

**Report: Conservation Area Character Appraisals**

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**1.0 CONTENTS and PURPOSE OF REPORT**

- 1.1 This report sets out the policy background to conservation area character appraisals. It identifies the existing and future need for appraisals and the way in which they will fit into the new planning system. The report also highlights the current and future procedures required for conservation area management, and the relationship of appraisals within them.
- 1.2 The document attached comprises three parts. The Introduction is standard and describes the background to conservation area designation in general terms, and for L B Hounslow as a whole.
- 1.3 The second part is a group of documents comprising an individual character appraisal for each of the three conservation areas that lie all or partly within West Area Planning Committee's area.
- 1.4 The individual character appraisal for each conservation area is provided in accordance with the intention identified in UDP policy Env-B.2, 4.15. Their content and format are described in more detail in section 6 of this report.
- 1.5 The third part is again general, being an explanation of the approach that should be taken to work on buildings in conservation areas. This is proposed as the basis for a general management framework, and which is to be extended to cover aspects of work in more detail.
- 1.6 This material is brought to the committee for information and commentary, and also for approval to present it to Sustainable Development Committee, for authorisation to undertake public consultation. This will commence a conservation area management regime that accords with the new planning system in terms of public involvement, sustainability appraisals and environmental assessments.

**2.0 SUMMARY**

- 2.1 The committee is requested to note and comment on the conservation area appraisal statements; and to recommend them to SDC for approval on a stand-alone basis, and as a basis for extending the appraisal process into a management framework relating to the new consultative and flexible planning system.
- 2.2 The committee is requested to note the identified pressures, and to comment further on potential for change in and to the conservation areas. Comments could include requiring investigating possible changes such as:
  - Extension or reduction of the boundary areas;
  - Further properties to be included on (or excluded from) the non-statutory List of Buildings of Townscape Character;
  - Identification of key issues for enhancement ie neutral or negative areas, tree planting or management,
  - Emphasis on special features for preservation by way of Article 4(2) reduction of permitted development
  - Emphasis on extra care to be taken eg on traffic management and streetscape issues

- 2.3 The effect of these comments, and pressures on the character of the conservation area will be tested during survey and feedback at a further consultation process, and results will be brought back with appropriate recommendations at a later date.
- 2.4 The committee is requested to note the principles for consideration of development proposals set out for each area. Again these are not intended to be complete, and the opportunity to extend these and augment with more specific detail will follow from the baseline appraisals once they are approved.
- 2.5 The committee is requested to note that development control guidelines, as set out in the supplementary planning guidance for the relevant conservation areas, will stay in force until they are superseded by the requirements of the new planning system. **The existing guidelines will not be superseded by these statements at this stage.**

### 3.0 CURRENT POLICY BACKGROUND

- 3.1 Designation of Conservation Areas has been possible since the Civic Amenities Act 1967. It has remained the method of putting area-based conservation policies, in support of a special interest, ahead of the presumption for development. It began with, and still works best, with public endorsement.
- 3.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 which empowers the method requires (Section 69) that every local planning authority shall from time to time determine which parts of their area should be designated as conservation areas, to be **“an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”**. The duty is then imposed on the planning authority, by Section 72, to pay special attention, whilst exercising their planning powers (for example, in relation to applications) to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.3 Further explanation on how to evaluate the special interest, and then manage the area/s designated is described in Planning Policy Guidance note (PPG) 15, Planning and the Historic Environment, (September 1994). This remains the primary government guidance on conservation areas, although it is expected to be updated relatively soon.
- 3.4 Under the new planning system: the Planning and Compulsory Purchase Act, 2004, Hounslow Borough’s UDP of December 2003 and its supplementary guidance will have to be replaced by a Local Development Framework (LDF). This introduces a family tree or portfolio of policy *documents*, which will collectively deliver the spatial planning strategy for the Borough. Integral to the production of these documents is the statutory requirement to carry out sustainability appraisals assessing the social, economic and environmental impacts of each planning document.
- 3.5 The London Plan is part of the statutory development plan and is a material consideration in determining planning applications. The UDP of December 2003 and its supplementary guidance are “saved” as policy for a period of 3 years from commencement of the Act, ie until September 2007. The currently adopted supplementary planning guidance on conservation areas (1997), saved along with the current UDP, will have to be re-built to complement the new planning framework.

3.6 The current (December 2003) UDP includes a dedicated range of Heritage policies at ENV-B.2. The currently adopted supplementary planning guidance (SPG) 1997 was consulted upon with the contemporary UDP, therefore Chapter 7, comprising the statements on conservation areas, is part of the “saved” policy. This includes statements for:

*Bedfont Green, Feltham Green and surrounding area, Hanworth Park.*

3.7 The Residential Design Guidelines, illustrating designs that may be considered appropriate, are adopted SPG. There is a specific chapter on conservation areas.

#### **4.0 CONSERVATION AREA STATEMENTS / APPRAISALS IN GENERAL**

4.1 The purpose of designating Conservation Areas is to put into the decision-making process, when considering proposals for change, the *character* of an area. The area is a defined landscape made up of individual buildings, their settings and groupings, with trees, streets and other important spaces.

