

At a meeting of the Environmental Services Committee meeting held at the Civic Centre, Lampton Road, Hounslow on Tuesday, 29 June 1999 at 7.30pm in the Civic Centre.

Present:

Councillor Lamey (Chair)

Councillor Carman (Vice-Chair)

Councillors Cadbury, Carey, Chaudhary, Cheema, Connelly, Ham, Hill, Hills, Jassar, Khwaja, Murphy, Price, Miss Reid, Smith and Sterne.

Apologies for absence: Councillors Dhaliwal, Kanwal, Lynch and Sharma

1. **Unitary Development Plan Panel**

Resolved -

That Councillor Hill be appointed to the Unitary Development Plan Panel.

2. **Minutes**

The minutes of the meeting held on 27 April 1999 (ESC/99/47) were confirmed.

3. **Minutes - Hounslow Ecology and Environment Forum**

The minutes of the meeting of the Hounslow Ecology and Environment Forum held on 19 April 1999 (ESC/99/48) were received.

4. **Environmental Impact Assessment Regulations**

See report of the Director of Environmental Services (ESC/99/49)

The Chair suggested that there should be a further report to Members in about a year's time.

Resolved -

a) That the report be noted.

b) That the authority to make decisions as to whether an environmental impact assessment is required be delegated to the Senior Assistant Director of Environmental Services and the Head of Development Control (Environmental Services), as set out in Paragraph 4.3 of the report.

c) That the departmental procedures detailed in Section 4.0 of the report to meet the requirements of the Environmental Impact Assessment Regulations 1999, be approved.

9. **Greening the Workplace/Environmental Strategy**

See report of the Director of Environmental Services (ESC/99/54)

Councillor Miss Reid suggested that a greater use of e-mail would save enormously on the costs of existing paper systems. The Director confirmed that an e-mail system was beginning to be used more extensively.

Resolved -

That the report be noted and that the proposals outlined in Paragraph 5 of the report be supported.

10. **Review of the Borough's Conservation Areas and Proposals for Action**

See report of the Director of Environmental Services (ESC/99/55)

Anil Khosla, Senior Assistant Director of Environmental Services, reported that a letter had been received from the Bedford Park Society supporting the proposals.

Councillor Miss Reid welcomed the proposal for a Woodlands Conservation Area in Isleworth. Councillor Price pointed out that Bedfont Green was in Bedfont, not Feltham as indicated in the report.

Resolved -

- a) That the proposal to designate a new conservation area based on part of Woodlands Road, Woodlands Grove and St John's Road, Isleworth, as shown on Plan No.1/99, be adopted for the purpose of public consultation.
- b) That a further report be submitted to Members with the results of this public consultation exercise.
- c) That the Article 4(2) directions be made to bring under planning control certain classes of works to the non-listed dwellinghouses identified on Plans Nos. 2/99 & 3/99 within the Bedford Park Conservation Area and on the Gunnersbury Park Garden Estate, respectively.
- d) That a further report be submitted to Members with the consultation exercise in the Article 4(2) directions.

11. **Garden Waste - Pilot Collection Scheme**

See report of the Director of Environmental Services (ESC/99/56)

Members welcomed the proposed initiative which would both provide a service to local residents and improve recycling performance by the Council as the garden waste would be

Committee: ENVIRONMENTAL SERVICES

Date: 29th JUNE 1999

Wards involved:

Originating Department: ENVIRONMENTAL SERVICES

ALL

Contact Officer: ANDREW DICK

Tel: 0181 862 5234

Title: REVIEW OF THE BOROUGH'S CONSERVATION AREAS & PROPOSALS FOR ACTION

Departments consulted in the preparation of this report:

CE	ACE/Pol	ACE/Prp	BS V	BT/HoF V	DE	DSS	DH	DES	DLS	EO
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Maj Party Advice Included

NO

1. Purpose of Report:

- 1.1 This report seeks to advise Members of the recently completed review of the Borough's 19 conservation areas and of the proposal to undertake a programme of conservation area studies for each of these areas.
- 1.2 Also to inform Members of the finds of the evaluation of the social, historic and architectural interest of all neighbourhoods in the Borough and the resultant identification of a limited number of areas meriting assessment for designation as conservation areas, the first of which part of Woodlands Road, Isleworth, has already been carried out.
- 1.3 Furthermore as a result of development pressures from an increasing number of alterations and extensions which fail to respect the original quality of design, of non-listed dwellinghouses located within the Bedford Park Conservation Area and on the Gunnersbury Park Garden Estate, of the need for an Article 4(2) Direction to bring under planning control such alterations.

2. Recommendations:

- 2.1 That the proposal to designate a new conservation area based on part of Woodlands Road, Woodlands Grove and St. John's Road, Isleworth, as shown on Plan No. 1/99, be adopted for the purpose of public consultation.
- 2.2 That a further report be submitted to this Committee with the results of this public consultation exercise.
- 2.3 That Article 4(2) Directions be made to bring under planning control certain classes of works to the non-listed dwellinghouses identified on Plans No. 2/99 and 3/99 within the Bedford Park Conservation Area and on the Gunnersbury Park Garden Estate, respectively.
- 2.4 That a further report be submitted to this Committee with the results of the public consultation on the Article 4(2) Directions.

