Introductory Statement – history, background and proposed works

The Barn is located on what was formerly part of Philpots Farm, which was named after Roger Felpot in 1434

The building itself dates back to the Early 17th Century, and was completely restored in 1985 as described below

'An inventory of historic monuments in Middlesex carried out by the Royal Commission on Historical Monuments in England in 1937 records that 'Barns at Philpots Farm are one story timber framed buildings of six and five bays with brick walls and tiled roofs'

'Due to the rapid development and growth in the 19th Century of Yiewsley and West Drayton, farmland gave way to residential and commercial development. By the early 1980's, all of the farm buildings were in a derelict state'.

'In 1985 all of the farm buildings that remained were dismantled and, utilising the soundest timbers, the Barn was fabricated. The restoration work involved extensive wood preservation systems combined with modern and innovative construction techniques. To stabilise the roof timbers, a steel post- tensioning system was used and a concrete frame was built to provide support for the first floor slab, formed from pre-cast concrete planks. All the external details where possible were formed to reflect traditional English agricultural architecture. For example, authentic materials were used such as handmade roof tiles and reclaimed hand-made bricks.'

Further restoration and refurbishment works were carried out in 1998. These are (we believe) the internal layouts that remain in place at present.

Background to the Proposals

The Barn is currently owned by Tanita International Ltd and there is a lease in place to the 'Shorterm Group'.

Shorterm, the prospective Tenant, employ approximately 40 people in the building. They are a leading specialist recruiter and supplier of technical staff, professional engineers, skilled trades staff and commercial & industrial workers

The Barn will always need ongoing maintenance and repair and it is lucky that it is owned by Tanita, who have great respect for old buildings and are very willing to look after it. There were frame repairs in 1999 and 2012 for which Planning Permission was granted (see Appendix 2) and which included removal and reinstatement of brick infill panels

Proposed Works

There have been a number of instances of lead theft and vandalism recently, leaving parts of the building vulnerable to weathering and deterioration. In addition, the timber frame has deteriorated over time partly due to poor detailing

The proposed works have been developed to have a positive impact on the Barn as a Heritage asset. Fundamentally, they are proposed to repair the existing building's elevations, to ensure that the building's frame is protected from further weathering damage and to improve considerably some of the detail around the cills and on exposed horizontal surfaces of the frame where poor detailing has contributed to its ongoing deterioration. The replacement of the incongruous lead flashing on the cills would prevent the theft of the flashing, not harm the historical importance of the building and would aid weather proofing

Eastern elevation



Example of lead theft



Summary of Proposed Works

Item ref.	Item Description	Listed Building Consent Required	Comments
1.0	Lead Flashings: replacement with new timber cill detail – see drawing in Appendix 4	Conservation Officer agreed method but consent will be required	Pointing will be needed and lime mortar to match existing will be used
1.5	Brick panels where necessary to be rebuilt flush with the face of the timber beams, to avoid rain water standing on the exposed timber and encouraging rot	Listed Building Consent will be sought as arguably this will very slightly change the appearance of the elevation	See McCurdy's Method Statement in Appendix 3
1.6	Timber Frame Repairs requiring patching and cutting in	Listed Building Consent will be sought but consent has been given before for the same work elsewhere on the building	See McCurdy's Method Statement in Appendix 3