4.2 There is no standard legal specification for Conservation Areas, other than the general definition in the Act (shown in bold in 3.2 above), but all the guidance emphasises that designation should be based on a description of the *special interest* that can be defined and justified. This is often called a Conservation Area Statement.

4.3 The statement identifies the attractiveness or interest of an area and what makes it special. It is the justification for the way in which individual owners and potential developers are restrained, and directed, in order to enhance or preserve the character.

4.4 “Character” is less easy to define than a purely physical description and is distilled from many aspects, ie it can have more than a visual effect. An identity of *place* can be found through the other senses, and the way in which an area influences or is influenced by its particular context can be quite profound.

4.5 PPG15 paragraph 4.4 advises, “*The definition of an area’s special interest should derive from an assessment of the elements that contribute to (and detract from) it. The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area*”. The reason is that “*It is important that designation is not seen as a means to an end in itself: policies will almost always need to be developed which clearly identify what it is about the character or appearance of an area which should be preserved or enhanced and set out the means by which that objective is to be achieved.*” (Section 4.9).

4.6 The definition needs to be sound in order to justify the policies and restrictions that flow from it: not just in the conservation areas, but as a material consideration of proposals which would affect their setting, or views into or out of them.

4.7 Recognising that changes may occur after designation and because of the restraints that designation imposes, the P(LBCA) Act requires the relevance for, and of, a conservation area to be regularly *reviewed*. This is to see whether the policies are still appropriate, and are being successful in retaining the special interest.

4.8 Success and appreciation of an area may be such that a review might find the boundaries could be extended. Others may have been less successful, eg the amount of permitted development may have eroded the character to a stage where the special interest has been lost. Age, accidents and development imperatives may have led to such extremes of alteration that the special interest is no longer sufficient, in part or in whole, to justify conservation area status.

- 4.9 To help the understanding of what creates “character”, both for designation and management purposes, in the mid 1990s English Heritage and the English Historic Towns Forum provided guidance documents. These included what a review might entail; describing these assessment activities as *appraisals* of conservation areas.
- 4.10 English Heritage document *Conservation Area Appraisals* 1995 focussed on identifying the special interest of the area, and included neutral and negative impacts that might lead to opportunities for enhancement. The term “appraisal” therefore describes not just the definition of special interest, but those aspects which need policies to make something happen, and now often includes the follow-up – or continuing - review process required by Section 71 of the P(LBCA) Act.
- 4.11 *Conservation Area Appraisals 1995* also identified the potential for following up with a conservation *study*. This could include explanations of development control principles relating to the special character, and specific control needs. Enhancement schemes and proposals could be gathered under the umbrella of the specific character area, as part of its *management*. Article 4 Direction is a major management option (which also requires considerable resources to implement and monitor).
- 4.12 In Hounslow borough, management takes the form of general but well-defined principles in the UDP, with more detailed aims in the Supplementary Planning Guidance for pre 1997 conservation areas. And Article 4(2) Direction has been introduced for Bedford Park (parts only) and Gunnersbury Triangle.

## **5.0 FUTURE PROCEDURES AND REQUIREMENTS**

- 5.1 The current (December 2003) UDP sets out an intention for the existing or proposed detailed conservation area statements to be published as supplementary planning guidance. This intention is overtaken by the new planning system.
- 5.2 English Heritage has updated and consolidated their guidance, in the light of  
(a) the new planning system;  
(b) the local authority Best Value Performance Indicators, which in 2005/6 include performance in relation to the historic environment. (*Guidance on conservation area appraisals* and *Guidance on the management of conservation areas*, EH August 2005).
- 5.3 Beneath the overarching policies, Supplementary Planning Documents (SPD) can “supplement higher level policy in controlling erosion of the special interest that warrants designation and, where appropriate, guiding the form of new development.” (*Guidance on the management of conservation areas*, EH August 2005.)
- 5.4 EH explains that conservation character appraisals as such, defining the special interest, will not become supplementary planning documents (SPD) on their own. Therefore they can be made available without first going through the sustainability evaluation and at least be in position more quickly.
- 5.5 The character appraisal statements can be adopted by the council, however, together with any additional information, in order to explain the council’s understanding of its planning duties under the P(LBCA) Act to give due consideration to its conservation areas.
- 5.6 The statements are then available to form supporting evidence for one or more conservation area policy SPD, complete with development control principles and other management proposals, after the due consultations and sustainability evaluations.

SPD does not have the maximum statutory importance in decision-making, but it is an important material consideration when a decision is made about a planning application. SPD's will need to be consistent with policies in the new planning framework and with national and regional planning guidance.

- 5.7 Best Value Performance Indicator BV 219b states that "Clear and concise appraisals for the character of conservation areas provide a sound basis for their designation and management, and will inform local development documents."
- 5.8 Best Value Performance Indicator (BV 219b) explains that *Character appraisals should highlight the special qualities of individual conservation areas as the basis for the policies that the local authority adopts to maintain and enhance character and appearance.*
- 5.9 English Heritage's guides were published in August 2005, and set out requirements in a clear and consistent way. Yet they still describe themselves as consultative documents. This is indicative of the degree of change expected in the process, and continuing adaptation needed to manage and if possible strengthen the special character of conservation areas.