Background Papers:

1. Planning (Listed Buildings & Conservation Areas) Act, 1990
2. Planning & the Historic Environment (PPG.15) issued by the DoE & DNH in Sept. 1994.
3. The Character of Conservation Areas published by the RTP1 in 1993.
4. Conservation Area Practice published by English Heritage in 1995.
5. Conservation Area Appraisals published by English Heritage in March 1997.
6. Conservation Areas in the London Borough of Hounslow published by The Environmental Services Department in 1997.
7. Town and Country Planning (General Permitted Development) Order, 1995.
8. Circular 9/95 - General Development Order Consolidation, issued by the DoE in 1995.
9. London Borough of Hounslow Unitary Development Plan published by The Environmental Services Department in 1996.

3.0 INTRODUCTION

3.1 The concept of conservation areas was introduced by the Civic Amenities Act, 1967 in recognition of the need to look beyond the protection of individual buildings through "listing", to the conservation of groups of buildings and their settings. The power to designate conservation areas is contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990

3.2 The statutory definition of a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Thus the purpose of conservation areas is to provide a broad form of protection in that it recognises that historic buildings and architecturally interesting buildings do not exist in a vacuum, but in a particular context which provides a setting for those buildings and may itself have a special character or appearance which it is desirable to preserve.

3.3 There are 8,724 conservation areas in England of which 848 are in Greater London.

4.0 CONSEQUENCES OF DESIGNATION

4.1 Designation of a neighbourhood as a conservation area has formal consequences. These are as follows:-

- (1) the demolition of all or a substantial part of most buildings and structures in a conservation area requires the specific approval of the local planning authority - this is known as conservation area consent;
- (2) anyone wishing to cut down, prune or lop any tree in a conservation area must give 6 weeks notice in writing to the local planning authority;
- (3) the local planning authority is under a duty to formulate and publish proposals for the preservation and enhancement of the conservation area;
- (4) the local planning authority is under a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their powers under the Planning Acts;
- (5) planning applications for development which would affect the character or appearance of the conservation area must be given publicity and representations received in consequence taken into account in determining the application;
- (6) permitted development rights are more restricted than in other areas, for example, - planning permission is required for any alteration or addition to the roof of any property in a conservation

area;

- permitted (side and rear) extensions to single family dwellings are limited to a maximum of 50 cubic metres or 10 % of the original volume;
- the cladding of any part of the exterior of a building with stone, artificial stone, timber, plastic or tiles requires planning permission;
- any buildings (sheds, summer houses) or enclosures (swimming pools) within the curtilage of a house, and exceeding 10 cubic metres in volume, need planning permission;

- (7) specific statutory duties are imposed on telecommunications operators;
- (8) the right to display certain types of illuminated advertisement without express consent in a conservation area is excluded.

5.0 HOUNSLOW'S CONSERVATION AREAS

- 5.1 There are currently 19 conservation areas in the London Borough of Hounslow. These cover 5,658 hectares or 14% of the Borough's area and are significant components of the Borough's cultural heritage, which merit safeguarding from indiscriminate or ill-considered change. These areas have a strong sense of place and by suggesting continuity and stability, provide points of reference in a rapidly changing world; they represent the familiar and cherished local scene.

- 5.2 The Borough's conservation areas were designated in the following sequence over the past 30 years.

<u>Name of Conservation Area</u>	<u>Date of Designation</u>
1. The Butts, Brentford	7.11.68
2. Strand on the Green, Chiswick	7.11.68
3. Old Chiswick, Chiswick	1.5.69
4. Bedford Park, Chiswick	16.4.70
5. Isleworth Riverside, Isleworth	11.11.72 - extended 13.7.93
6. Bedfont Green, Feltham	25.11.74
7. Heston Village, Hounslow	25.11.74
8. Turnham Green, Chiswick	4.9.75
9. Chiswick House, Chiswick	18.7.77
10. Hanworth Park, Feltham	6.3.84
11. St. Stephen's, Hounslow	26.3.87
12. Osterley Park, Isleworth	19.4.88
13. St. Paul's, Brentford	28.2.89
14. Feltham Green, Feltham	8.11.90
15. Gunnersbury Park, Acton	20.11.90
16. Cranford Village, Hounslow	25.6.91