APPENDIX 1

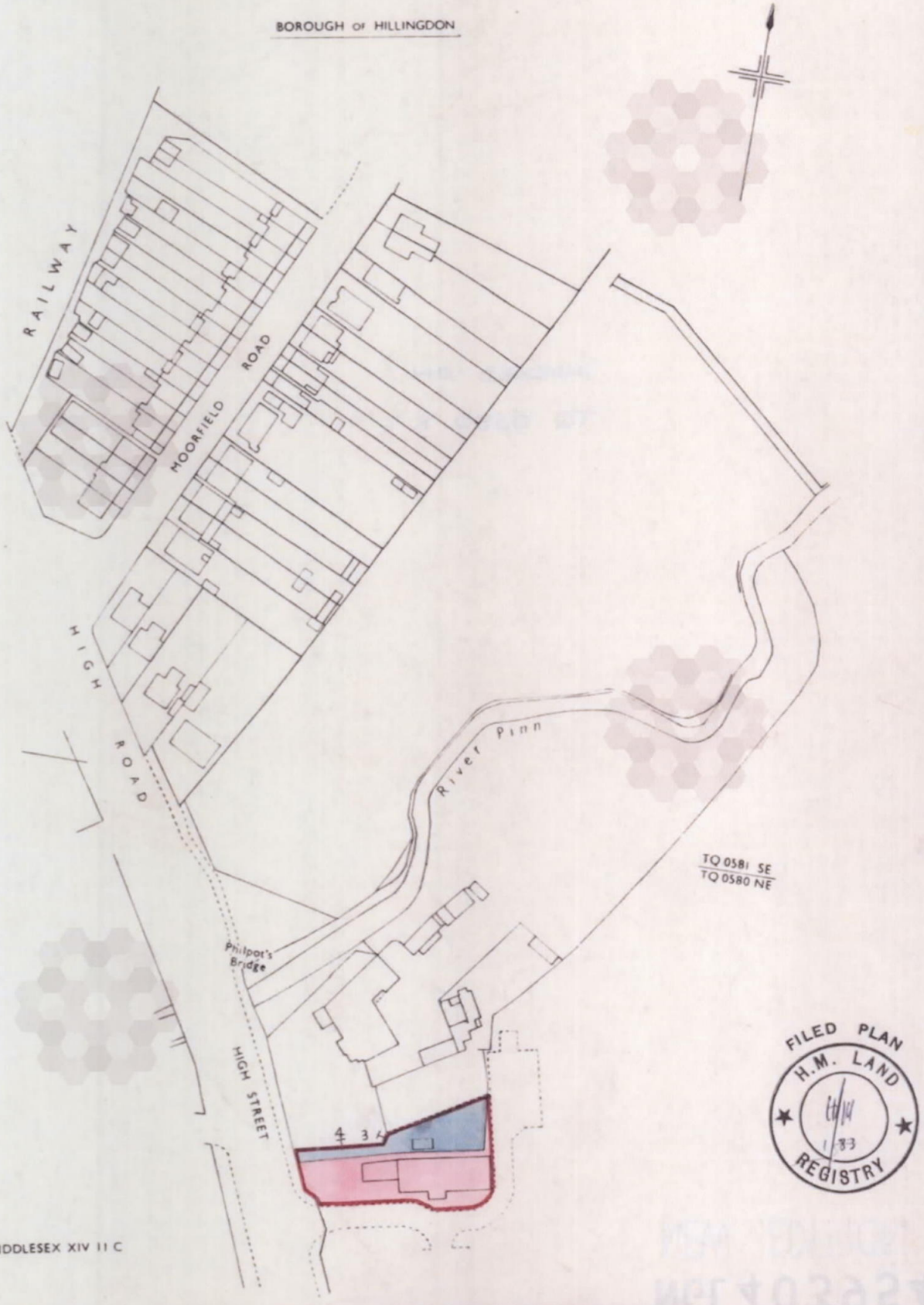
APPLICATION FOR LISTED BUILDING CONSENT & SITE PLAN

H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 0581 SECTION L

GREATER LONDON

Scale 1 1250



FILED PLAN H.M. LAND REGISTRY

Old Reference MIDDLESEX XIV 11 C

© Crown Copyright 1979

TITLE No. NGL 403954

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APPENDIX 2

PREVIOUS REPAIRS PLANNING PERMISSION

Rec'd PTRP
11.08.12

HILLINGDON
LONDON

Mr Mark Ridgewell
19 Fairlie Gardens
Forest Hill
London SE23 3TE

Application Ref: 6775/APP/2012/1420

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and Orders and Regulations gives notice that **Listed Building Consent** to execute the works detailed hereunder is **GRANTED**:-

Description of development:
Repair of existing timber frame with removal and reinstatement of brick infill panels as necessary to undertake repairs safely (Application for Listed Building Consent) (Part Retrospective Application)

Location of development: The Barn Philpots Close Yiewsley

Date of application: 12 June 2012

Plan Numbers: See attached Schedule of plans

Consent however is given subject to the conditions listed on the attached schedule:-

James Rodger

Head of Planning & Enforcement

Date: 7 August 2012

NOTES: (i) Please also see the informatives included in the Schedule of Conditions.

(ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.

(iii)This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Application Ref: 6775/APP/2012/1420

SCHEDULE OF CONDITIONS

1 · Details of a brick and mortar sample to be provided on site shall be agreed in writing by the Local Planning Authority before the relevant part of the work is begun.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 · The repair works shall be carried out in accordance with the following:-

(i) All works to be carried in accordance with the submitted Method Statement, or as otherwise approved by the Council.