## **6.0 WEST AREA'S APPRAISALS**

- 6.1 English Heritage's August 2005 *Guidance on conservation area appraisals* was subtitled "Understanding Place", and the basis for defining "the character " is much the same as the 1995 guides. The major difference seems to be the greater emphasis on public participation.
- 6.2 The conservation area appraisal statements for West Area generally follow this guidance. They describe the origins and existing features as the area was at designation, aspects of special interest and the resulting character. They may need to be updated in the light of changes to the area, especially the neutral and negative aspects.
- 6.3 Each individual conservation area's document is divided into four sections. The first section identifies the current status of the conservation area as a position statement, analysing its origins and the resulting physical character. This factual information is from generally available sources, such as was provided - or could have been provided - at the time of designation, and through observation. It forms the relatively static baseline of the appraisal process, identifying the essence of the conservation area and its special interest.
- 6.4 The second section of each appraisal statement is a brief summary of the current pressures on the area, as found during development control. This could be further extended. It is a more dynamic aspect, may have affected the special interest and character, and may be continuing.
- 6.5 The third section of each appraisal begins to note proposals and opportunities. This will allow the appraisals to be developed, through consultation, as part of the management framework, or even influence the boundaries of the area.
- 6.6 The last section of each appraisal notes recommended guiding principles, to be added to the existing guidelines' supplementary planning guidance (where these already exist) for individual areas. Again these will form part of the development of the management framework, particularly for development control.

## **7.0 EQUAL OPPORTUNITIES IMPLICATIONS**

- 7.1 There is no requirement in the P(LBCA) Act to consult prior to a designation, although it is good practice to do so. However section 71 places a duty on the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of their conservation areas, and this has always required consultation. Article 4(2) Directions are such a option.
- 7.2 Previous guidance has encouraged consultation as good practice. In addition, Best Value Indicators will require an appraisal to be carried out as part of future conservation area designations.
- 7.3 The new planning system emphasises the need for community consultation before guidance such as supplementary planning documents can be adopted.

## **8.0 CONCLUSION**

- 8.1 The UDP of December 2003 and its supplementary guidance are “saved” as policy for a period of 3 years, from commencement of the Act, ie until September 2007. The London Plan is also part of the statutory development plan and is a material consideration in determining planning application. Heritage policies are included in the UDP. The currently adopted supplementary planning guidance on conservation areas (1997), saved along with the current UDP, will have to be re-built.
- 8.2 The conservation appraisal statements are produced to set out the current position, will discharge the UDP commitment as far as is currently available to the council, and address the requirements of BV 219b.
- 8.3 The appraisal statements will be an integral part of any further appraisal study. Together they will then be available to support and inform the production of supplementary planning document/s on management, to be continued as and when resources are available, and as required by BV 219c.

## **9.0 RECOMMENDATION:**

- 9.1 The committee is requested to note and comment on the introduction and conservation area appraisal statements;
- 9.2 The committee is requested to recommend these to SDC for approval on a stand-alone basis and, including public consultation, as a basis for a further appraisal study process.
- 9.3 The committee is also invited to note the statement on the *General principles of work within conservation areas*, with a view to its inclusion in the general management framework, and further expansion into more detail.

## **APPENDICES**

- (1) Introduction to the conservation area character appraisal statements (general)
- (2) The 3 conservation area character appraisal statements for the West planning area.
- (3) A statement on the *General principles of work within conservation areas*
- (4) Bibliography

Note: Maps showing the conservation area boundaries and their buildings of special interest will be available to the meeting and on the website

Aerial view maps showing the individual conservation area boundaries will be available to the meeting and on the website

# APPENDIX ONE

## GENERAL INTRODUCTION TO THE CONSERVATION AREA CHARACTER APPRAISAL STATEMENTS.

### SUMMARY

The purpose of designation is to put the into the decision-making process when considering proposals for change, the character of an *area* - which is a defined landscape made up of individual buildings, their settings and groupings, with trees, streets and other important spaces. The statement identifies the attractiveness or interest of an area in which it is important that individual owners and potential developers are restrained, to assist the collective benefit.

Best Value Performance Indicator (BV 219b) 2005/6 explains that *Character appraisals should highlight the special qualities of individual conservation areas as the basis for the policies that the local authority adopts to maintain and enhance character and appearance.*

The conservation area character appraisal statements form a starting point, to show clearly the original position, with a brief indication of changes and pressures on the area. It is proposed that the statements be endorsed as working documents with further considerations to be added. The statements form the background from which further appraisal of the boundaries and policies can take place, and as part of the management strategy.

### CONSERVATION AREA DESIGNATION

#### Origin and significance.

The ability to designate areas - rather than individual buildings - which were considered in the public interest to preserve or enhance, derived from the Civic Amenities Act of 1967. This was a reaction to the wholesale loss, or wrecking, of familiar and “cherished” places. It was a ground-swell opposition to clean-sweep clearances, and to selfish development or redevelopment that was insensitive to its context. Nearly 40 years on, the way in which urban context is appreciated in the design process owes a great deal to conservation area policies: celebrating local identity, in scale, detail and variety.

