property is a semi-detached, two-storey cottage dating back to the 16th century, situated within the West Drayton Conservation Area. The works described were carried out under the approved full planning application ref: 54086/99/1226.

These works include a full width, single storey rear extension, a timber-framed conservatory, garden access via timber-framed French doors, and the provision of utility and cloakroom accommodation.

This statement provides a detailed account of the design principles, the scope of works undertaken, and how the proposal aligns with conservation policies and enhances the historic character of the property.

This document is to be read in conjunction with the enclosed photos and associated elevation drawings submitted as part of the complete application package.

## **2. SITE AND CONTEXT**

The property is a Grade II listed, semi-detached cottage situated within the historic West Drayton Conservation Area.

The cottage features 'white' painted brickwork to the existing facades, a slate tiled roof, and 'white' painted timber box sash windows. The painting to the brickwork, slate tiles and timber sash windows are thought to be later 19<sup>th</sup> century modifications to the original cottage.

The surrounding area predominantly comprises residential properties and are of a mix of similar historical buildings to the north and more modern Victorian era terraced houses to the south.



*Front elevation view towards the south along The Green*



*Front elevation view towards the North along The Green*

### **3. HISTORICAL SIGNIFICANCE**

For a detailed description of the Historical significance of the property and its surrounding context please refer to the detailed heritage statement produced by Fuller Long that is included as part of this retrospective Listed Building Application,

#### 4. SCOPE OF WORKS

The retrospective application seeks to regularize the following works:

External Works: Construction of a new single storey, full width rear glazed extension to accommodate a ground floor utility, cloakroom and conservatory dining area with direct access the rear garden. The extension was constructed using traditional brick walls and painted timber framed casement windows and conservatory roof lights.

#### 5. DESIGN APPROACH

The design approach aimed to preserve the cottage's historical integrity while making necessary adaptations for modern living. Key principles included:

Sympathetic Design: All materials were specified to match the original cottage in terms of window/roof light frames. All new brickwork was constructed in 'raw' stock brickwork and left unpainted so as to highlight and separated the new extension elements from the original cottage with its 'white' painted brickwork.



*Interior view of rear conservatory extension*





*Interior view of kitchen looking into new rear extension.*

## 6. IMPACT ON HERITAGE ASSET

The works that were undertaken as part of the full planning application ref: 54086/99/1226 were designed and constructed using traditional methods and materials.

The proportions and size of the new extension remain subordinate to the original 16<sup>th</sup> century cottage and have no negative impact on the surrounding residential properties.

The original rear elevation sash window and door have been retained and the new glazed conservatory has been constructed in a painted timber framing with a heritage style French doors accessing the rear courtyard garden, in keeping with the historic character of the cottage. Overall, the constructed alterations have improved the functionality of the cottage without compromising its historic character.

## 7. ACCESS CONSIDERATIONS

As a 16<sup>th</sup>-century cottage, the property has inherent access limitations due to its age and design and existing main entrance and circulation has been preserved. However, the following measures have been implemented to improve accessibility where possible:

**Safe Access:** The new French doors accessing rear garden have been constructed with a low threshold to provide safe access and the original rear door to the new extension has a level threshold improving the ground floor circulation

**Ground Floor Facilities:** The new extension accommodates a new utility and cloak room so there is accessible ground floor provision of sanitary services.



## 8. COMPLIANCE WITH POLICY

The works undertaken are in line with the National Planning Policy Framework (NPPF) and local conservation policies, which emphasize the importance of preserving and enhancing heritage assets. The project aligns with the principles set out in the West Drayton Conservation Area Appraisal and Management Plan, contributing to the area's historic character and visual harmony.

## 9. CONCLUSION

This retrospective listed building application seeks to regularize and acknowledge the sensitive and necessary works carried out on this 16th-century cottage. The alterations and repairs have been undertaken with a clear understanding of the building's historical significance and a commitment to preserving its character for future generations. The improvements enhance the property's usability and ensure its continued contribution to the West Drayton Conservation Area.

We trust that this Design and Access Statement provides a comprehensive overview of the project and demonstrates our commitment to preserving this important heritage asset.



*Exterior view of new extension.*