17. Cavalry Barracks, Hounslow	14.4.92
18. St. Paul's, Bath Road, Hounslow	14.4.92
19. Stamford Brook, Chiswick	13.1.98

6.0 PROPOSED PROGRAMME OF CONSERVATION AREA STUDIES

- 6.1 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is now proposed to commence a programme of conservation area studies.
- 6.2 By publishing proposals for the preservation and enhancement of each conservation area's character and appearance, these studies will take forward the relevant policies contained in the Borough's Unitary Development Plan and provide a framework for action by the Council, local residents, businesses, developers and statutory undertakers. The identification of a conservation area's special character provides a basis for specific problems to be identified, proposals to be made and for general guidelines and information to be given.
- 6.3 It is essential for the special architectural or historic interest which justified designation to be defined and recorded in some detail. This is important for providing a sound basis, defensible on appeal, for development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of the area.
- 6.4 As part of this process the boundaries of the existing conservation areas will be re-assessed to eliminate any anomalies (for example where half a property has been included within an area), to delete any areas that have lost their "specialness", and to include additional areas of character.
- 6.5 It is proposed to undertake the conservation area studies of the Borough's 19 existing conservation areas in the following order of priority:-
1. St. Stephen's, Hounslow
 2. Feltham Green, Feltham
 3. Stamford Brook, Chiswick
 4. Bedfont Green, Feltham
 5. Turnham Green, Chiswick
 6. Osterley Park, Isleworth
 7. Old Chiswick, Chiswick
 8. Heston Village, Hounslow
 9. The Butts, Brentford
 10. Chiswick House, Chiswick
 11. St. Paul's, Bath Road, Hounslow

12. Gunnersbury Park, Acton
13. Hanworth Park, Feltham
14. Strand on the Green, Chiswick
15. Bedford Park, Chiswick
16. Isleworth Riverside, Isleworth
17. St. Paul's, Brentford
18. Cranford Village, Hounslow
19. Cavalry Barracks, Hounslow.

6.5 The draft of each of the conservation area studies will be reported to the Committee and agreement sought to consult the owners and occupiers of properties on the proposals to preserve and enhance the character and appearance of the particular conservation area.

7.0 PROPOSED NEW CONSERVATION AREAS

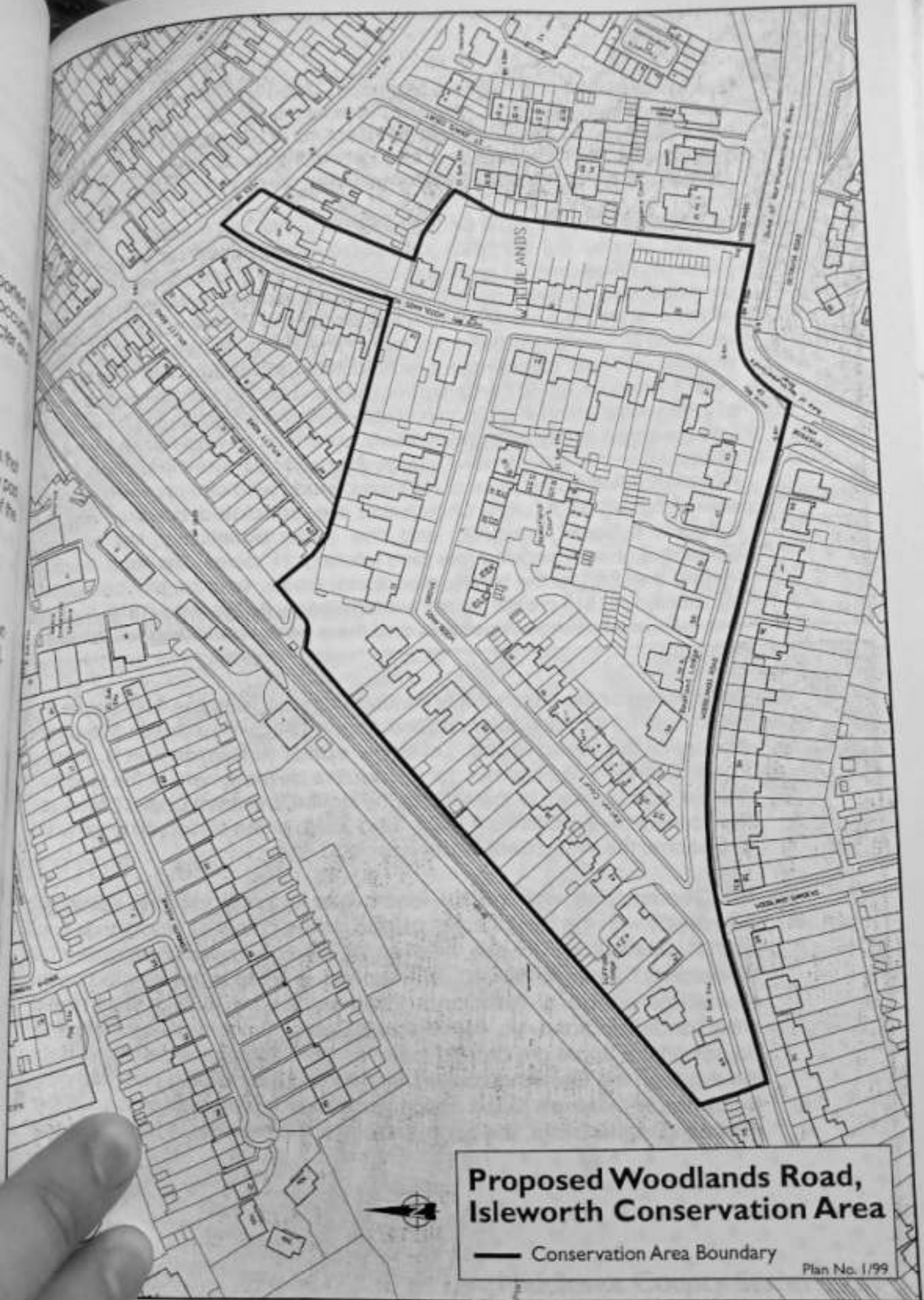
7.1 The duty to designate conservation areas is a continuing duty in that local planning authorities are required from time to time to review the past exercise of the power and to determine whether any further parts of the area should be designated.

