



DESIGN, ACCESS & HERITAGE STATEMENT

69 The Green, West Drayton UB7 7PW



PROJECT: SUBSIDENCE REPAIRS

This Design and Access Statement has been prepared to support an application for listed building consent for the proposed works at 69 The Green, West Drayton, a Grade II Listed Building.

This Statement should be read in conjunction with all associated documentation attached to this application.

The level of information given in this Statement is appropriate and relevant to the extent of works proposed.

1. The Site & Property

The application relates to 69 The Green (also known as The Old House), a handsome 2-storey dwelling set on an extensive plot. The property is prominently positioned along The Green with several other listed buildings dotted around the open space. It is also within the West Drayton Conservation Area.

2. The Proposal

The property has suffered significant subsidence damage and the proposed works form part of an insurance claim. The cause of the subsidence appears to be root induced clay shrinkage brought on by the proximity of vegetation. Vegetation management has been carried out such that repairs can now be undertaken.

The proposal involves external repair works to the rear elevation and side elevation utilising Helibar masonry reinforcing bar techniques to reinstate structural integrity, and to repair masonry with traditional brick stitching and repointing using matching bricks and lime mortar gauged to match existing. Minor repairs to the windows and decoration will also be undertaken.

Internally, the proposal comprises crack repairs to walls, ceilings, floors, doors and windows and redecoration on completion of works.

All works are fully detailed in the Schedule of Works.

3. Heritage Statement

3.1 Historical record of the building

Heritage Category: Listed Building
Grade: II
List Entry Number: 1080250
Date first listed: 05-Sep-1974
List Entry Name: THE OLD HOUSE
Statutory Address 1: THE OLD HOUSE, 69, THE GREEN

THE GREEN (East Side) WEST DRAYTON No 69 (The Old House) TQ 0579 29/133 II 2. Early C18. Brown brick. 2 storeys, 3 double hung sashes in surrounds with rubbed red brick flat arches. Door has cornice-hood on brackets. Brick bands above ground and 1st floors. Parapet, old red tile roof. Listing NGR: TQ0587679305.

3.2 Analysis of the significance of the history and character of the structure

The property has been constructed, adapted and enlarged in several phases. The rear of the property was originally a cottage, dating from the late C17th/early C18th and would have been timber frame construction with rendered infill panels, a shallow pitched roof finished in slate tiles and timber casement windows.

The C18th was a time of expansion for the village of West Drayton and the property was extended to the front with a much grander façade featuring a double fronted elevation with early six over six, vertically sliding sash windows. The windows are of significant historic interest and potentially original to the building and are positioned flush along the building façade. Their positioning means the windows were not altered in accordance with the 1709 and 1774 Buildings Act, which required windows and doors to be set back from external brickwork by at least 4 inches. The property is finished in well-weathered red brick, contrasting brick arches over the windows, plain clay tiles and flanking chimney stacks.

Some parts of the property have been modernised and an inappropriate cement-based render has been applied to the rear of the building. The single-storey extension is a C20th addition.

The opening of the Grand Union Canal saw the industrialisation of West Drayton, particularly in the field of brickmaking, and a growth in housing in the area. The subject property is therefore an important,

historic contributor to the area and, together with several other listed and historic buildings, frames the once agrarian space that remains known as The Green.

3.3 *The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.*

The proposed works are essential repairs following subsidence. The repairs will be carried out by a specialist contractor with due care and diligence, avoiding disruption to the original fabric of the property. All repairs will be carried out with materials to match existing, with particular reference to mortars, plasters and renders.

The proposed works are crucial for the structural integrity, longevity and preservation of the listed building. Although fairly extensive in nature, the fully detailed schedule of works will ensure that the repair works will not impact on the special character or setting of the listed building.

4. Design

4.1 External Works

The works are fully detailed in the Schedule of Works. Repairs to the external walls include carrying out Helibar reinforcing works, raking out cracks in the mortar joints and repointing and bonding in mortar gauged to match existing, undertaking minor repairs to the timber windows and redecorating.

4.2 Internal Works

Internally, subsidence repairs to the walls will involve raking out the fractured mortar joints, repointing and stitching in new work with mesh and replastering. Helibar stitching anchors will be utilised across the vertical cracks between the original and extended parts of the property. Minor cracks to walls will be cut out and finished with matching materials/plasters/finishes. Ceilings will be carefully taken down to allow for repairs and reconstructed using lath and plaster as far as possible. Floor coverings will be removed to allow for levelling of the floor structure and then relaid using matching materials. Minor repairs such as easing, adjusting and filling the open joints of windows and doors will be carried out. All areas will be redecorated on completion of works.

4.3 Access

There are no issues regarding access.

5. Conclusion

This Statement has outlined the proposal for undertaking essential repair works to external and internal elements of the property following subsidence damage due to clay shrinkage exacerbated by vegetation. Vegetation management has been carried out and the repairs can now be undertaken.

External repairs are required to the walls, windows and door to the rear and side elevations. Internally, repairs to walls, ceilings, floors, doors and windows are required in most rooms. Helibar masonry reinforcing bar techniques will be utilised to reinstate the structural integrity of the property. All repairs will be carried out with materials to match existing, with particular reference to mortars, plasters and renders. The property will be redecorated throughout on completion of the works.

Overall, the proposed works are essential for the longevity and structural integrity of the listed building. Although fairly extensive in nature, the fully detailed schedule of works will ensure that the repair works will not impact on the special character or setting of the listed building.