The first designations tended to be of very obvious groups of buildings, often tightly formed around individually special - and often Listed - Buildings, landscapes or small areas of strongly similar architectural design. Many such building groups have in fact been Listed. Later it was seen that larger areas, where less obvious origins such as topography, routes and use had produced a special character, could benefit from being designated. By retaining the special interest and with careful consideration given to design and knitting-in of changes, these areas often thrived aesthetically and benefited economically.

## **General policies on conservation areas**

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special interest. The Council as the local planning authority has a duty (under section 69) to consider which parts of the London Borough of Hounslow, being of special architectural or historic interest, should be designated as conservation areas in order to preserve or enhance their appearance.

Recognising that changes may occur after designation and because of the restraints that designation imposes, the Planning (Conservation and Listed Buildings) Act 1990 requires that the need for new conservation area designations, and the results of having existing ones, be reviewed from time to time. This is to see whether the policies are still appropriate, and are being successful in retaining the special interest.

Success and changing appreciation may be such that the boundaries could be extended. Some have been less successful. The amount of permitted development may have eroded the character past a stage where the special interest has gone. Age, accidents and development imperatives may have led to such extremes of alteration that the special interest is no longer overwhelming, in part or in whole.

## **Current protection**

Designation introduces legal controls: over demolition of unlisted buildings and the need to advise the Council before carrying out work to trees, to give time for a possible tree preservation order to be made instead. It reduces the level of “permitted development” that a house-holder may not otherwise need planning permission for. Designation also enables the use of London-wide planning policies - via the London Plan – and borough policies, which are designed to preserve or enhance the special interest of such an area. The Council also has a duty (under section 71) to formulate and publish proposals for the preservation and enhancement of conservation areas.

## **London Borough of Hounslow’s conservation areas.**

The borough of Hounslow, because of its location and topography, has produced a great range of different characters. Its position on the west of London has made it a route for highways since Roman times, and an accessible place to live near the less healthy city, but up-wind of it. The rivers, commercial waterways and the bordering River Thames have provided many artefacts, occupations and attractions: the products of its landscape and geology used from beer to brick-making. The long shape stretches from near rural landscapes to high-density residential areas both suburb and city-grid. *Pevsner* notes the areas of architectural riches within the borough:

The Parks enfold mansions of national repute: Chiswick House, Gunnersbury, Osterley, Boston Manor and Syon House. Away from the main roads are picturesque riverside stretches of Chiswick and less familiar interesting houses in Isleworth. At Brentford there is The Butts, an exceptionally attractive and unspoilt group of houses of c1700. The Victorian suburbs that developed in the grounds of older houses are appealingly varied, from relics of grand villas of Grove Park Chiswick and Spring Grove, Isleworth and the cosier and consciously artistic Bedford Park. The twentieth Century brought the 1930’s factories of the Great West Road.

## APPENDIX TWO

The 3 conservation area character appraisal statements for the West planning area.

At this stage they remain draft documents.

Mark J Price, Grad Dip HB Cons AA, IHBC, former conservation officer for the borough, compiled the 26 basic character appraisal statements.

Information has been added as gained through observation and feedback from development control. Current (1997) supplementary planning guidance remains valid, with additional pointers to commence the next stage of the management policy.

For comments on source, such as "Pevsner", please see the bibliography.

## BEDFONT GREEN

**Boundary:** See Map 1

**Date of designation:** 25 November 1974

**Date of extension or alteration:** None

**Additional protection to the area:** Listed buildings, parts of the CA are designated Archaeological priority area, Area of Special Advert Control, Local Open Space; two Scheduled Ancient Monuments.

### **Special Architectural and/or Historic Interest**

East Bedfont, although situated on the main London to Staines Road, still retains its rural village character. Special architectural interest lies in the quality of the early 18<sup>th</sup> century buildings, which form the heart of the village. Bedfont Green and other lush open spaces appear as a relic of typical rural Middlesex. In 20<sup>th</sup> century buildings an *arts and crafts* building style has been used to considerable effect. Many are carefully laid out or linked in groups focussed on central open spaces, often with ample open space around them, even the later ones.

### **History**

According to the 1086 Domesday Survey, the manors of Bedfont, Hatton and Stanmore were all held by William Fitz Other. It is very likely that all 3 villages existed in the Saxon (pre-1066) period. The name Bedfont is probably Saxon, and the 'font' part most likely indicates a spring. The oldest part of Bedfont's parish church, St. Mary's, date from about 1150. It is often the case that early Norman stone churches were built to replace wooden buildings from before the Conquest.

The *Roman Road*: London to Silchester (or Exeter) road went through Bedfont. By the end of the 17th century the state of roads in England was so poor that it took 5 days to complete the journey. The roads were greatly improved by the "Turnpike Trusts", which maintained a section of road, charging tolls to its users. In 1754 the Bedfont Turnpike (or toll booth) was set up on the western edge of the parish, with the next most easterly being in Hounslow. The road was "macadamised" - layers of successively smaller stones being laid which compacted together with use, and so produced a resilient surface. This greatly improved journey times. London to Exeter (179 miles) by stagecoach required only 2 overnight stays, and in 1790 the mail-coach took 25 hours. Several inns in Bedfont profited from this trade, particularly "The Bell". The age of the stagecoach and mail-coach ended when the network of railways was constructed in the 1830s and 1840s (the Waterloo to Staines railway opened in 1848), and the roads were used mostly for more local traffic for many years.

