



For: **Hillingdon Council**

May 2026

Document Reference CMEAD-DAS-V02

COLNE MEAD

85 Mill Road, West Drayton UB77EH

Design & Access Statement

Application for Listed Building Consent

Conversion of garage to habitable use, internal alterations on level 1 of the main building, refurbishment of all existing timber windows, and removal of a late addition roof to the east courtyard.

A.D.A DESIGN

Bespoke Ops Ltd

Amir Amitai, Director

amir.amitai@gmail.com / 07403873963

Contents

Section	Content	Page
1.0	Introduction	3
1.1	Purpose of the Document	3
1.2	Accompanying Documents	3
1.3	Planning History	4
2.0	Site & Building Analysis	5
2.1	Historical Development	5-10
2.2	Description of the Building	11-14
2.3	Description of the Plot and Landscaping	15-16
3.0	The Proposal	17-21
	• Garage Conversion to Habitable use	18
	• Internal Modifications – Main House, Level-1	19-20
	• Heritage Benefit Works	21
3.1	Influence on the Facades – Side by Side Comparison	22
3.2	Material Specification	23
4.0	About Us - Contact Details	24

1.0 Introduction

1.1 Purpose of the Document

This application seeks councils’ approval for alterations to Colne Mead, a Grade II Listed Building located at 85 Mill Road, West Drayton UB77EH.

The proposal is for:

- Conversion of garage to habitable use, internal alterations on level 1 of the main building, refurbishment of all existing timber windows, and removal of a late addition roof to the east courtyard.
- No changes are proposed to the layout of the garden, driveway and house surrounds.

1.2 Accompanying Documents

	Document	File Name	Print Size
1	Design & Access Statement – This document	CMEAD-DAS-V02-220526.pdf	A3
2	Heritage Statement	85 Mill Road, West Drayton Heritage Statement.pdf	A4
3	Existing Building:	CMEAD-PA-02-EXISTING.pdf	A1
	Location Plan – 1:1250		
	Plan GF, Plan L1 – 1:100		
	Elevations and Section – 1:100		
4	Existing Landscaping:	CMEAD-PA-02-LANDSCAPING.pdf	A1
	Plot Plan with Tree List		
5	The Proposal:	CMEAD-PA-03-PROPOSED.pdf	A1
	Block Plan – 1:500		
	Plan GF, Plan L1 – 1:100		
	Elevations and Section – 1:100		
6	3D Visualisations, Existing and Proposed	CMEAD-PA-02-3D.pdf	A1



1.3 Planning History

1. The property has the following statutory entries associated with it:

- **Colne Mead**, Grade II Listed Building, Entry 1285225, 6 Sept 1974.
<https://historicengland.org.uk/listing/the-list/list-entry/1285225>
- **Forecourt Wall to Number 85**, Grade II Listed, Entry 1358403, 6 Sept 1974.
<https://historicengland.org.uk/listing/the-list/list-entry/1358403>
- **West Drayton Green Conservation Area**, LBH
<https://www.hillingdon.gov.uk/conservation-areas>
- **Colne Valley Archaeological Priority Zone**, LBH
<https://www.hillingdon.gov.uk/archaeology>
- **Tree Preservation Order**, TPO 666
TPO Notice, Ref. JL/2009/666, 9 Dec 2009.

2. Previous Planning Applications:

- **Application Ref: 34281/APP/2009/287; Decided 20 Apr 2009**
Conversion of garage to habitable use, alterations to doors and windows and internal alterations (Application for Listed Building Consent).
Status: Granted (not implemented)
<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=34281/APP/2009/287&from=planningSearch>

3. Other relevant documents:

- **Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) including Supplementary Planning Guidance.**
- **Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document – Residential Extensions.**
- **The London Plan - Spatial Development Strategy for London consolidated with alterations since 2011**
- **National Planning Policy Framework (NPPF)**
- **Technical Housing Standards – Nationally Described Space Standard (NDSS)**

2.0 Site & Building Analysis

2.1 Historical Development

*For a detailed breakdown please refer to the accompanying Heritage Report.

The statutory list description summarises the architectural interest of No. 85 as follows:

“Early-mid C19 villa of 2 storeys, 3 windows. Moderately low pitched hipped slated roof. Yellow stock brick. Sash windows with glazing bars in moulded stucco architraves, those on ground floor with console bracketed cornices over and raised panels below. 4-panel door, with patterned fanlight, in Roman Doric porch. Modern but seemly right garage extension”.

The earliest map seen for the house dates from the 1860’s. It shows the main house and the two preserved outbuildings to the rear. The map extract demonstrates that the outbuilding containing the kitchen was originally half the size it is now.

A survey of the house was carried out in 1935, which still shows the house and the two outbuilding in their original state (with the addition of a garden structure in the SE corner).



Image 1: Colne Mead in 1861 (National Library of Scotland Archives)

