

Woodland, 5 The Cottages
The Drive, Ickenham
Written Scheme of
Investigation for Level 2
Historic Building Record
July 2022



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1.0 Non-Technical Summary

Built Heritage Consultancy has prepared this Written Scheme of Investigation (WSI), which sets out the proposed scope of the Historic Building Record of 'Woodland', 5 The Cottages, The Drive, Ickenham, UB10 8AQ (the 'Site'). The Officer's Report prepared for consented planning application Ref: 2021/2737 confirmed that the local planning authority, the London Borough of Hillingdon, no longer considers the on-site building to be curtilage listed in relation to Harefield Place (Grade II listed). The Site lies within the outskirts of Ickenham, lying approximately 1.75km from the settlement centre.

Application Reference 2021/2737 proposed the "*Erection of a replacement two storey dwelling with basement involving the demolition of the existing house and garden building.*" The London Borough of Hillingdon granted planning permission on 7th March 2022.

This WSI has been prepared to set out how we would address the requirements of Condition 7 of the Decision Notice.

The historic building recording would be undertaken by Sam Jackson BSc, PG Dip, MRICS, IHBC Associate at Built Heritage Consultancy. Sam prepared the detailed Heritage Statement that accompanied the planning application. Please see Sam's CV at Appendix 1.

A programme of mitigation is proposed herein, comprising a Historic Building Record to 'Level 2' – as set out in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). This WSI provides the scope and methodology for the proposed recording mitigation works.

2.0 Introduction

2.1 Scope of this document

This Written Scheme of Investigation (WSI) concerns the building recording of 'Woodland', 5 The Cottages, The Drive, Ickenham, UB10 8AQ. The subject building has no existing heritage designations and is therefore not a recognised heritage asset.

Taking account of best practice and nationally-accepted guidelines (including Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016), this WSI has been produced to meet the following objectives:

- To establish a scope for the recording works in sufficient detail for it to be undertaken, including aims, objectives, tasks and products;
- To provide a methodology for achieving the project recording scope; and
- To satisfy the Local Planning Authority's heritage advisors that recording works will be appropriate and proportionate to the significance of the affected building (Application Ref: 2021/2737).

Further details of the project, including planning and historical background, are included in the Built Heritage Consultancy Heritage Statement (March 2021) produced to accompany the original application.

2.2 Site location

Ickenham lies approximately 22.5 km to the north west of central London and lies within the London Borough of Hillingdon. The Site is approximately bounded by Nos. 1-4 The Cottages (The Drive) to the east, the wider landownership around Harefield Place (Grade II listed) to the south and west, and 6 The Cottages lies to the northern side of the Site.

2.3 Summary Historical Background of Harefield Place

The original parts of Harefield Place (Grade II listed) date to approximately 1785-6 by the architect Henry Couchman for Sir Roger Newdigate, baronet and Lord of the Manor of Harefield. The house was built in Pinnox Wood, which forms part of Uxbridge Common on the wasteland in the extreme south west of Harefield parish. It was later extended in c. 1804-6, again during the early 20th century (between approximately 1915 and 1934) and then comprehensively restored and extended in 1980. In 1785 the original house was known as Harefield Lodge and comprised a small square villa.

The house was renamed Harefield Place in 1818 after the former building of that name close to the parish church was demolished by Sir Christopher Baynes around 1814. By 1877 the estate extended to 1,266 acres. The estate remained in the same family until sold in 1877 and purchased by Henry Richard Cox. At the same time as the sale of the house by the Newdigates they also sold 1,117 acres of land.

In the early 20th century the house passed through a series of owners, with key land sales taking place in 1915, 1928 and 1934. In 1915 and 1928 large areas of land were sold off from the Harefield Place

estate separating the ownership of these parcels of land from the main estate permanently. The main estate was sold in June 1918 by Reginald Henry Cox to the Cavendish Land Company, who in turn sold it the year later to George Rose.