(ii) Any hidden historic features which are revealed during the course of the works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

(iii) All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON
To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

END OF SCHEDULE

Address:
Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

APPENDIX 3

METHOD STATEMENT – MCCURDY & CO

McCURDY & Co. Ltd.

Craftsmen and Consultants
Specialists in the Repair and Conservation
of Historic Timber Framed Buildings.

MANOR FARM
STANFORD DINGLEY
READING
BERKS RG7 6LS
TEL: 0118 9744 866
FAX: 0118 9744 375
www.mccurdyco.com
info@mccurdyco.com

23rd January 2020

Conservation Officer
Planning Department
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Dear sir/ madam

The Barn at Philpots Close, West Drayton
Method statement, proposed materials and proposed scope of works

We have previously repaired three elevations of the building and have now been asked to carry out the timber repairs to the final east elevation. We have prepared drawings setting out the extent of anticipated repair works required. Please read this method statement referencing the attached scope of works drawings.

Method Statement
The proposed timber repair works are to the east external elevation of the building. The time scale for carrying out these works is subject to receiving listed building consent and an order from the client to proceed with the works. Listed building consent is being sought because the client has asked us to rebuild the brick panels flush with the timber frame therefore negating the need for lead flashings which will change the overall appearance of the elevation.

The in situ timber repairs are to be carried out from tubular access scaffolding designed to provide the most effective work platform levels to carry out the timber repair works. In order to carry out the timber repairs it will be necessary to remove adjacent brick panels as required.

The attached drawing indicates proposed repairs. The final repair detailing will be subject to opening up around the decayed members and closer inspection in order to finalise the most appropriate method and detail for carrying out the timber repair or replacement.

Prior to putting the larger timber repair works in hand we will carry out temporary propping and or strapping requirements following methods used on the previous elevations.

Where possible we are intending to repair the decayed oak framed members by either:

- Forming localised patch repairs across the external face of the timber where there is a localised area of decay which is primarily around mortice and tenon joint connections

- Full length external refacing repairs where the external face of the timber has degraded to the point where moisture is being trapped in the surface causing areas of decay along the length of the timber.
- Where the rot pockets are very deep we have allowed for replacing whole or part lengths of the members.

Proposed specification for repaired and replacement materials
Oak repair timber will be selected to match the existing; air dried timber of a similar moisture content and conversion from the log will be selected for each repair. Each repair will be secured with stainless steel fixings counter bored and cross grain pelleted externally. Any vertical mating faces between the existing and repair timber will be detailed to be kept behind the adjoining weathering faces of either the brick panels or window frames.

We suggest using timber insecticide / fungicide in localised areas where there is evidence of timber degradation behind patch repairs or there where there is evidence of decay behind the brick panels where moisture has been penetrating over time. In these instances, we will use either a white spirit based insecticide or water based borate treatment that can be brush applied.

The brick panels are currently constructed using cement mortar. The specialist brick layer is going to find bricks to match in with the existing and we suggest the panels are rebuilt using a hydraulic lime mortar with selected sands with aggregate sizes to match as close as possible with the existing cement mortar. Sample panels will be considered before reconstruction of the brick panels.

Please don't hesitate to contact me should you require any further information.

Yours sincerely

Julian Ladbrook
McCurdy & Co Ltd

APPENDIX 4

PEOPOSED WORKS - DRAWINGS

BARN @ PHILPOTS CLOSE
CONDITION SURVEY

McCurdy & Co Ltd
24th June 2011
Not to scale
EAST GABLE END.