7.2 As part of the recently completed systematic evaluation of the architectural and historic merits of the 85,000 buildings in the Borough, a limited number of areas have been identified as meriting consideration for designation as new conservation areas in the light of their social, historic and architectural interest. These are as follows:

- A. Part of Woodlands Road, Isleworth - the 1850s commuters' suburb of modest stucco-trimmed villas
- B. Part of Grove Park, Chiswick - the post 1867 commuters' suburb of grandiose stucco-trimmed villas
- C. St. Dunstan's Church area, Lower Feltham - the early 17th century village rebuilt after the fire of 1634
- D. Part of Spring Grove, Isleworth - the 1850s commuters' suburb of grand stucco trimmed villas
- E. Part of Gunnersbury, Chiswick - the 1860s commuters' suburb of modest stucco trimmed villas.

8.0 PROPOSED WOODLANDS ROAD ISLEWORTH CONSERVATION AREA

8.1 INTRODUCTION - The proposed conservation area is shown on attached Plan No. 1/99 and includes Nos. 2-20 and 17-69 Woodlands Road, Nos. 1-45 and 10-16, 'Hawkfield Court' and 'Kelvin Court', Woodlands Grove, and No. 29 St. John's Road. It includes 58 detached, semi-detached, terraced buildings and 6 blocks of purpose-built flats, of which 32 date