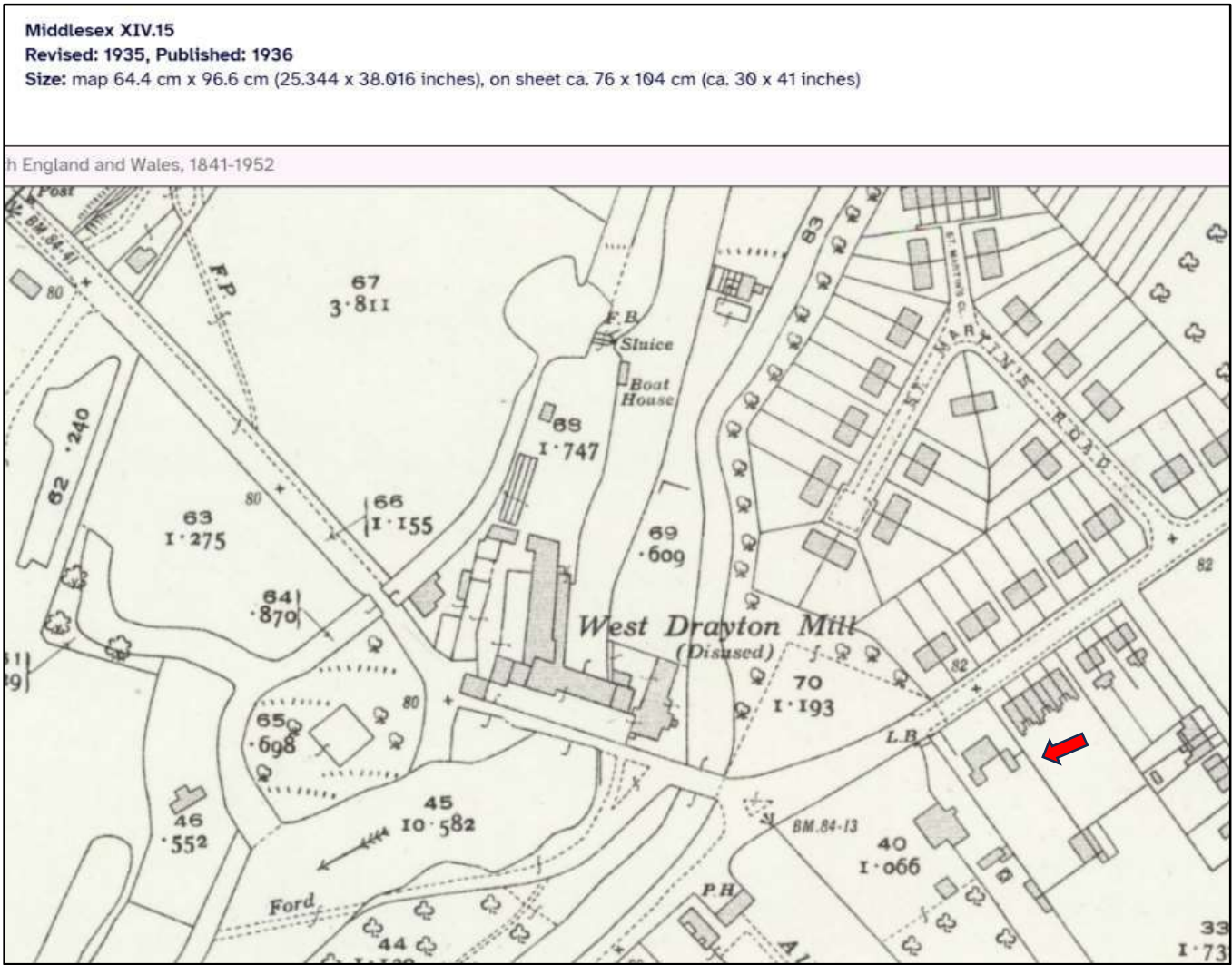


Image 2: Colne Mead in 1935 (National Library of Scotland Archives)

Image 3 shows the house in 1970 with the addition of the garage. (The extension of the kitchen to the West and the conservatory are yet to be built).

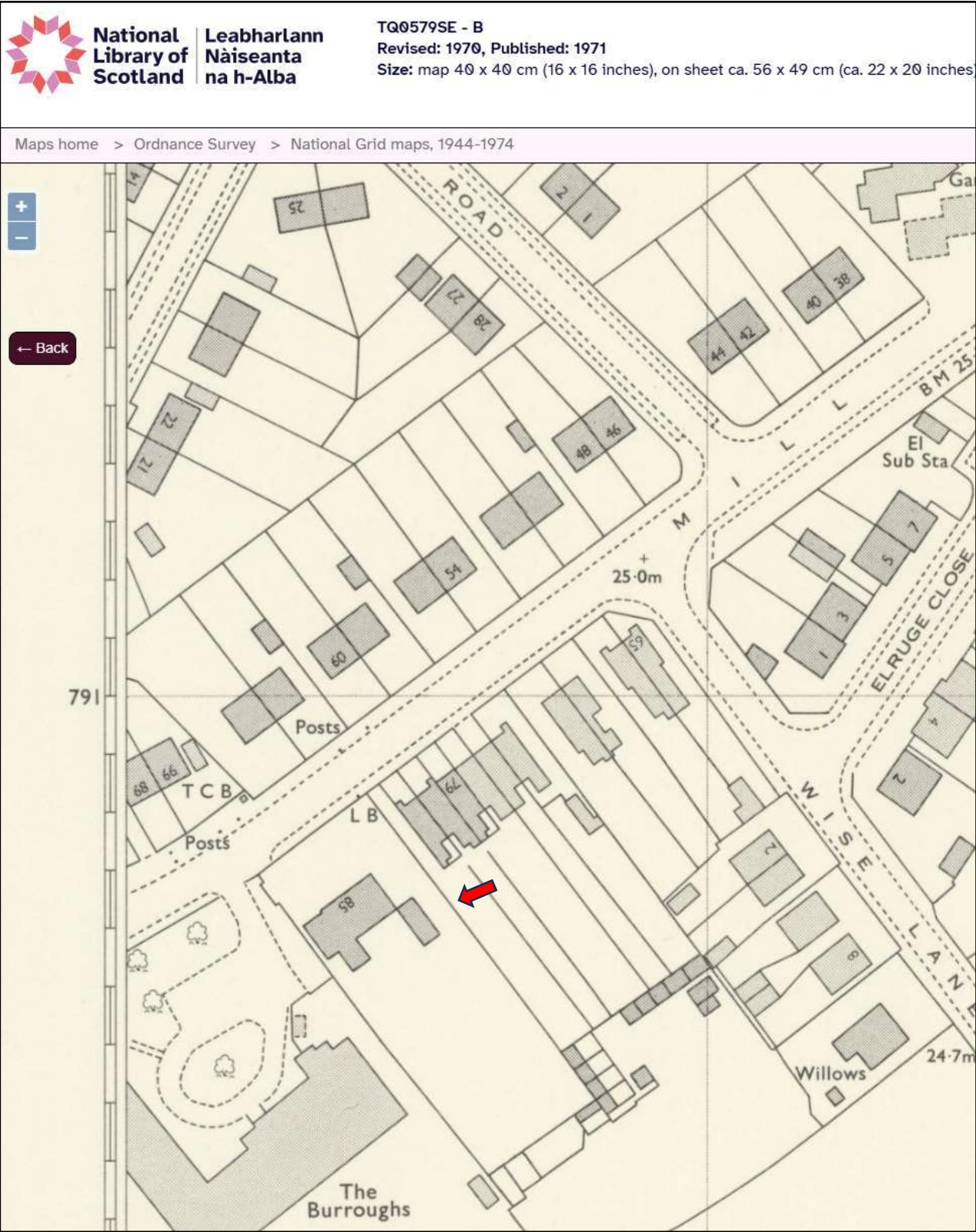


Image 3: Colne Mead in 1970 (National Library of Scotland Archives)

Image 4 shows an aerial view of the property in 1999. The kitchen and conservatory extensions have been constructed by this time, as were the walls of the East Courtyard.