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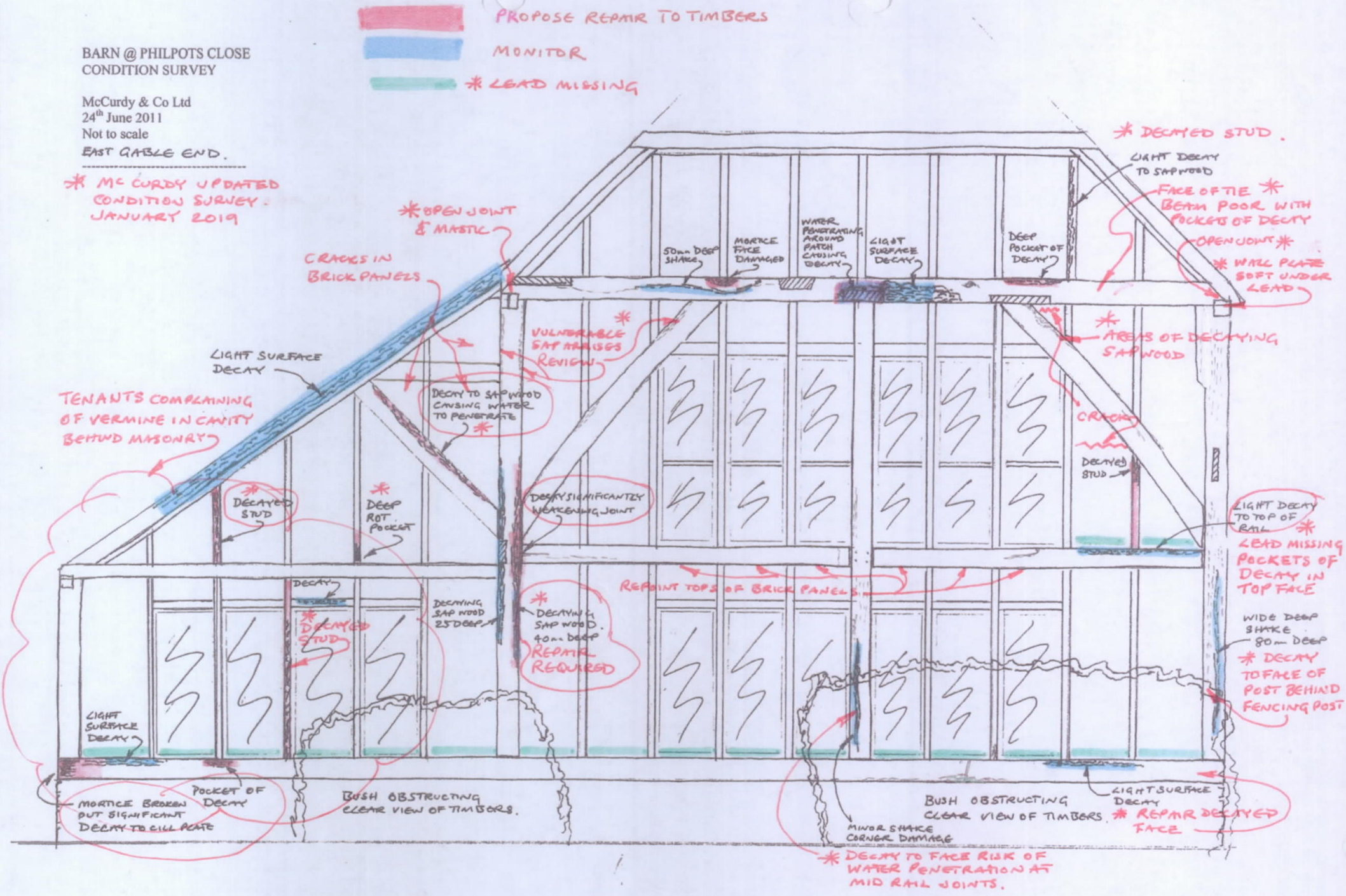