The Staines Road through Bedfont remained un-tarred until 1919. East Bedfont, although on the main London to Staines Road, has been lucky in escaping the complete destruction of the small village character. The road only passes the edge of the spacious Green, and the small church is set further back.

### **Character Appraisal**

Bedfont Green itself is at the heart of the conservation area, together with the church. The character is formed by the appearance and historic relationships of land and landscape, thoroughfares and buildings. Many of the following descriptions are taken from "*Pevsner*".

### The Green.

This is an irregular triangular shaped open space lined on the south with small houses and shops of the 19<sup>th</sup> century and on the north by the church and a handsome late 18<sup>th</sup> century house standing in its own grounds. The Green with its buildings and the tree planting both on the Green and in neighbouring gardens is a feature of considerable value and with the Church on its North side forms a group. East Bedfont Green, Bedfont Green and the green landscaping along the Staines Road are vital remains of the open spaces that once were found all over Hounslow and give Bedfont its special rural open village character.

### St Mary's Church

The church of St Mary (Grade C) was originally constructed in 12<sup>th</sup> Century although much of what we see today is 15<sup>th</sup> Century. There are also various other extensions of the 18<sup>th</sup> and 19<sup>th</sup> Centuries. It is basically Norman, with original chancel, retaining chancel arch with mediaeval King-post roofs to nave and chancel. It has wall paintings of circa 1300 to North of chancel arch. A pleasant series of tablets and gravestones and table tombs of C18 and later date in churchyard and pair of yew trees, clipped and originally bearing initials and the date of 1704. It forms the very heart of the village, a landmark building and gives the area its rustic character and charm.

### Burlington House.

The house (Grade II) was built for William Reed in 1791 (Date stone on garden wall). It is two-storeys with a basement, and constructed of stock brick. The roof is Mansarded and covered in old red tiles. The sash windows and round-headed doorway approached by double flight of steps in window space one from right is a feature of the building. To the front boundary there are tall projecting stock brick walls with stone caps and ball finials and attractive iron railings. Opposite a decent group of properties with the Bell Public House forming a landmark.

### David Henry Waring House

The Conservation Area also contains a number of early private houses. David Henry Waring House is a 19<sup>th</sup> Century house standing in its own grounds and has a charming Edwardian library extension of 1905 by Edward Oaine for D H Rheinerwaring. It has a barge boarded veranda around a polygonal bay-window. There is also a conservatory extension to the front and high boundary walls. It is now used as a nursing home, and well looked after. The grounds to the rear are informal and the trees and open space add to the rural village charm. Some of the former grounds now have small 1970's housing with well laid out courtyards.

### Fawns Manor

Opposite is Fawns Manor, which dates from the 15<sup>th</sup> Century and is timber-framed with a main range and cross-wing. The building was much added to in 1889 by an eccentric owner, William Sherborn, a surveyor who was in partnership with Joseph Tall. Although it has been encroached by later housing, it still retains a good amount of open space around it.

### Pates Manor

Pates Manor in Hatton Road is a well preserved timber-framed building. The manor belonged to Christ's Hospital from 1623, but the house was leased to tenant farmers. Bennets Farm, 735 Staines Road demonstrates the abandonment of the Middlesex timber-framed tradition. It is of brick built in 1700 as a farmhouse for the Hatchett family similar to the houses within The Butts. Opposite, former barns, which date from the early 19<sup>th</sup> century are a reminder of the former agricultural uses once prevalent in the area. Their location near the church and Pates Farm makes this an important historic group.

## Fairholme Estate

The Fairholme Estate off Staines Road was built in 1934 by T Cecil Howitt as low-rental housing from a bequest by Elizabeth Jones, a Fulham resident. It consists of a formal layout around a large quadrangle: 72, one and two storeyed brick houses with an attractive variety of Dutch gables and tile-hung walls. The houses form a group and are linked with arches that form entrances to the rear gardens. A community hall is included and all is very much in the Arts and Crafts tradition.

## Twentieth century housing

In the twentieth century Middlesex County Council built new housing in a simple arts and craft style or modern styles and these are agreeably planned and set within grassy or wooded areas. Other properties were mainly built in the 1920's and 30's in pairs and were mainly built along the Staines Road. Some display features typical of their period. What is pleasant about most of these is they are carefully planned with gardens and also open spaces in front. This contributes to the small scale and open aspect generally.