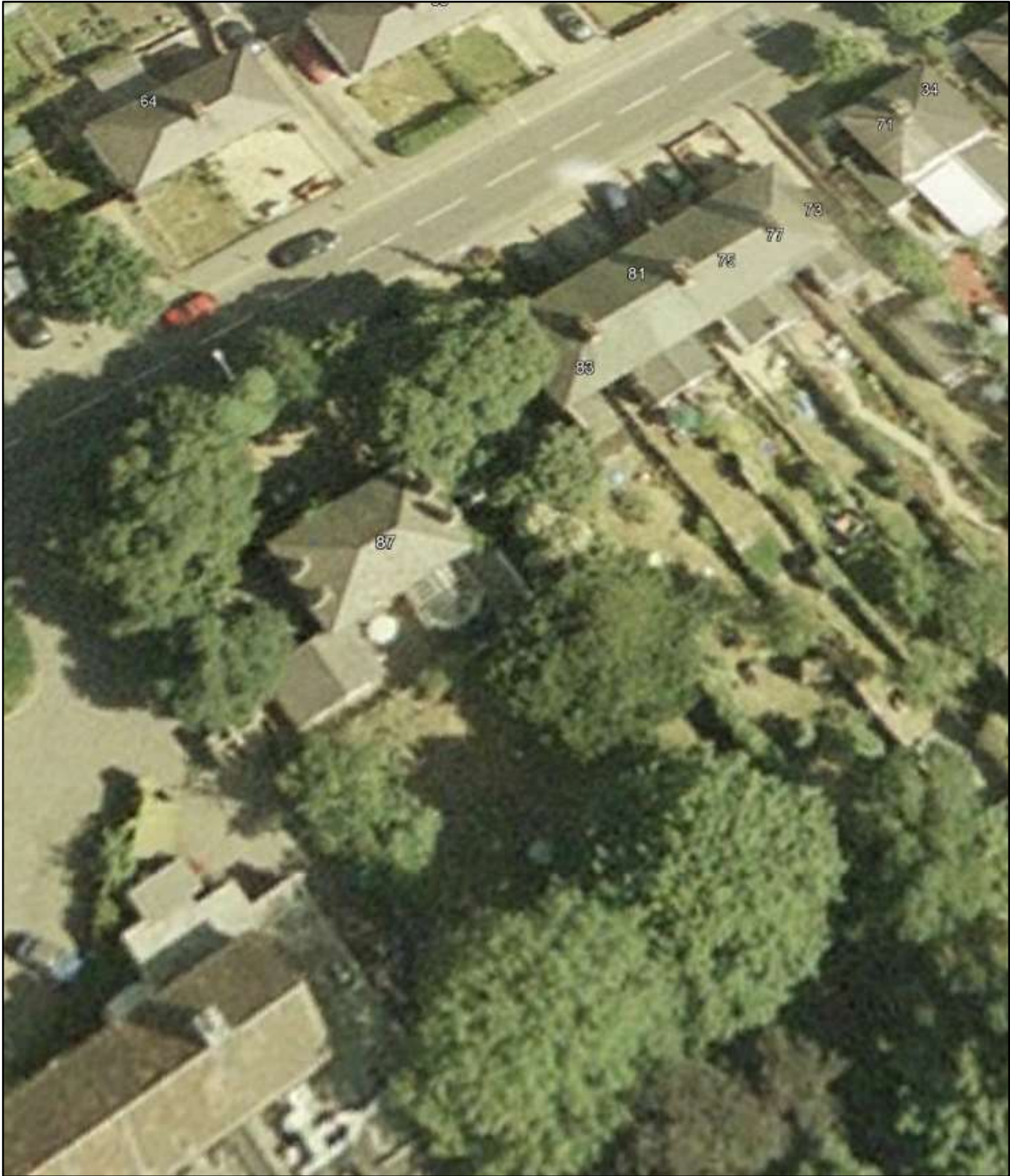


Image 4: Colne Mead in 1999 (Google Earth Archive)

Images 5 and 6 show the survey records from 2009, which form part of consented planning application Ref: 34281/APP/2009/287.

<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=34281/APP/2009/287&from=planningSearch>