Proposed Woodlands Road, Isleworth Conservation Area

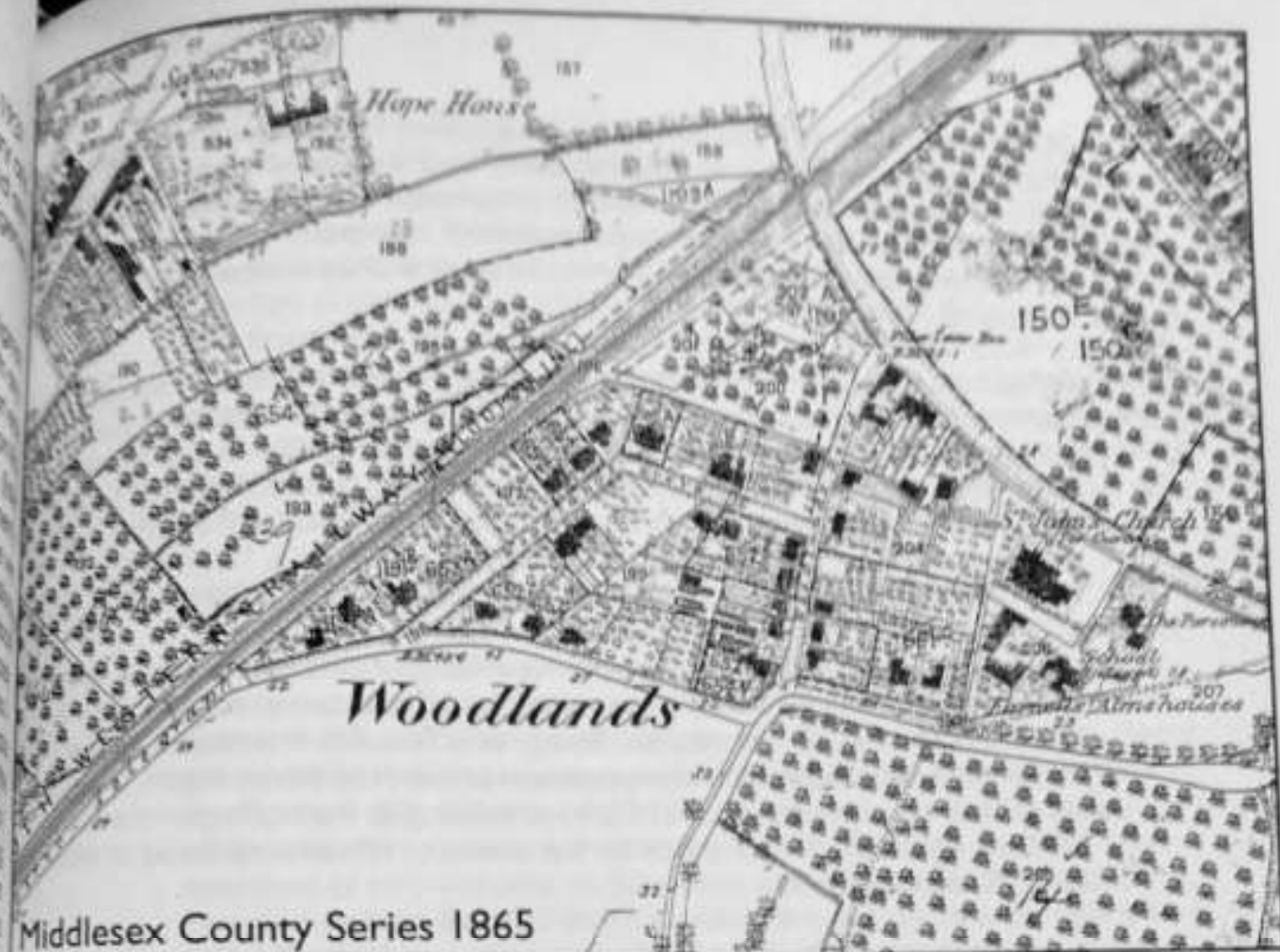
— Conservation Area Boundary

Plan No. 1/99

from 1850-1865, 11 from 1866-94, none from 1895-1926, 18 from 1927-1937 and only 4 from after 1938. Properties outside the proposed boundary are not considered to be of sufficient architectural or historic interest, and are not comparable with the style and quality of the development and general townscape within the proposed conservation area.

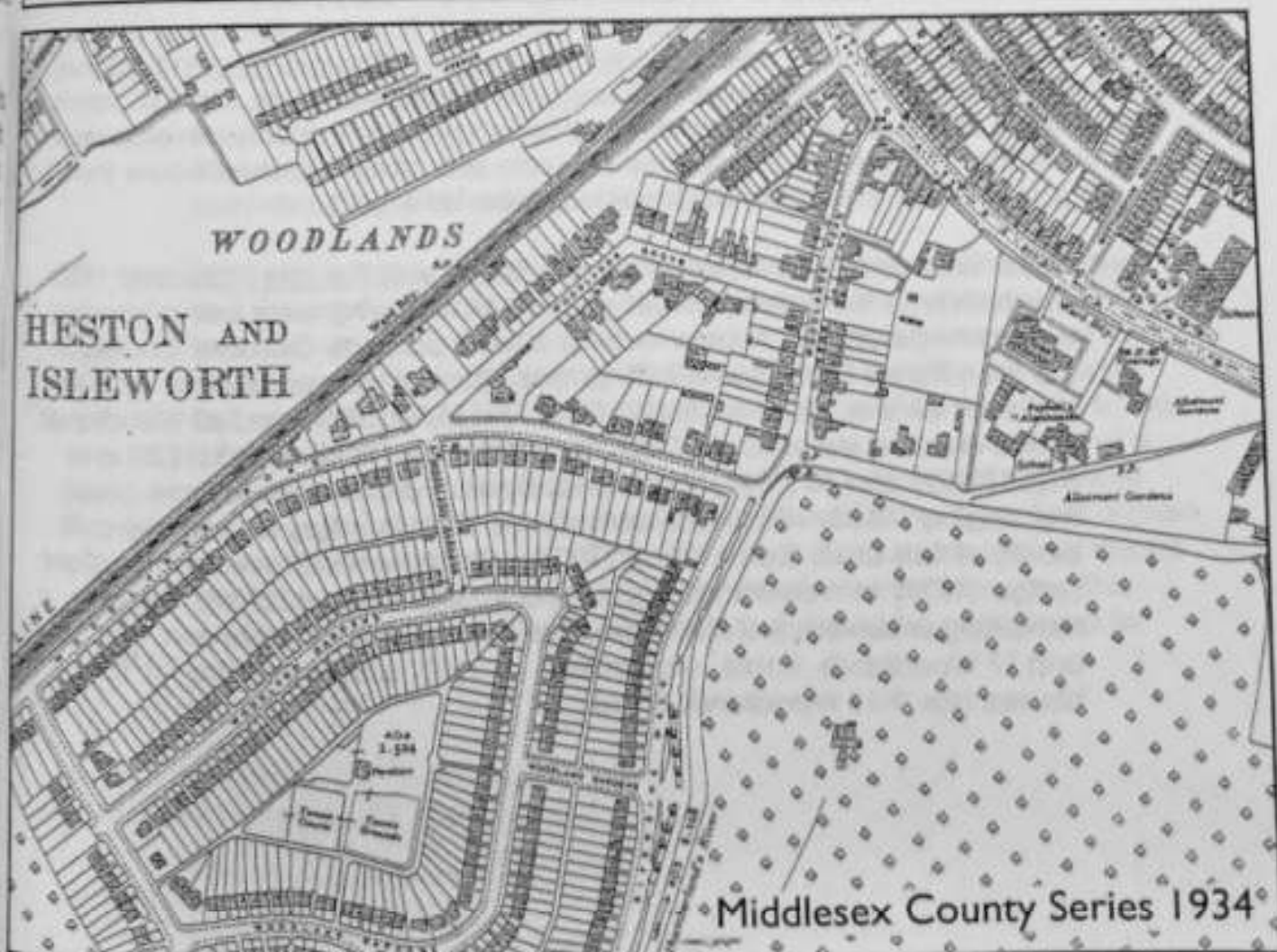
- 8.2 HISTORICAL DEVELOPMENT OF THE NEIGHBOURHOOD - The locality originally formed part of the common land between the parishes of Isleworth and Heston that was used for grazing sheep and cattle. It was crossed in an east-west direction, by the London to Bath turnpike road, now called London Road, which was joined by a road from the south-east, the Isleworth Road (later renamed St. John's Road). A track from the west, on the present alignment of Woodlands Road, called Hounslow Field Road, joined this road from the west. In 1818 when an Act of Parliament was passed for the subdivision and allocation of the common land in the parish of Isleworth, the common land in this locality was allocated to three people, namely, John Heirons who secured two parcels of land (now the site of Nos. 11-27 St. John's Road, Aylett Road and Nos. 1-15 Woodlands Road), the Duke of Northumberland who also received two plots, now occupied by St. John's Church and the associated buildings and the Isleworth Business Complex, and the major beneficiary, Mrs Frances Goodenough who secured four plots totalling 11 acres. This land holding formed the basis for the historic Woodlands Estate, and the plot boundaries established in 1818 are still clearly evident today. At this date (1818) the land was cultivated as market gardens and there were no buildings on the land holding.
- 8.3 The opening of the Richmond to Windsor Railway's loop line from Barnes to Feltham as far as this locality on 22nd August 1849, with a station (Isleworth Station) on the London Road, just to the east of its junction with St. John's Road, provided the impetus for speculative development of the land for middle class housing; to the north of the station (by Henry Daniel Davies of the Spring Grove Estate from 1852), and south of the station on what was to become the Woodlands Estate from 1850.
- 8.4 Mrs Goodenough was the first land-owner to profit from the coming of the railway with the sale of a plot of land on the corner of Woodlands Road and St. John's Road for the erection of 'The Railway Inn' (now called The Woodlands Tavern) in 1849/50. The second building to be erected on the new estate was No. 41 Woodlands Road in the early 1850s as were Nos. 69 Woodlands Road and No. 1 Woodlands Grove. The oldest deeds for the houses on the Estate are dated 7th November, 1850. Therefore by this date the roads on the Estate had been planned and the building plots laid out. No doubt, its closeness to the station was one of the attractions used in the marketing of the Estate. The boom period for the erection of houses on the