## Pressures on the area.

- Enclosure of privately owned landscapes adjacent to or within the view of the Green.
- Extensions or development seeking to increase scale and reduce the additive design and traditional silhouette of features.
- Oblique and group views not being considered
- Densely used traffic route leading to more signage and other commercial aspirations, particularly in a London-wide context (Heathrow...central London...Olympics etc)
- Commercial local climate leading to poor shop maintenance and signage, preference for residential

## Potential

To be evaluated at a later stage of the appraisal

## Guiding principles special to the area

In addition to statutory requirements, UDP principles and existing supplementary guidance, the following guidelines special to the area will be included in those evaluated:

- Preservation of the Green
- Attention to the rural setting and landscape
- Safeguard open aspect and skyline
- Retention of small scale
- Consideration to boundary treatment
- Maintain grouping effect of buildings and space

## FELTHAM GREEN / TOWN CENTRE

**Boundary:** See Map 6

Date of Designation: **08 November 1990**

**Date of alteration or extension:** None

**Additional protection to the area:**

### **Special Architectural and/or Historic Interest**

The conservation areas primary architectural and historic interest concentrates on what remains of the early village of Feltham: primarily the green and the 19<sup>th</sup> century and 20<sup>th</sup> century properties that surround it. It also focuses on the area around the station, the Longford River and around the tower of St Catherine's church, including some of the residential streets. The rest of the conservation area contains a few houses of note dating from the 18<sup>th</sup> century as well as some 1960-70's redevelopment.

### **History**

In the Domesday Book, "Feltham" is set down as belonging to Earl Mortaigne, in the reign of Henry II. In 1634 the manor house and nearly the whole village was destroyed by fire. In the 18<sup>th</sup> century it was a small village and remained that way until the late 19<sup>th</sup> century with the land mostly laid out as market gardens for supplying the London markets. The Windsor Staines and South Western Act submitted to Parliament by the London and South Western Railway Company, provided for a railway line from the then terminus at Richmond to Datchet. It received the Royal Assent on 25th June 1847, and opened in just fourteen months on 22nd August 1848. This ensured much 19<sup>th</sup> century and 20<sup>th</sup> century expansion.

### **Character Appraisal**

The village character is based on the church, the green and associated soft landscape and the properties that provide the relevant scale and ambience.

The church.

The tower remains of the former St Catherine's Church (Grade II), which is younger than its style deliberately suggests. The original church was 1880 (spire 1898) by Carpenter and Ingelow. It is in the decorated style and is a two-stage tower with paired belfry openings and corner buttresses, with pinnacles to corner turrets. The octagon and spire is a tall and prominent landmark. It is now incorporated into offices by Bisco & Stanton, 1979-81 by a series of stepped-out projections that are quite carefully handled. The church, the bridge over the Longford River, the bridge over the railway and station with associated landscaping and village pond provides an attractive Victorian setting a gateway to Feltham.

Hanworth Road

Behind the church, between Hanworth Road and the Longford River, there are good mid-Victorian streets and properties. The houses tend to be detached villas, mostly in brick with dressings, in their own grounds. Public buildings include the former Magistrates Court, high schools using pretty polychrome brickwork, with low gables, and a chapel. The ensemble provides insight into the Victorian expansion in Feltham.

New Chapel Square

This is a compact group of flats by Manning Clamp & partners, 1976, in hot red brick, somewhat in the Lillington Gardens (20<sup>th</sup> century, inner London) tradition of densely stepping form. It is well detailed, and although slightly out of place (without village character), it is nevertheless a good example of its type of 20<sup>th</sup> century housing, four to five storeys in height around a square. The rear overlooks the Victoria Junior School again quite carefully detailed in red brick but single storey. The Longford River nestles alongside these later developments and has a somewhat rural and unkempt character.

## The Green

The Pond, Green and nearby buildings are probably the most picturesque part of Feltham. The green is lined to the east with small houses and gives this part of the conservation area its rural setting of the village pond around which early 19<sup>th</sup> century houses snuggle. The pond with its trees has been carefully landscaped with a War Memorial in the foreground. St Lawrence (RC) Church stands out within the group, built of brick and in the Romanesque style. It was built in 1934 and designed by T H B Scott. The group of houses overlooking the pond all date from the 1840's and have preserved all their original features. On the corner the Red Lion Inn (Grade II), an 18 century village inn, overlooks the Green. Of two storeys in brown brick with red window heads, it has a hipped old tile roof. The front facing the green has original window sashes.

## Feltham House and Manor House

Behind the Red Lion, approached from Elmwood Avenue, is another 18<sup>th</sup> century building, Feltham House (Grade II). It was a fine house of the Villebois family. It is constructed of red brick, three-storey high and red tiled roof. It can be seen from the road but is a reminder of the 18<sup>th</sup> century past of Feltham it has a circular forecourt and grassed rear area. It now forms part of the army depot. It is in need of careful restoration.

Manor House is a grand stucco painted house now used as a health centre. It is another reminder of the former large houses of Feltham and provides an interesting landmark.

## Elmwood Avenue

This road contains some interesting 19<sup>th</sup> and 20<sup>th</sup> century houses set in their own grounds and illustrate more of the 19<sup>th</sup> century expansion of Feltham. These properties and the parade of shops on the High Street are well landscaped with trees and hedgerows. The office at No. 51 High Street is an interesting example of 20<sup>th</sup> century architecture in red brick and neatly turned inverted arches by Malcolm Hecks Associates 1978.