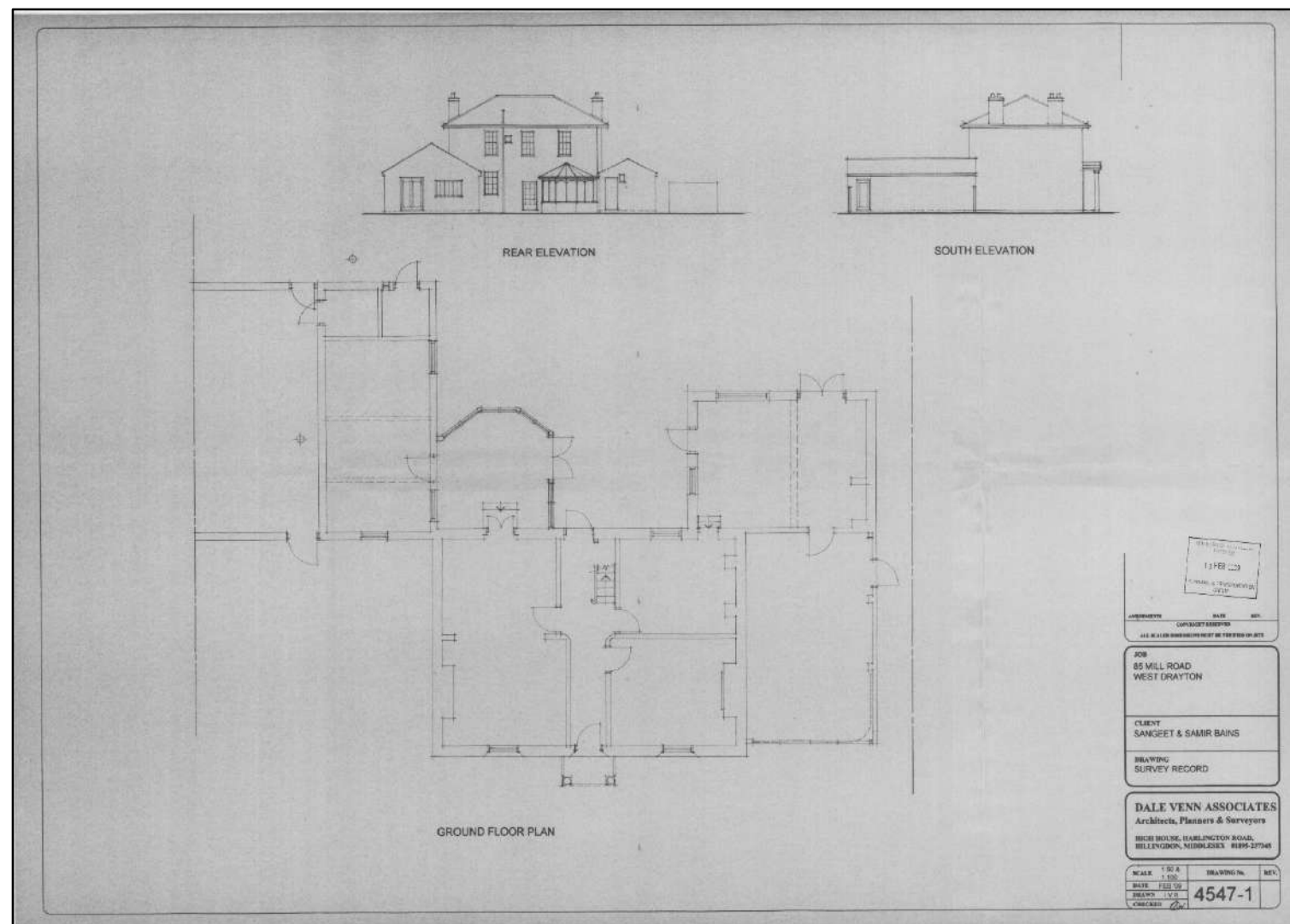


Image 5: Colne Mead, Ground Level

Survey Records 2009

(Planning Application Ref 34281/APP/2009/287)

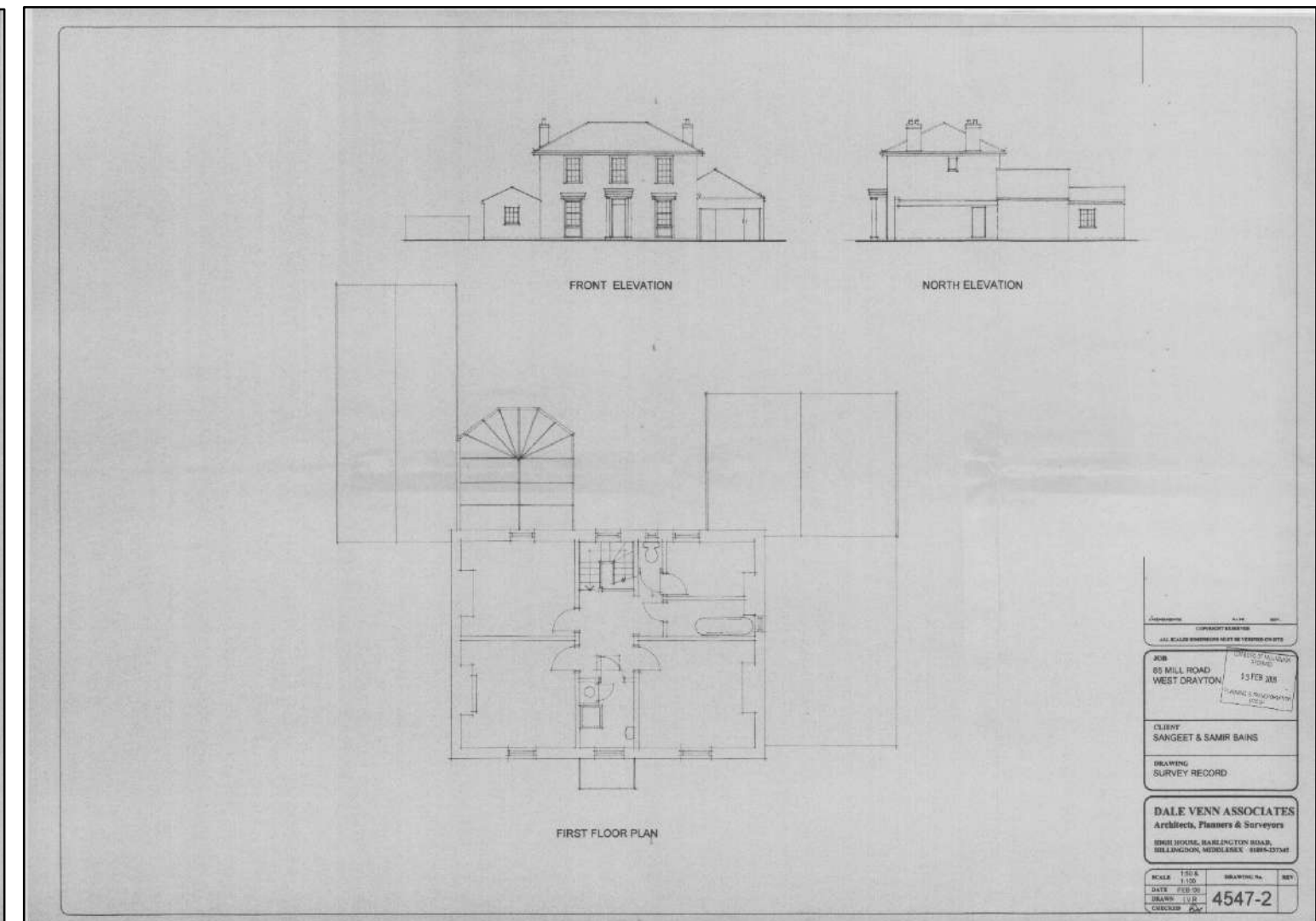


Image 6: Colne Mead, Level-1

The suggested phase plan for Colne Mead is shown in images 7-8 below.

The C-19th footprint of the house is outlined in red, and is the primary heritage significance (all the built forms come under the statutory listing).