Rose sold the estate to Horatio Greenfield in June 1930. The executors of his will upon his death sold the estate to Middlesex County Council in 1934 for use as a women's convalescent and maternity home. We know that Middlesex County Council bought 114 acres of land in 1931 from Mr. Greenfield, and it is likely that these two parcels were joined together in 1934. The parkland of Harefield Place was sold off on a 999 year lease by the council to form Uxbridge Golf Course in 1939.

Harefield Place, known variously as Harefield County Hospital or Uxbridge County Hospital, was extended to both ends by 1962.

Following the vacating of the hospital in 1969, the building lay empty until 1981 when listed building consent was granted for its conversion and the construction of the large U-shaped extension to the north-west. The building was occupied by Blockbuster Video from the 1990s until 2012.

Application Reference 12571/APP/2015/3649 and 12571/APP/2015/3650 were approved in 2016 for *“Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.”*

This permission has since been implemented.

2.4 Summary Historical Background of The Site

Application References 47646/J/95/1795 consented the demolition of part or the whole of the former Home Farm buildings on-site. The application description mentions extension and conversion and therefore suggests retention of some elements of the former farm-buildings. It is clear from an on-site inspection, however, that none of the former historic farm-buildings were retained and that the present building is of modern construction. The new garage doors to the southern elevation of the western range were designed at this time to be a pair of timber garage doors.

Application Reference: 56190/APP/2001/861 was for a two storey extension on the western elevation of the Western Range. This forms the northern element of the western range as seen today. This extension appears to have been built by 1999 as it is evident in the 1999 Google Earth. It is likely therefore that the 2001 application, approved on 24/10/01, was a retrospective application.

Application Reference: 56190/APP/2008/342 was for a rear conservatory at the northern end of the western range. This conservatory is evident on Google Earth photography dating from 2006 and again the application here appears to have been a retrospective one. This consent also permitted the replacement of the windows on the Eastern Range's eastern elevation, and several of these openings expanded, and keystones added to all. It also allowed for the dormers above to be enlarged and replaced, and a new external chimney stack on the northern elevation of the Eastern Range. This application also proposed the replacement of the garage doors on the southern elevation of the

Western Range to form one large garage door. Lastly this application shows a gabled canopy to the new main entrance on the southern elevation of the Eastern Range.

The Site forms late 1990s residential accommodation built over a single storey with steeply pitched gabled roofs to enable significant loft accommodation at first floor level. The design of the building seeks to resemble converted farm-buildings in their low lying massing, roof forms and to some extent the materials used. The buildings, however, utilise mediocre materials in the form of the window configurations chosen as well as in the form of double glazing, the mediocre doors, the low-grade uPVC guttering and downpipes and oversized metal garage door to the southern end of the Western Range. The only remotely noteworthy element of the building are the dentils to the eaves, the brick corbelling at eaves level and the varied roofscape.

The building is not unsightly (save for the uPVC conservatory), but is not considered to hold any aesthetic design value. It has no aesthetic fortuitous value as it is a recent building and has not had the opportunity to develop a patina of age. Indeed, the brickwork still retains a very new appearance.

As the building is a recent building from the late 1990s it has no former historical association with Harefield Place (Grade II listed), nor the other former Home Farm buildings at Nos. 1-4 The Cottages. The Site is considered of no historical, communal or evidential value.

Overall, the Site is considered to be of no heritage value.

3.0 Construction Impact Summary

3.1 Outline of Proposed Works

It is proposed to demolish the existing on-site building and construct a replacement two storey house plus basement.

3.2 Outline Mitigation Design

Condition 7 of the decision notice states:

"Prior to the commencement of any demolition works, the existing building shall be recorded up to a Level 2 Building Record, as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (May 2016). The record shall include a description and photographs of the exterior and interior of the building, noting any features of interest, and scaled elevations, plans and detailed sections.

(a) A written scheme of investigation shall be submitted to and agreed with the Local Planning Authority prior to the recording.