## Pressures on the area.

- Feltham town centre is currently under considerable redevelopment for regeneration and commercial reasons. This may lead on to new interest in peripheral development.
- 2 storey Victorian terraced housing immediately outside the area, further along the Longford River north east of the church tower, is of diminutive scale which adds to the character of the conservation area's setting. This is (attractive in its own right and) under pressure for development of increased scale.

**Potential** to be further evaluated,

- has largely been directed by the regeneration programme, may be further items pending from s106 agreements and work
- To enhance the conservation area itself by respecting scale and boundaries during adjacent redevelopment, and thus benefit from the character
- Tree quality survey and additional tree-planting scheme

## Guiding Principles

- Concentrate on enhancing the boundaries, with a possibility of extension to the east, north of the Longford river
- Enhance the area around St Catherine's Tower and around the green
- Pay careful attention to side, rear and roof extensions around the Green & St Catherine's Tower, to maintain quality, skylines and sympathetic treatment
- Enhance the area around and relationships with the station.

## HANWORTH PARK

**Boundary:** See Map 8

**Date of Designation:** 06 March 1984

**Date of alteration and extension:** None

**Additional protection to the area:** Listed buildings, Archaeological Priority Area; Scheduled Ancient Monument, part: Metropolitan Open Land, Local Open Space, Nature Conservation Area, Green Chain, waterway.

### Special Architectural and/or Historic Interest

The special interest of Hanworth primarily is founded in the historic nature and associations of Tudor Court and the moat behind. This is the core of the conservation area together with the adjoining St George's Church and churchyard. Other interest lies in the openness of Hanworth Park, creating a rural setting with the former Vicarage. There is a historic ownership link of surrounding land with the church. The 20<sup>th</sup> century developments and infilling have been carefully planned, around squares with landscaping respecting the original historic associations.

The larger part of Hanworth Park is not included, but the flat open land and clump of trees surrounding Hanworth Park House are almost integral as the setting.

### History

The first evidence of settlement in Hanworth dates back to Saxon times. The name *Hanworth* is derived from two Saxon words *haen* and *worth* meaning small village.

The Moat is possibly the oldest feature in Hanworth Park Conservation Area, the remains of which can be seen to the west of Seymour Gardens. The original moat was roughly square in shape and would have encompassed Seymour Gardens were it intact today. There are several ideas as to its origins, one being that the Saxon village of Hanworth stood within the moat for the defence of the community during the Danish occupation. Another theory is that the moat surrounded a Danish or Saxon Castle, but there is no documentary evidence to prove either theories.

Tudor Court is the most interesting building within the conservation area. It formed the stable and coachhouse belonging to Tudor Palace of Hanworth, which burnt down in 1797. The palace was used as a hunting lodge by Henry VIII while hunting on Hounslow Heath. In 1547, after the death of Henry VIII, the Manor of Hanworth was left to Katherine Parr who lived there for some time whilst bringing up Princess Elizabeth. During the First World War 'The Court' was used as a hospital and in the mid 1920's converted into flats. The surrounding brick high walling together with the remains of the Tudor Palace as well as the ground themselves and the ornaments in the 16<sup>th</sup> Century gardens also survive.

The rest of the conservation area contains other notable buildings of Victorian era, which include Tudor House, 1875 on a similar site to a house which was thought to have burnt down in the fire of 1797, and St George's Church, which has medieval origins. The church appears on the site in 1293 and was thought to have been rebuilt in 1315: described as being a small Gothic structure built of flint and stone and consisting of a chancel and nave with a low wooden turret. It is thought that the church suffered the fire of 1797 also. The present church dates from 1812 by a James Wyatt of which only the North and South walls remain, overlaid by a rebuilding of 1865 by S S Teulon. Teulon added the apsidal chancel and tower. The lych gate is a listed building in its own right. The Old Rectory was also by Wyatt and altered by Teulon but originally dates from 1808.

The conservation area also includes Hanworth Park, originally an Aerodrome, which opened in 1917, and the 1950's estate of Parr Court, Elizabeth Way, Seymour Gardens and Moat Side.

## Character Appraisal

The character of Hanworth Park Conservation Area derives from the medieval layout dating back to Saxon times and to the reign of Henry VIII. The early medieval character is still evident at Tudor Court, the deep red-brown bricks giving the area a somewhat primitive atmosphere. However, the 16<sup>th</sup> Century gardens and features that embrace Tudor Court provide a formality on a grand scale. Interlaced are Tudor House and St George's Church both buildings being sympathetically placed in their surroundings and providing a dignified presence. Archway features have been found in the wall between them.

The open areas between these buildings are very important because it gives this part gives the conservation area a rural appearance. Since the war the cemetery part of the churchyard adjacent to the road has been bereft of its railings, and this contributes to the current openness. The former Rectory, now a school, is very much tucked away in the depth of Hanworth Park and Rectory Meadow. The open meadow provides a country appearance to this section of the conservation area.