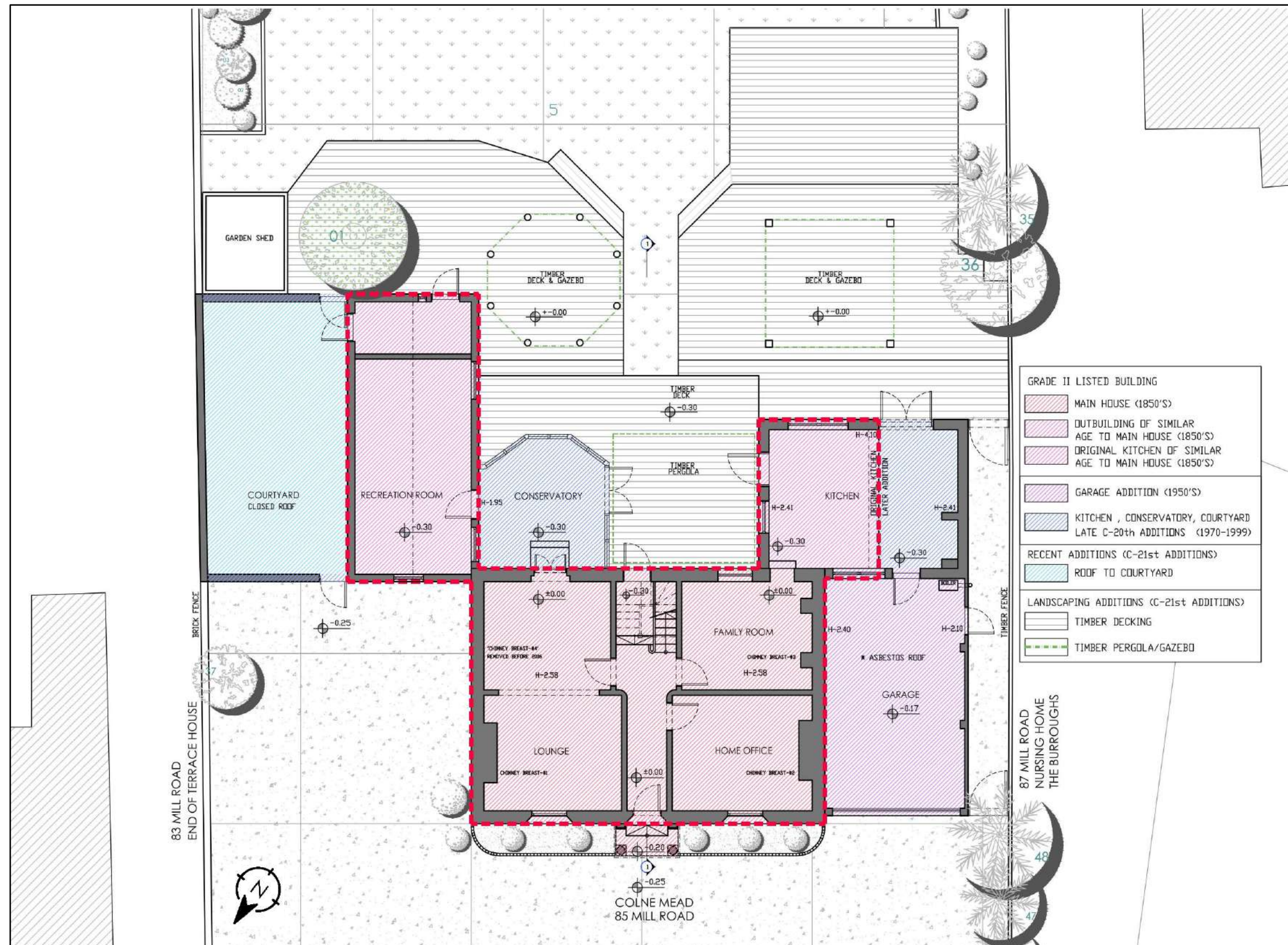


Image 7: Colne Mead 2025 Phase Plan – Ground Level

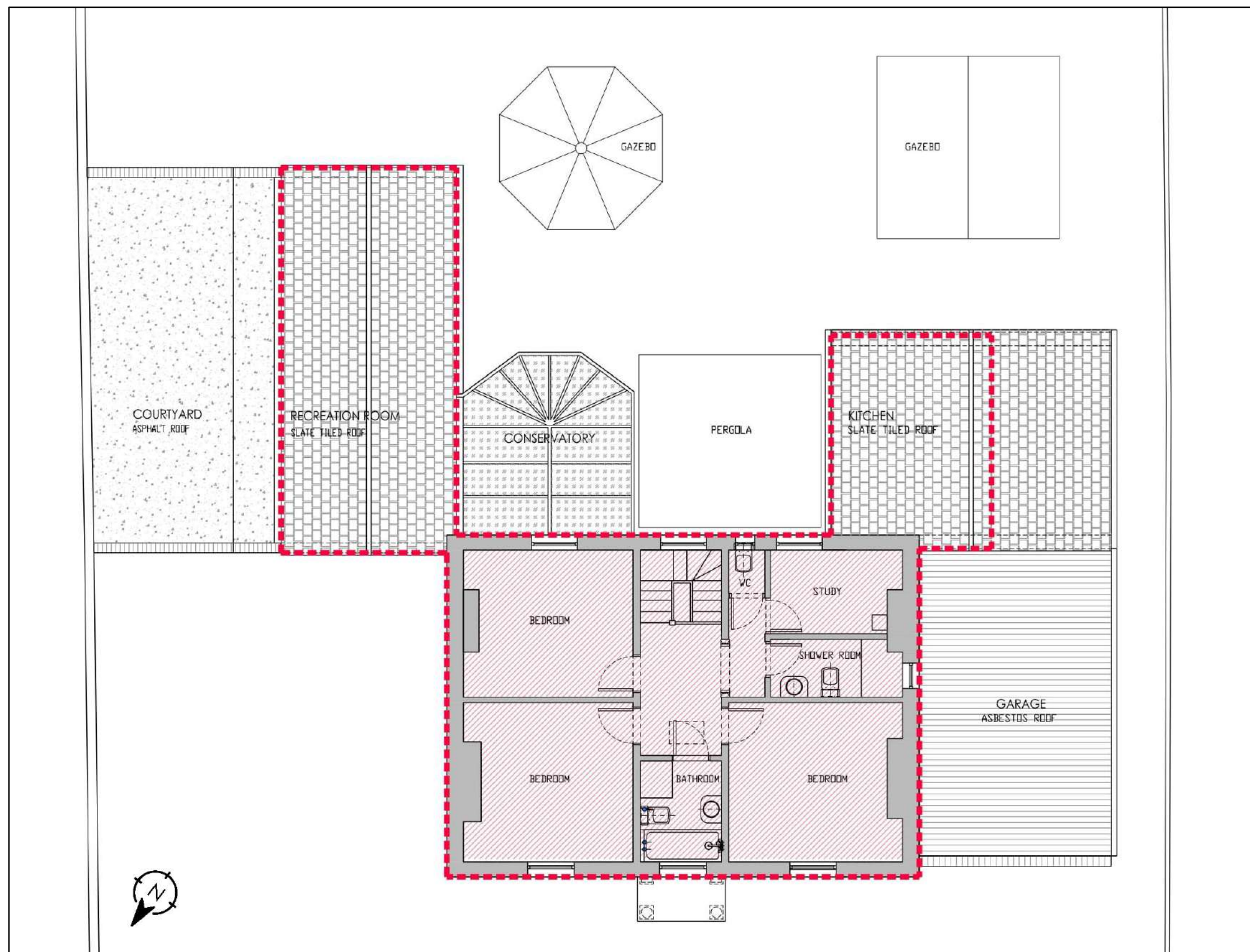


Image 8: Colne Mead 2025 Phase Plan – Level 1

2.2 Description of the Building

The Main Building:

Is an Early-mid C19 villa of 2 storeys with a low pitched hipped slated roof. The walls are of yellow stock brick, except the back elevation which is rendered in white. The inner configuration is a 4-up 4-down room configuration, with a central corridor and staircase. The 2009 Survey Records show 3 of 4 fireplaces on the GF present and operational, preserved with their mantelpiece. On the upper level, four chimneys are present, one of which received consent for demolition in Planning Ref 34281/APP/2009/287. The sash windows are white painted timber with glazing bars. Front Elevation: moulded architraves for the three windows on L1, windows on the GF are with console bracketed cornices and raised panels. A four-panel door, with patterned fanlight, within a Roman Doric Porch. To the Rear is a mix of sash windows and glazed doors.



Images 10-12: Colne Mead, North East and West Elevations

The Kitchen Wing – Original and Extended

The original kitchen wing was constructed along with the main building; the modern addition (late 20th C) doubled its floor area and extended its height as can be seen in the differentiation of the brickwork in the South Elevation.

The roof timber structure is part of the new extension, slate tiles similar to the main house were used.

The walls appear to be a 2-layer solid brickwork. The windows look to be original as is the barn door to the East, the south facing door looks to be a more modern addition. An internal window is a later addition looking into the garage.



Images 13-15: Rear Kitchen Wing, South and East and West Elevations

The Garage - Addition from the 1950's

The garage is a later addition, added as a wing to the west main building.

It's constructed of a single brick wall with brick columns, an asbestos flat roof, timber lintel, timber bifold barn doors for the entrance, with a side external door and a connecting door to the kitchen.



Images 16-17: Garage

Conservatory - Late 20th C additions

A timber conservatory, octagonal shape with a pitched glazed roof. White painted timber with single glazing.



Images 18-19: Conservatory

Recent additions C-21st Additions

Roof cover to the East courtyard (between the out-house and the outer fence).

Landscaping elements to the back of the house, A timber deck, two timber gazebos and a pergola.



Image 20: Roof Closure to Courtyard

2.3 Description of the Plot and Landscaping

Colne Mead is situated on a ~1550m² plot; the borders are as follows:

North – 2m' high brick wall facing Mill Road – Grade II Listed, Entry 1358403; **East** – 2m' high brick wall, facing an end terrace house, 83 Mill Road.

South – 2m' high brick wall, facing an open field, part of 1 Wise Lane; **West** – 2m' high timber fence, facing a Nursing Home, The Burroughs.

Within the plot are 3 trees marked under TPO 666 (Ref JL/2009/666, 9 Dec 2009) (TPO Trees numbered 1, 38, 44 In the drawing below).

The landscaping consists of approximately 14 established large trees (trunk 0.5m' and above, height 8m' and above), and numerous small to mid-sized trees and shrubs, situated predominantly at the perimeter of the plot. To the back is a lawn surrounded by a peripheral planting bed defined by timber edging. The front driveway is paved with gravel, the planting beds are loosely defined by intermittent stone edging.



Image 21: Colne Mead, Landscaping – Existing



Image 22: Front Landscaping, including Forecourt to No. 85



Image 23: Back Landscaping – Existing

3.0 The Proposal

The proposal includes:

1. Conversion of the existing garage into habitable use
2. Internal modifications to Level 1 of the main house.
3. Heritage benefits:
 - Removal of the roof closure to the East Courtyard.
 - All existing timber windows will be refurbished to working condition and re-painted white.
4. The layout of the garden, driveway and house surrounds will remain unchanged.