(b) The completed record shall be submitted to and approved in writing by the Local Planning Authority. Copies of the document shall also be deposited to the Greater London Historic Environment Record (GLHER) and Hillingdon's Local Studies and Archives Service.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies DMHB 1 of the Hillingdon Local Plan: Part 2 (2020), Policy HC1 of the London Plan (2021); and Chapter 16 of the National Planning Policy Framework (2021)."

As discussed in Section 2 the existing on-site building is considered of no heritage value. It appears likely that the LPA wish for the current building to be recorded due to the Site's previous role as part of the Home Farm built for Harefield Place. Accordingly this WSI proposes a Level 2 Historic Building Record is produced, as required by Condition 7 of the Decision Notice, before the demolition of the existing building.

4.0 Aims of Mitigation

The aims of the mitigation specified by this WSI are as follows:

- to seek a better understanding of the historical development of the on-site building;
- to compile a lasting record of the building prior to its demolition; and
- to disseminate the results of these investigations.

5.0 Methodology

5.1 Technical Standards

The historic building record has been designed and shall be undertaken in accordance with relevant best-practice guidance, including Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

A more comprehensive list of relevant documents can be found in the bibliography to this WSI at Section 10.

5.2 The area to be recorded

The proposed area to be recorded comprises the building bordered in orange below.

