

Design and Access Statement incorporating Heritage Statement



This application is being submitted following initial contact with Ms. Emma Lauze.

Introduction

This statement has been prepared in support of a listed building consent application for the removal of an existing internal arched wall at 75 Iver Lane. The building as it stands is in a good state of repair following a major refurbishment about 5 years ago

Heritage Statement

75 Iver Lane is a grade II listed, semi-detached property dating from The Georgian era. It forms part of a group listing along with The Shovel Inn, The Toll House and No 73 (list entry No 1180885). The lock is also listed and together with the frontages of these properties they form a setting which is the basis for the listing.

From the canal side (front) it presents as a single story dwelling being one half of a pair. It has a slate roof with deep eaves and white painted brick walls. The front façade comprises of two box sash windows with glazing bars and a central (to the two properties) projecting brick bay containing a six panelled door to the front plus a window to the side. Running in line with the bay is a low level white painted brick wall with a gate providing access to the rear garden. Brick steps lead down to the garden allowing a view of another (lower ground) floor to the property.

It is located at Cowley Lock on The Grand Union Canal. Being previously known as the Grand Junction Canal, It was formed from an amalgamation with several other canals in 1929. It is Britain's longest canal stretching from London to Birmingham with several branches along its way and includes numerous historical cottages and houses along its embankment.

Cowley Lock is in an area which has been designated as a Conservation Area (<http://www.hillingdon.gov.uk/media.jsp?mediaid=14755&filetype=pdf>). The property is one of a group of Listed Buildings which sit adjacent The River Frays and nearby The River Colne also runs by. To the south is a recreation ground and nearby sits Little Britain Lake. Cowley Lock is a peaceful haven with a rural character away from the normal commotion of a busy town.

Building History

British waterways no longer have any records relating to this property, so the sparse knowledge that has been obtained is from some old maps and what has been ascertained from the structure of the building. The assumptions are as follows: -

It is thought that the original structure was the current kitchen (lower ground floor) and nothing more on this side, but an arched doorway in the centre of the wall that went through to the neighbouring property (No 73). There was another arched doorway opposite this in the current kitchen which is thought to have been the way in & out. To either side of this door are two more arches which (due to indications on the brickwork) may have been windows originally. At this stage it was probably used for storage etc. in connection with the building of the canal.

The current dining area was added to this and the window opening indicates that this was originally open to the floor, so this was probably the way in & out. At some stage the doorway between the dining room and kitchen was bricked up and changed into a fireplace and one of the adjoining arches was opened up to become the doorway. This may have happened when the property was adapted to become a house.

The current bathroom and inner hall on the upper ground floor were added, which probably instigated the use as a house and this is the end of the Georgian phase of building. All these bricks were red stocks laid in English bond.

The next stage of building was a large two story extension to the rear. This is constructed in yellow stocks in Flemish bond and indicates the Victorian phase. It consists of the current upper bedroom, upper rear hall, stairs and lower hall. Now that stairs were built in this half of the property, it was probably at this stage that the property was split into two and the ground floor entrance lobby was added.

The current lower bedroom is difficult to correlate with the other areas. The walls attached to the neighbours property are Georgian as is part of the window wall, however the window is 20th century and where it abuts the Georgian wall is a join i.e. the timber lintels are cut and of different sizes, as are the joists forming that half of the floor above. Also, the final wall is part of the Victorian extension. Looking at old maps of the area shows that the property was larger at one stage (during the Georgian era) with a large central bulk extending to the rear. This is now gone, but probably explains the confusion in this room.

The final extension (rear half of the lower bedroom) is of 20th century construction and is of no historic value.

Condition

Internally there is little left of any historic merit or interest due to previous works that have been implemented.

On the lower ground floor the whole of the floor has been concreted over and most of the walls have had the majority of plaster removed and a cement render applied. This has resulted in the loss of all original floor coverings and skirtings. All original doors have been replaced and some of the architraves have been replaced. Both original fireplaces have been removed and replaced.

On the upper ground floor a couple of the doors have been replaced as well as some of the skirtings and architraves. Two fireplaces have been bricked up and a third (original) was found covered over by boarding.

Design Proposal

The aim of the works is to remove the arched wall between the kitchen and dining area to create a more usable living space. At present because of the thickness of the wall (600mm) the remaining wall dominates the living space.

It is not proposed to make any changes to the access, either within the site or outside

Conclusion

It is hoped that this change will make the kitchen / dining area a more usable space.