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Estate was 1857-1863. The catalyst was provided by the erection on the adjoining parcel of land to the east given by The Duke of Northumberland, of St. John's Church in 1855/6, with its parsonage (in 1856), almshouses (in 1857) and school in 1859. This was the normal approach for early Victorian developments, with the very early provision of a church for residents of an emerging suburb.

- 8.5 By 1865 44 houses had been erected on the Woodlands Estate, excluding the inn, 20 being detached villas and 24 being semi-detached houses, principally along Woodlands Road and Woodlands Grove, but 5 houses on St. John's Road - 36 of the buildings erected between 1850-1865 survive today, namely Nos. 2, 6, 16, 17/19, 25/27, 29/31, 33, 35/37, 41, 59, 65/67, 69 Woodlands Road, and Nos. 10/12, 14/16, 1, 3/5, 11/13, 15, 17/19, 21/23 Woodlands Grove, and Nos. 29, 31/33 and 35/37 St. John's Road.
- 8.6 Between 1866 and 1894 there was some infilling of sites on the Estate, with 13 houses erected, of which 10 survive today, these comprising No.4, 8/10/12/14, 21/23 and 55 Woodlands Road, and Nos. 7/9 Woodlands Grove. This virtually completed the development of the Woodlands Estate. During this period the development of the land holding to the north commenced with the erection of two shops on the corner of Woodlands Road at Nos. 25/27 St. John's Road.
- 8.7 The land to the north of the Estate (originally owned by John Hierons) and bounded by the railway line on the north and St. John's Road on the east, was not developed, apart from the two shops on the corner of Woodlands Road, until 1902, when Nos. 1-29 and 2-24 Aylett Road, Nos. 11-23 St. John's Road and Nos. 1-7 Woodlands Road were erected. The only development on the Woodlands Estate was the erection of a detached house (now gone) at No. 8 Woodlands Grove between 1894-1913.
- 8.8 There was no further building on the Estate until the late 1920s and 1930s at which time the former market gardens to the south were being covered with semi-detached houses forming the Woodlands Gardens Estate. On the Woodlands Estate some infilling took place on the gardens of 5 of the Victorian villas as with Nos. 25/27, 29/31, 33, 35/37, 39/41 and 43 Woodlands Grove erected between 1932-36, and at Nos. 39 (1932), 43/45 (1930), and 51/53 (1929) and 63 (1927) Woodlands Road. Furthermore, in three cases, the original 1850s villas were demolished to make way for purpose-built blocks of flats as for 'Kelvin Court' (1936) in Woodlands Grove, and 'Bedfont Lodge' (1937) in Woodlands Road, and St. John's Court (1939). The only remaining undeveloped site to the north of the Estate, between Nos. 7 and 17 Woodlands Road, was infilled in 1927, with a terrace of four houses, Nos. 9-15 Woodlands Road.