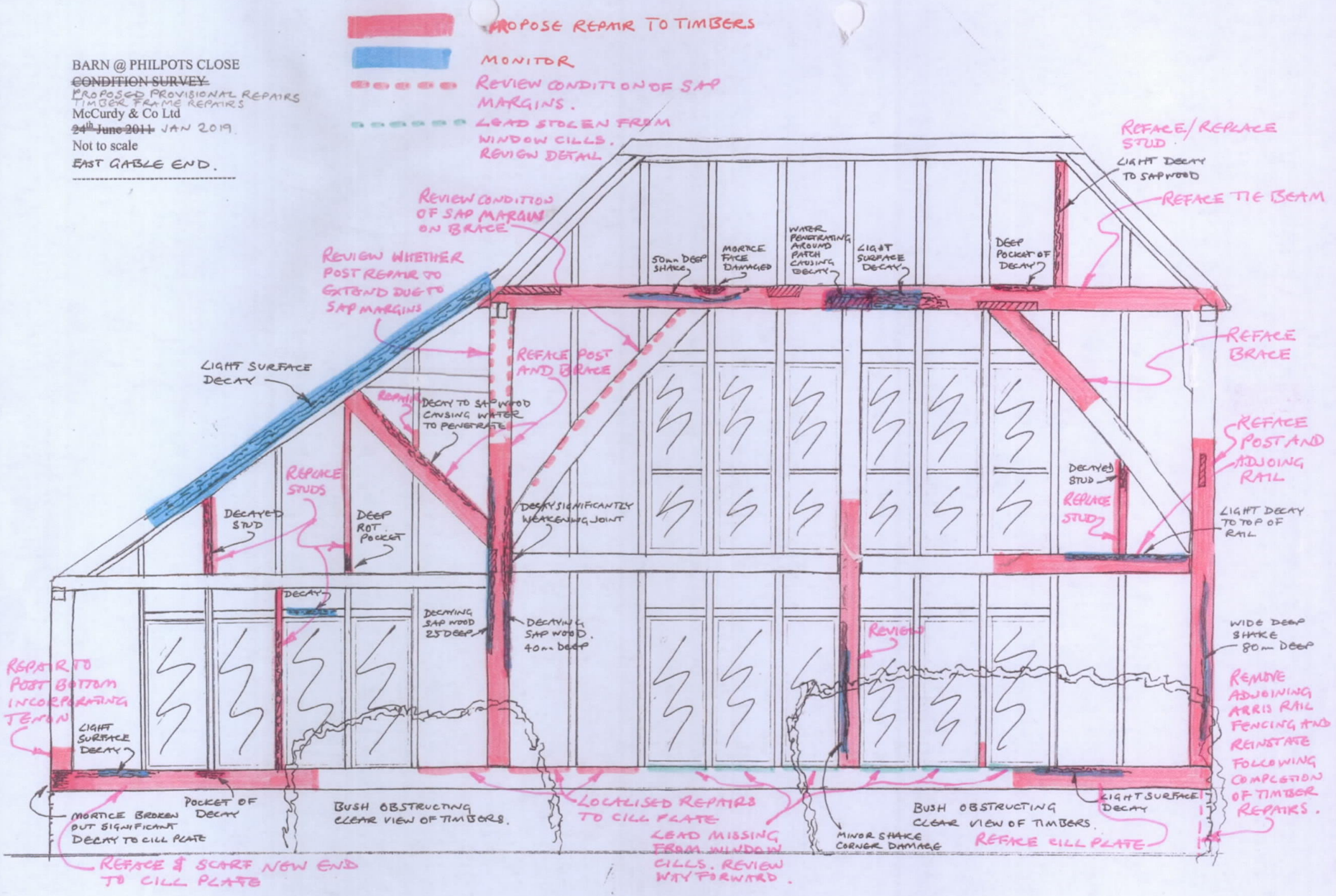
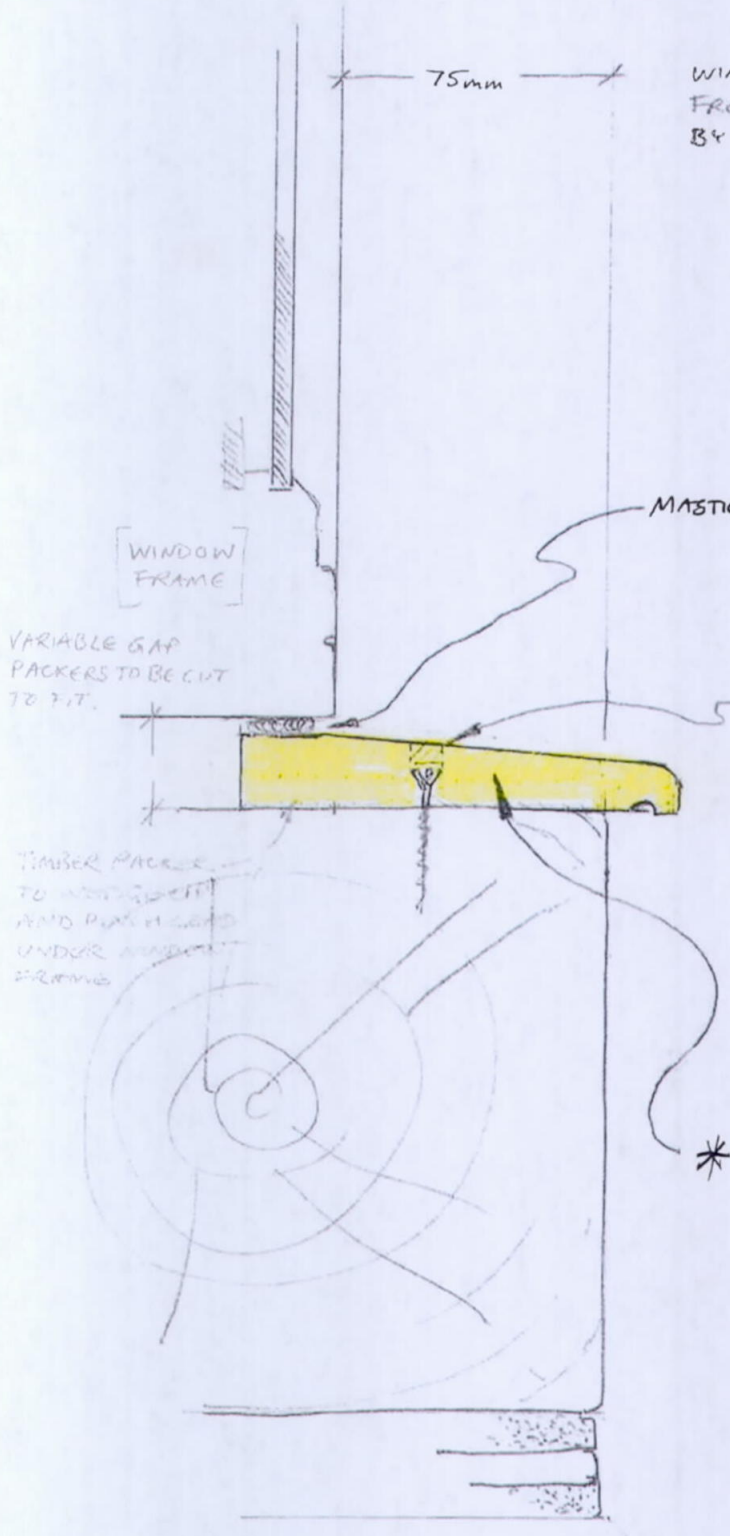
* Mc CURDY UPDATED CONDITION SURVEY. JANUARY 2019