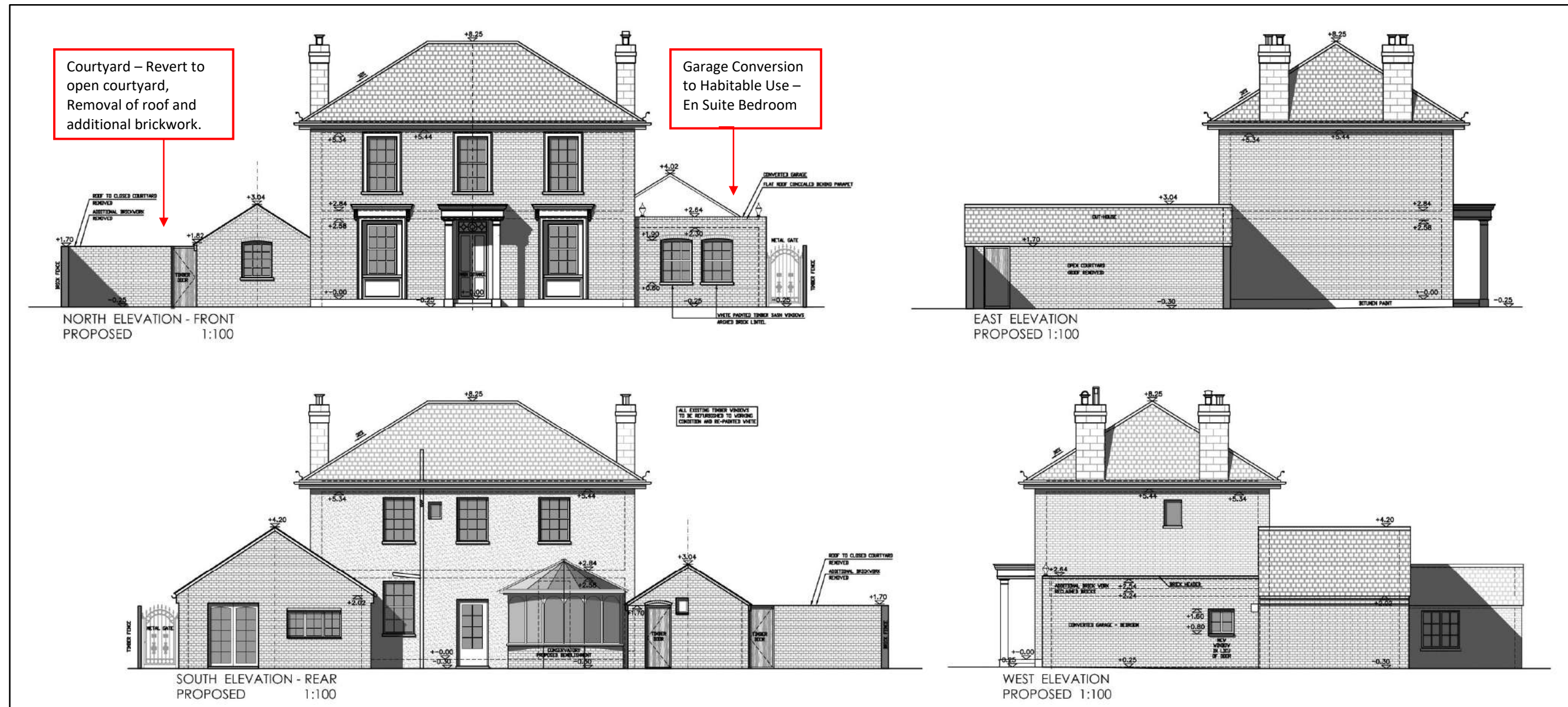


Image 24: Elevations – Proposed

Garage conversion to a Habitable Use – En-Suite Bedroom

- As per previously consented application Ref: 34281/APP/2009/166.
- The scale of the building wing will remain unchanged. The proposed new roof to the garage would be concealed behind the brick parapet as is the existing roof. The proposed new windows for the converted garage will be of a similar design and a proportion as those of the original windows in the older outbuilding. Brick arches will be constructed above the windows.
- The internal layout has been modified to an En-suite bedroom with a utility room as shown.
- Permeable inner insulation layer will be added to the interior of the walls and floor.
- The existing Asbestos roof will be removed and replaced by a flat asphalt roof concealed behind the parapet walls.

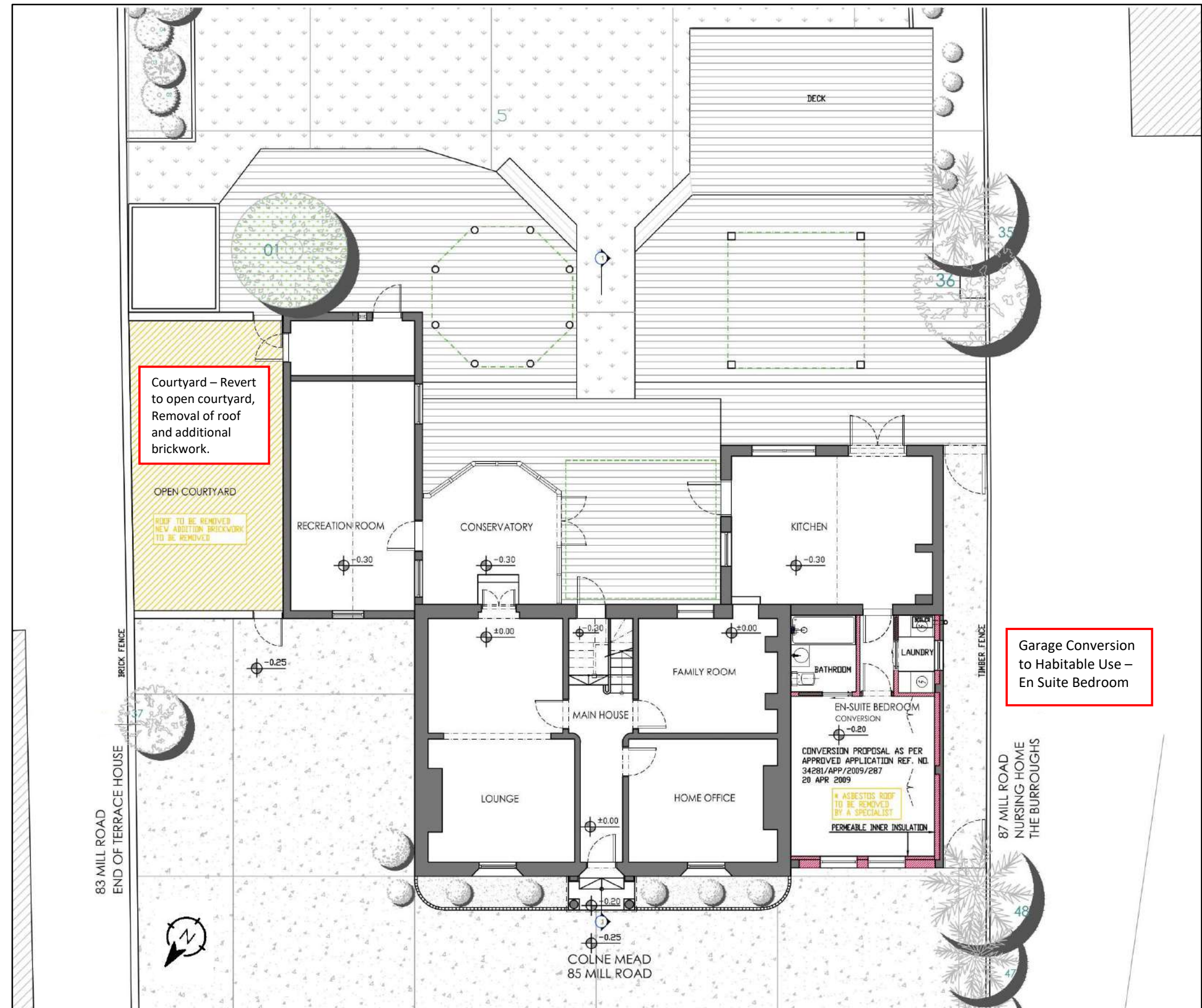


Image 25: GF Proposed

Internal Modifications – Level 1

- The original layout of the Main House is a 4 up 4 down configuration.
- This has been altered over the years. on Level-1 the SW Bedroom has been split between a smaller room, WC, shower room and the hallway.
- The proposal is to create a Master En-Suite in lieu of the 2 West rooms.
- The proposal retains part of the original '4 up' division wall, by creating an opening within it, complete with a period suitable architrave.
- The original door into the bedroom is retained.
- The arched architrave in the hallway is retained as a visible pilaster within the proposed wall closure.
- Plumbing for the En-suite will utilise the existing SP outlet to the rear of the house.
- The main bathroom on L-1 is proposed to undergo an internal refurbishment which will include new tiling and fixtures. No changes proposed to its outer walls, openings, or general drainage solution.