8.9 Since the end of the Second World War, 10 of the Victorian villas have been destroyed, being replaced by purpose-built blocks of flats. The earliest case was the replacement in 1947 of an 1850s villa on The Woodlands by 'Amwell' and 'Amwell Bungalow', followed by the erection of 30 flats in 1965 at 'Hawkfield Court' on the sites of Nos. 2, 4, 6 and 8 Woodlands Grove. In 1974 the original 1857 'Suffolk Lodge' at No. 45 Woodlands Grove was replaced by a block of 8 flats also called 'Suffolk Lodge', and two villas at Nos. 18 and 20 Woodlands Road were replaced by 12 flats at 'Riverside Court'. Then in 1977 No. 47 Woodlands Road was replaced by 6 flats at 'Jacaranda Court' and finally in 1991 another villa on The Woodlands was demolished and replaced by 'Coopers Court'.

8.10 ARCHITECTURAL APPRAISAL OF THE BUILDINGS WITHIN THE PROPOSED CONSERVATION AREA - The Woodlands Estate cannot boast distinction architecturally even when judged by standards of individuality rather than taste; most of the houses in any one period, while maintaining a certain individuality, employed the same motifs and proportions. Avant-garde the Woodlands Estate was certainly not. Its local architectural significance lies rather in the comprehensiveness of the styles it embraces, for no where in the Borough is there so complete a spectrum of mid-Victorian middle-class taste. Its local importance also derives from the fact that it is one of the earliest railway suburbs in the Borough.

8.11 Nos. 1-23 and 10-16 Woodlands Grove form one of the two outstanding groups of historic buildings within the proposed conservation area, illustrating the full range of styles prevalent in the mid 19th century for the middle-class speculative house. The 16 houses (2 detached and 4 semi-detached) were erected between 1850 and 1868.

8.12 No. 1 Woodlands Grove is one of the earliest houses erected on the Woodlands Estate. Along with The Woodlands Tavern and Nos. 41 & 69 Woodlands Road, the three other early buildings, they all appear to date from the late 1830s/early 1840s, but in fact these buildings were not erected until 1850. The early builders were very conservative in their architectural tastes. However, No. 1 Woodlands Grove is a jewel of a property, a rarity in the Borough, a tall narrow 3 storey gabled house faced in stucco with Neo-Tudor detailing (such as the 4-centred arched openings and drip moulds with label stops). It retains an original stucco boundary wall with 4 piers topped by massive pyramidal caps. This property is a Building of Townscape Merit and should be considered for statutory listing.



8.13 Nos. 3/5 Woodlands Grove whilst maybe only 6 years later than No. 1, these houses represent the first flushes of the emerging Italianate style that was to predominate domestic architecture during the mid 19th century. These two storey halls-adjointing houses, are embellished with moulded stucco architraves to the 4 first floor windows and by plain stucco dressings to the linked entrance porches. They also have the characteristic shallow pitched slate covered roofs with wide overhanging eaves. However, something is not quite right in that the entrance porches appear to have been debased by the removal of the top cornice moulding. They have group value with the houses on either side.

8.14 Nos. 7/9 Woodlands Grove are a tour de force of mid-19th century domestic architecture, illustrating the richness of the Italian Renaissance style of architecture. These 3 storey houses were later introductions to the Estate, not being erected until around 1866-8. The development of the Estate never aspired to this quality of architecture. These houses are grand and have exquisitely detailed stucco trimmings, particularly the linked classical entrance porches, the window dressings and the bracketed eaves feature. They have early examples of splayed bay windows to the ground floor front rooms. No. 9 'Laleham House' retains an original brick boundary wall with 2 piers capped with pyramidal copings. These two properties are Buildings of Townscape Merit.

8.15 Nos. 11/13 Woodlands Grove are an interesting pair of semi-detached houses erected in the late 1850s, of 2 storeys raised up on a semi-basement to enhance their impact in the streetscene. U-shaped in plan with adjoining entrance porches and flanking gabled cross-wings; the latter features emphasised by prominent barge-boards and bold plaster quoins. Within the fronts of the cross-wings are classical tripartite windows with plaster surrounds, those to the first floor in the Venetian style. The original brick boundary walls remain including the piers capped with moulded copings. These properties are Buildings of Townscape Merit.

8.16 No. 15 Woodlands Grove, a detached house of the mid 1850s in the Neo-Tudor style, but unlike the two earlier examples of this old fashioned style (namely No. 1 Woodlands Grove and No. 69 Woodlands Road), this one is brick faced with minimal plaster trimmings. These are restricted to the quoins to the central gabled wing and to the dressings around the window openings. Nice mock Tudor details include the 4-centred arch to the entrance porch, the drip mould with label stops to the main first floor window, and a stone quatrefoil in the apex of the main gable. Unfortunately the original slate roof covering to this property has been replaced with a concrete roof tile that imparts a coarse texture to the

roof.