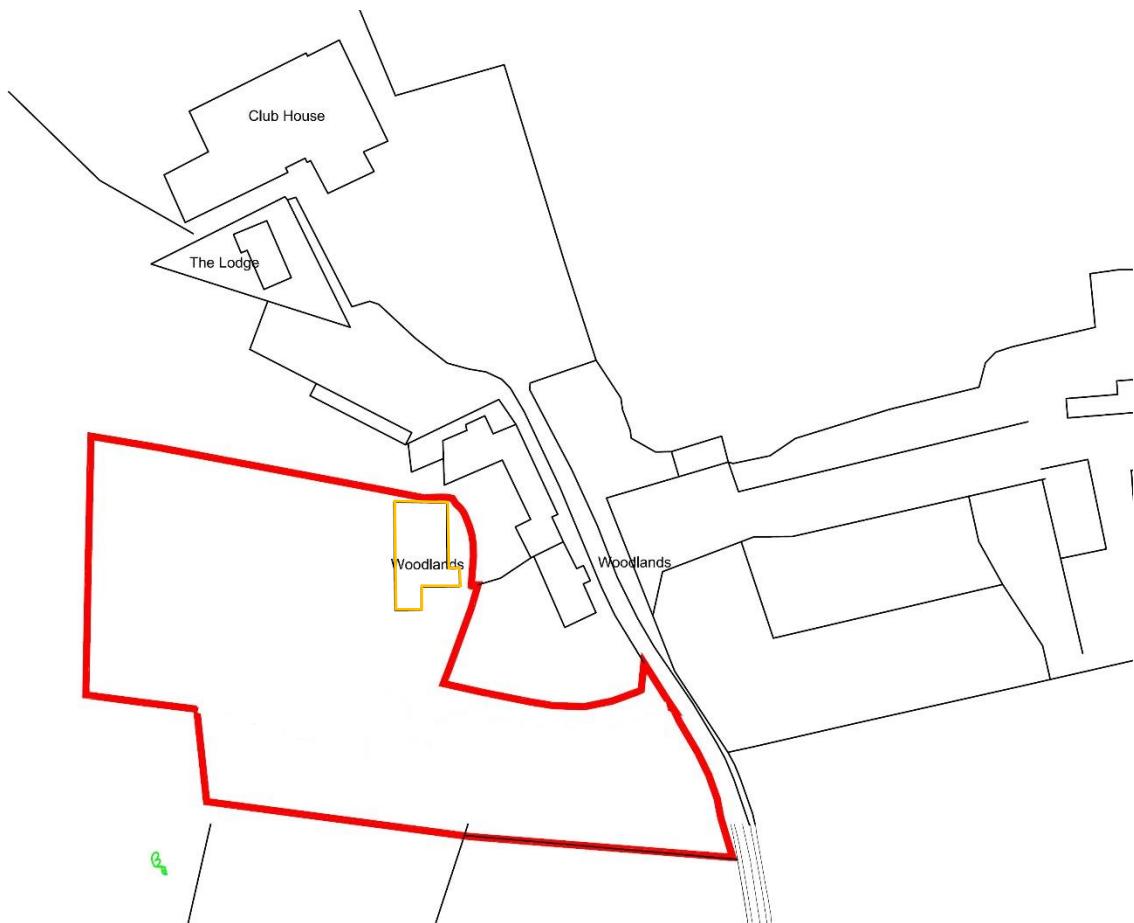


Figure 5.1: Site Location Plan for Application. The building subject to the WSI has been coloured with an orange border for identification purposes. All buildings without an orange border on Figure 5.1 do not form part of the WSI, nor the subsequent Level 2 Building Record.

5.3 Specification for ‘Level 2’ Historic Building Record

A Level 2 Building Record is a descriptive record. Both the exterior and interior of the building will be inspected, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.

Drawings

The Historic Building Record would use the measured survey plans of the building as existing, produced by R. Clark Planning Limited submitted with the application. These would be annotated showing the photo locations and the locations of any historic features. (We propose that no further drawings such as measured sections and elevations or further details would be provided, but if the Council requires them these would be produced by an architect or surveyor as appropriate. Any further drawings required would fall outside of our scope.)

The drawn record will comprise:

- Measured plans (to scale or fully dimensioned) as existing. These will cover all floor levels;
- Drawings showing the form and location of structural features of historic significance where these exist and can be seen, such as blocked doorways, windows and fireplaces, ceiling beams and other changes in floor and ceiling levels, and evidence for fixtures of significance;
- Measured elevations of the east, west and north and southern elevation of the subject building to be recorded as part of the WSI;
- Measured roof plans for the subject building to be recorded as part of the WSI; and
- Plans identifying the location and direction of accompanying photographs.

Photography

A full photographic record shall be made of the area delineated in the plans above, using a high-resolution digital camera.

An archive of all site photographs shall be produced, accompanied by a full index of images and a photograph location plan.

The photographic record shall include:

- General views of the subject building in its wider setting;
- The external appearance of the subject building, as a series of oblique and straight-on views showing all external elevations – to the extent that such views can be obtained – and giving an overall impression of their size and shape; and
- The overall appearance of the principal rooms and circulation spaces.

Written Account

The written record shall comprise a full and detailed description of the area delineated on the plans above, with wider context where appropriate.

The main components of the written account shall be:

- The building's precise location, as a National Grid reference and in address form;
- A note of all statutory and non-statutory designations;
- The date of the record, the name(s) of the recorder(s) and the location of the archive;
- A summary of the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary; and
- Full bibliographic and other references for the Level 2 Building Record.

5.4 Health and Safety Arrangements

The historic building professional shall undertake their works in accordance with the main contractor's health and safety requirements and risk assessments.

A separate health and safety risk assessment, specific to the historic building record, shall be produced in advance of site works. That risk assessment shall be produced by individuals directly involved in the record or its project management.

6.0 Reporting

6.1 Report Contents

The Historic Building Record will comprise a single volume and would be split into the main report, describing the subject building, and its appendices. The latter would comprise a photographic register, a photographic record plan, the photographic record and lastly the drawn record.

6.2 Publication and dissemination

It is not anticipated that the report will be suitable for publication in a journal or other academic forum. However, the results will be deposited in local, and regional archives (see below).

7.0 Archiving

7.1 Archive production

The results of the Level 2 Building Record shall form the basis of an electronic archive, which shall cover all records (drawn, written, and photographic) produced during the compilation of the Building Record.