The remaining part of the conservation area is made up of the more recent developments of the Post-War period. Castle Way is small scale in nature and takes the form carefully designed and integrated development that respects the courtyard layout of Tudor Court. Each building is modest and well landscaped. Similarly Parr Court is set around a court and is clearly modern but small scale. Elizabeth Way, Seymour Gardens and Moatside were built in the 1950's and are a typical example of their time. What is important about these properties is the estate was specifically designed to blend in with the morphology and history of the site. For example Seymour Gardens has been built within the confines of the original Saxon moat and the two gateways situated at the beginning of Elizabeth Way are continuations of the Tudor Palace perimeter wall. The estate is well laid out giving the appearance of spaciousness due to its open plan front gardens and unbuilt areas.

### Hanworth Park House

Through former ownership there is a historic and visual link with the house, reconstructed after a fire but listed Grade II\*, to the north east, in its formal clump of trees showing up in the MOL fields to the east of the Church. These areas are not in the conservation area but very much form part of the setting, being open fields fringed with the trees alongside the river Crane.

### Pressures on the area particularly as found during development control

- condition and need for repair of some of the historic fabric
- extensions to newer properties
- alterations to reduce maintenance eg upvc windows, double glazing
- threats deriving from vandalism along Castle Way, and to the moat
- condition and need for repair of some of the twentieth century housing
- trees: reduction in cover, and condition and maintenance needs, and resistance to replacement in areas such as along former rides, within churchyard, avenues and the moat (including conflicts with other special interests)
- Increasing use of the church grounds for community facility buildings and access / parking

## **Potential**

To be evaluated at a later date, but could include

- Reviewing what architectural detail to the surrounding housing actually matters– a form of conservation plan for the older flats and newer houses in the conservation area
- A conservation plan or landscape maintenance plan for the landscape entrance area of Tudor Court, especially the ancient monument and the church boundary area

## **Guiding principles**

- In addition to statutory requirements, UDP principles and existing supplementary guidance, the following guidelines special to the area will be included in those to be evaluated:
  - Extensions and alterations should respect character of original buildings
  - Infilling in areas of land between properties is likely to harm original layouts and rural setting
  - Ensure that Tudor elements and layout survive, including boundary walls and features such as the moat
  - Careful tree replacement and landscaping enhancements, including a landscape plan for the formal avenues into Tudor court, and alongside the church

## APPENDIX THREE

### GENERAL PRINCIPLES OF WORK WITHIN CONSERVATION AREAS

#### **Standards of design.**

The Council has a duty to designate areas of special interest in the Borough as Conservation Areas; ie the existing character of such areas is either historically important or architecturally interesting, or both. So to preserve or enhance this character, development in conservation areas must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position, materials, roof, boundary treatment and landscaping within and around the site.

All forms of development within a conservation area, including conversions, will affect the outside appearance of the property. Works such as the replacement of a roof, installation of new windows, removal of boundary walls, removal of a chimney will all impact on the overall appearance of the property and area. Individual changes can cumulatively create a large effect. The Borough has illustrated potentially acceptable design “solutions” in the Residential Guidelines SPG, and how these should be modified for use in a Conservation Area. However analysis and understanding, leading to skilled design and one-off solutions are likely to provide the best results.

#### **The conservation approach.**

The primary need is to understand and augment the properties and their context in an appropriate way. Buildings were almost always designed to provide a logical appearance relating to their aspect, access, scale, height and use. They were then influenced by available technology and contemporary regulations, all being exaggerated or minimised to provide the required aesthetic. Therefore alterations need to be based on an understanding of the reasons and merits of the original construction.

Appearance derives from aesthetically preferred proportions and materials and styles which varied historically (austere / regulated / quiet to revival gothick – or - classical to exuberant / decorative to vernacular etc); but has also been heavily influenced by the conditions at the time of construction. Sizes, materials and positions of buildings have been planned and regulated since Elizabethan times.

Some regulations derived from best practice to maintain safety and these affected appearance as well as construction. Fire protection brought parapets, heights and position of chimneys, setback of windows in the facade, distances between them and other properties, position and amount of inflammable material around windows or for cladding and roofing. Sanitation and drainage requirements influenced soil-and-vent-pipes in relation to windows, styles and numbers of gutters and down-pipes.

Above all, the technology available to the period of construction was influential, such as: spans of floors and roof beams influencing bay widths; wall materials influencing their height and thickness; roof pitches dictated by the particular materials' fixing and overlaps; opening mechanisms and the size and weight of glass affecting window frames and panes; the structural use of arches and lintols... and affecting appearance.

Designers have always taken all these parameters and made them into a whole by exaggerating and minimising certain aspects.

There are many texts that explain construction relating to different periods.

- **Applications should describe the likely impact of the proposal on the special interest of the area.**
- **Alterations or addition of new buildings should subtly refer to the logic and reason behind the appearance of the existing, and add to that character, not destroy or negate it.**
- **Applications should show the adjacent buildings and context, and sufficient detail to ensure that good quality design and construction are intended.**
- **Proposals are required to preserve or enhance the character or appearance of the area.**

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***It should be noted that much of the history within the statements was taken directly from the relevant section of Cherry, B and Pevsner, N (1999) The Buildings of England, London 3: North West; Penguin Books, which was itself assisted, among others, by Andrea Cameron.***