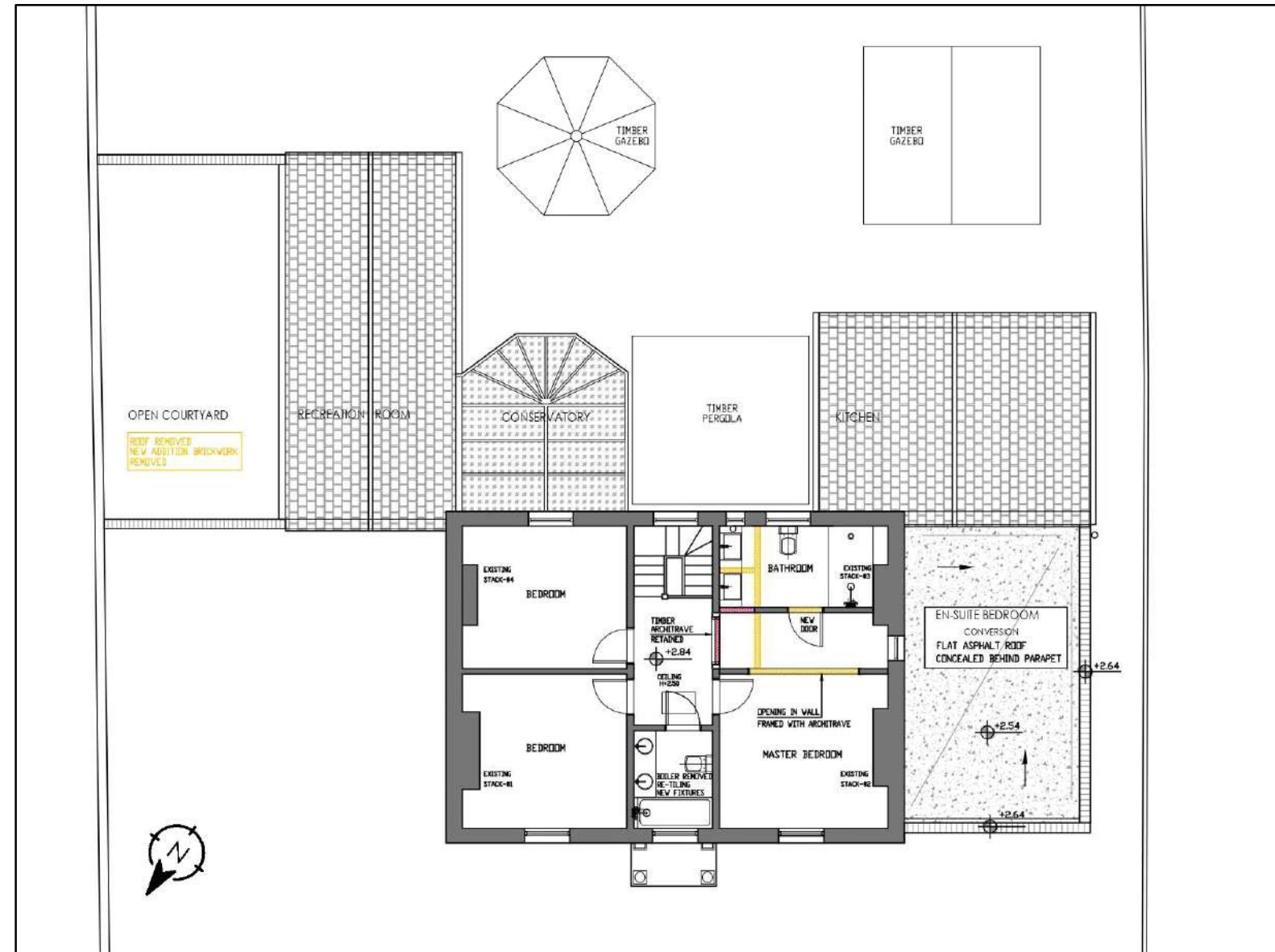


Image 26: Level 1 - Proposed



Architrave in Hallway-Retained



Current Room Partition



Bedroom Door-Retained

Images 27-29: Level 1

Heritage and Public Benefits

The proposal includes the following Heritage and Public Benefits.

- Windows refurbishment.
All existing timber windows to be refurbished to working condition, timber repainted white, glazing seals retouched where required
- Removal of the late addition roof to the East courtyard, and the additional brickwork.



Image 42: Main Façade



Image 43: Removal of Roof Closure to Courtyard and Additional Brickwork

3.1 Influence on the Facades – Side by Side Comparison



EXISTING



PROPOSED



Image 44: Front Façade, Existing and Proposed Comparison - CGI

3.2 Material Specification

- Windows and Doors:

The two new windows to be sash, white painted timber, to match appearance of existing windows.

- External Walls:

All new brick work will be reclaimed, imperial size, yellow stock bricks and a dense lime mortar, both to match existing.

Where internal insulation is added, permeable insulation will be used (such as Thermafleece or Sisalwood), Lime plaster, and permeable paint such as Limewash.

- Garage Roof:

Asbestos sheet roof to be removed. A new asphalt roof is to be installed behind the brick parapet which will not be visible at the front elevation.

4.0 About Us – Contact Details

A.D.A Design

A.D.A Design, led by Amitai Danny Amir specialises in the Design and Project Management of high-end Residential, and Commercial buildings.

Drawing on 25 years' design and construction experience with leading Developers in the UK and abroad, we deliver elegant and effective architectural solutions.

We treat every project as a unique opportunity, from both an individual and environmental perspectives.

We work with professionalism and integrity at all times, with a wide network of professional contacts, we assemble teams and provide the expertise to deliver at all project stages.

Our specialisms include:

- High-End Residential properties, for varying scales and budgets.
- Contemporary Commercial design, for Office and Retail use.
- We're experienced in New-Build Projects, Conversions, and Listed Assets.
- We handle all design stages including Project Management for the Construction Phase.
- We provide clear, high quality design drawings.
- Expert professional advice backed by years of practical experience
- Understanding of the UK Planning system
- Meeting the requirements of the current Building Regulations.
- Construction advice and Project Management

Our design process emphasises coherent place-making and practical buildability.

This approach has enabled us to have a substantial track record of successful planning applications and completed buildings across the UK.

We deliver projects in Conservation Areas, with complex planning situations including community consultations.

To ensure accuracy and efficiency, all our projects are delivered using the latest CAD software at all project stages.

Our technical solutions are sustainable and robust, meeting the latest Building Regulations and Sustainability demands.



Contact

Amitai Danny Amir, BARCH, MBA, Director
amir.amitai@gmail.com
+44 (0) 7403873963
A.D.A Design - Bespoke Ops Ltd
23 Lyndhurst Ave. Surbiton, Surrey KT59LN