

**PROPOSAL FOR A CHANGE OF USE FROM B1 BUSINESS USE TO USE CLASS C3(A)  
RESIDENTIAL USE**

**at**  
**NO.3 BRITANNIA COURT, THE GREEN, WEST DRAYTON UB7 7PN ( the building was formerly  
known as no. 27 The Green)**

**HERITAGE STATEMENT**

**THE ASSET**

The subject building was Listed Grade II in September 1974, and is located within the West Drayton Green Conservation Area.

**EXTENT OF THE ASSET**



The asset is located on the eastern side of The Green in West Drayton. The Green is a large, landscaped public open space which is grass covered and edged with mature trees. The subject building forms part of the eastern side of The Green and has windows facing onto the open space; with one or two exceptions the majority of the buildings on this side of The Green are two storey, terraced and in residential use.

**RELEVANT PLANNING HISTORY**

The building is part of an existing, relatively recent, larger development known as Britannia Court. The scheme involved the conversion of ex brewery buildings, some of which had statutory listing, and included some new-build additions all providing Use Class B1 business premises of various sizes. An informal conversation with Mr Richard Buxton, planning officer at L.B. Hillingdon, indicated that there may have been an expired planning approval for a mixed use development of offices and residential use in the early 1980's, the current scheme appears to be principally business use.

**PROPOSED WORKS**

Internally the building has previously been fully refurbished and made largely open plan. In order to provide suitable domestic accommodation it will be necessary to erect non-load bearing partitions in various locations within the two floors as shown on the application drawings. In order to improve pedestrian access to and from The Green it is proposed to insert a new wicket door into one leaf of the existing painted timber yard gates, the door will also provide a more direct route to the existing front door of the building.



Existing  
building

**West Elevation (facing The Green)**

### **IMPACT ON THE ASSET**

There is no alteration proposed to the Listed Building fabric exterior, the only intervention involves the insertion of a wicket door into one leaf of the yard gates, the gates do not appear to be a heritage asset and most likely were renewed at the time of the earlier development. The wicket gate will give pedestrian access to the covered yard where the existing access door to the building is located. Internally the building has previously been fully refurbished and made largely open plan. In order to provide suitable domestic accommodation it will be necessary to erect partitions in various locations within the two floors preserving the existing windows and their positions, the proposed floor layouts show the windows to be well located for the purpose. There is no internal removal or alteration proposed to the listed fabric.

### **PRESERVATION OF THE ASSET**

This proposal, by merit of the fact that there is no alteration to the exterior of the building or alteration or removal of internal fabric, preserves the asset in its current form.