BARN @ PHILPOTS CLOSE
~~CONDITION SURVEY~~
PROPOSED PROVISIONAL REPAIRS
TIMBER FRAME REPAIRS
McCurdy & Co Ltd
~~24th June 2011~~ JAN 2019.
Not to scale
EAST GABLE END.



PHILPOTS BARN
PROPOSED TIMBER FLASHING
DETAIL
BENEATH WINDOW FRAMES.



McCURDY & CO LTD.
NOV 2019.

SCALE 1:20

APPENDIX 5

HERITAGE IMPACT STATEMENT

Heritage Impact Assessment

The Barn, Philpots Close, Yiewsley, UB7 7RY

Dated 25th February

The Barn is a Listed Building, although the current listing does not accurately describe what was built in 1985. (See Listing in Appendix 6) . In that year various old farm buildings were demolished and using some of the soundest timbers the current Barn was built. The construction involved extensive wood preservation systems combined with innovative construction techniques of the time. For example, to stabilise the roof timbers a steel post tensioning system was used and a concrete frame was built to provide support for a first floor slab formed of pre-cast concrete planks. Some elements of the building were constructed in materials reflecting traditional agricultural architecture such as hand made roof tiles and bricks. However, non traditional materials were also used such as anodised aluminium double glazed window frames, air conditioning plant and incongruous and unattractive lead flashings that did not, in the event, protect the frame from water damage as intended and suffered from regular theft

With this relatively recent and haphazard construction it is hard to see what is the historical significance of the building today, other than in parts of the timber frame

The Proposed Works, which are the subject of this Listed Building Application, are intended to preserve the timber frame and the water proofing around it, as is the repositioning of the brick infill panels so that they are in a level plane with the timber frame around them. In addition they are to replace, with matching timber cills, the incongruous and inefficient lead work around the building which is subject to theft

APPENDIX 6

LISTED BUILDING - ACTUAL LISTING

LISTED BUILDING - listing

BARN AT PHILPOTTS YARD, HIGH STREET
The building or site itself may lie within the boundary of more than one authority.

County:
Greater London Authority
District:
Hillingdon (London Borough)
Parish:
Non Civil Parish
National Grid Reference:
TQ0584480907

Details

1. 5018 HIGH STREET (East Side) YIEWSLEY Barn in Philpotts Yard. (Formerly listed as Barn at Philpotts Farm) TQ 0580 28/287 22.6.7l. II 2. Late C16 or early C17 6-bay barn. Weatherboarded with roof now covered in galvanised iron. Aisle on south side. Stout uprights and pattern of arched braces along side of plate. Queen post trusses to half-hipped roof. Gabled south porch. Some timbers renewed.

Listing NGR: TQ0584480907