7.2 Archive deposition

Upon approval of the record by the London Borough of Hillingdon, we would deposit the final record at the Greater London Historic Environment Record (GLHER) and Hillingdon's Local Studies and Archives Service as required by Condition 7 of the Decision Notice.

8.0 Monitoring

Arrangements for Ongoing Monitoring

The Local Planning Authority's heritage advisors shall be informed in writing by the historic building professional, in advance of commencement of fieldwork.

In the event that the Local Planning Authority's heritage advisors wish to observe the works in progress, such a meeting can be convened as appropriate. Any visits to the works must be in accordance with the main contractor's health and safety, site access and security requirements; there can be no unauthorised access to the works in any other circumstances.

9.0 Project Management

9.1 Works programme

The historic building survey shall take place before any demolition or construction works take place on-site.

A draft of the Level 2 Building Record shall be prepared by the BHC and supplied to the client within 4-6 weeks of the completion of the fieldwork (unless otherwise agreed).

The final report shall be issued to the Local Planning Authority by the client, BHC or the client's other retained consultants.

9.2 Personnel requirements

The historic building survey shall be managed and carried out by Sam Jackson BSc, PG Dip, MRICS, IHBC who authored the application Heritage Statement (March 2021) for the Site. His CV is attached as Appendix 1.

10.0 Bibliography

Chartered Institute for Archaeologists, (CIFA), 2014a, *Standard and guidance for an archaeological watching brief*

Chartered Institute for Archaeologists, (CIFA), 2014b, *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*

Historic England (HE), 2015, *Greater London Archaeology Advice Service: Standards for Archaeological Work*

Historic England (HE), 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*

Built Heritage Consultancy (2021), *Woodland, 5 The Cottages - Heritage Statement*.

Appendix 1 – Curriculum Vitae

Sam Jackson BSc, PGDip, MRICS, IHBC

Sam's CV is provided below for reference. Please see <http://www.builtheritage.com/about/> for more details on BHC.

Sam qualified as a general practice Chartered Surveyor in 2004. Between 2002-2012 he worked as a Development Surveyor for multidisciplinary surveying firms including Drivers Jonas and Cluttons advising public sector and private clients. His surveying experience also encompassed all areas of planning, property management, landlord & tenant, project management and valuation.

In 2013 Sam gained a Post Graduate Diploma (Distinction) in Conservation of Historic Buildings at Bath University, before moving into heritage consultancy. He was subsequently an Associate Director at RPS CgMs, and at Turley, before joining the Built Heritage Consultancy in January 2018. He is a Member of the Royal Institution of Chartered Surveyors, the Institute of Historic Building Consultants (IHBC) and a member of the Society for the Protection of Ancient Buildings (SPAB).

Sam's main areas of expertise include:

- Detailed and strategic advice to clients and the design team on adaptive re-use of heritage assets, working collaboratively to optimise each scheme and minimise heritage planning risk. Sam's background as a Chartered Surveyor and Development Surveyor often assists in this process.
- Pre-application and post-submission negotiation with Local Planning Authorities, Historic England and the National Amenity Societies.
- Research and writing of Heritage Statements to support pre-application discussions and production of application Heritage Statements.
- Appeals, including Written Representations Heritage Appeal Statements, Heritage Statements of Case and Heritage Proofs of Evidence.
- Enforcement resolution work involving detailed archival research, pre-app meetings, design team meetings (including potentially with client solicitors as necessary), scheme progression advice, production of Heritage Statement, submission of LBC application, and liaison with Conservation Officer until determination.
- Assessments of Listability: assessing buildings against the Principles of Selection for Listed Buildings (2018) where 'spot listing' is proposed.
- Thorough understanding of the relevant statutory duties under the Planning (Listed Buildings and Conservation Areas) Act (1990) and the relevant planning policy and guidance requirements (e.g. NPPF, NPPG etc.) for the historic environment.
- Historic Building Recording.