- 8.17 Nos. 17/19 Woodlands Grove, a 3 storey semi-detached pair of houses erected in the mid 1850s, more late Georgian in character than one would expect for this date. Stripped classical style with finely gauged brick arches to the 4 first and 4 second floor windows, all of which retain original margin light sash windows. Italianate touches include the tripartite sash window to the ground floor front room of No. 17 and the low pitched slate roofs with broad overhanging eaves. Nice plaster classical entrance porches set back at the sides of both houses and an elegant slender chimney stack on the party wall. Unfortunately the ground floor front window to No. 19 has been altered, but this property retains its original brick boundary wall. No.17 is a Building of Townscape Merit.
- 8.18 Nos. 21/23 Woodlands Grove, a 3 storey semi-detached pair of houses erected in the late 1850s, no doubt by the same builder who erected Nos. 17/19, but clearly a few years later. Lacking the late Georgian refinements of the earlier houses, these are Italianate in style with moulded stucco trimmings to the 10 windows, including the 2 tripartite windows at ground floor level, and with plaster porches to the sides of both houses. Standard low pitched roofs with wide overhanging eaves and a solid back-to-back chimney stack. Unfortunately the 2 second floor sliding sash windows to No. 21 have been replaced with modern top hung casements, and the slate roof covering of No. 23 has been replaced with concrete tiles. An original brick boundary wall remains at the front.
- 8.19 Nos. 25/27, 29/31, 33, 35/37, 39/41, 43 Woodlands Grove, a typical 1930s development of 2 storey houses with prominent hipped plain tile roofs and 2 storey semi-circular bay windows under gables. Brick faced at ground floor level with render at first floor level, though the houses at the western end have decorative tile hanging to the bays and to the gables. The difference in the style between Nos. 25/27, 29/31 and 33 and Nos. 35/37, 39/41 and 43 is due to the fact that two different builders and architects were involved, the former group being designed by P. Chase Gardener & Company of Hounslow for Messrs. Marsh & Co., while the later group was built by S.G Kenrick & Son of Hounslow.
- 8.20 'Suffolk Lodge', No. 45 Woodlands Grove, a purpose-built 3 storey block of 8 flats, erected in 1974 by Improved Builders Ltd. of Ashford, is somewhat out of place through the use of bright buff coloured bricks, thankfully restricted to the 2 gables and ground floor facade. The use of clay tile hanging to cover the facade of the building at

the first and second floor levels helps this property to fit in with the 1930s houses on either side, with their prominent clay tile roofs.

8.21 'Hawkfield Court', Nos. 2-8 Woodlands Grove, a purpose-built 3 storey block of 30 flats erected in 1965 by Dunleavy Properties Limited of Hounslow. Simply detailed in red brick, the linked blocks provide a strong sense of enclosure to the south side of Woodlands Grove, and the mature trees, an ash and a clump of 7 yews (remnants from the gardens of the 4 villas cleared to make way for these flats) are a major asset to the streetscene.

8.21 Nos. 10/12 Woodlands Grove a semi-detached pair of houses erected in the late 1850s and raised up on a semi-basement to enhance their impact in the streetscene. Italianate in style with massive plaster entrance porches and plaster trimmings to the 6 windows; those to the two upper ground floor windows particularly rich. Characteristic low pitched roofs with wide overhanging eaves. A very fine pair of houses; No. 12 intact with original margin light windows and front door; unfortunately No. 10 has suffered not only from the replacement of the windows at first floor level and the front door, but also by the replacement of the roof slates with concrete tiles, and by the concreting over of the front garden. No. 12 is a Building of Townscape Merit.

8.22 Nos. 14/16 Woodlands Grove, a semi-detached pair of early 1860s villas, strongly Italianate in style. U shaped in plan with adjoining halls and flanking cross wings. Two storey plus semi-basement and stucco faced. Enriched plaster work in the form of quoins to the cross wings, to the ground floor rectangular bay windows and to the slender round headed tripartite first floor windows under a pediment. Worthy of comparison with Nos. 11/13 Woodlands Grove as illustrating the climax of the Italianate villa style. Unfortunately these houses are marred by the replacement of the roof slates with concrete tiles, the removal of the plaster mouldings to both entrance porches, and to the bay window of No. 11. Currently painted white, this pair of houses would benefit from a more suitable colour scheme, which emphasised the mouldings.

8.23 'Kelvin Court', Woodlands Grove, 14 purpose-built flats erected in 1936 by Messrs. Marsh and Sinclair Limited, to the design of Walter Hearn & Chuter, architects, of Chiswick. Built as 3 pairs of semis and one detached house in typical 1930s style with hipped clay tile roofs, two storey bay windows, brick faced ground floors with rendered first floors. They complement the 10 1930 houses on the opposite side of the road.

8.24 Nos. 2-16 and Nos. 17-41 (except No. 39) Woodlands Road form the

other outstanding group of historic buildings within the proposed conservation area, illustrating the full range of domestic architecture prevalent for the middle class speculative house during the mid 19th century. The 20 houses (6 detached, 10 semi-detached and 4 terraced) were constructed between 1850 and the late 1860s.

- 8.25 No. 2 Woodlands Road, a detached two storey house erected in the early 1860s in the Italianate style. Brick faced with stucco mouldings to the 5 windows, to the bold classical entrance porch, to the quoins and to the brackets at eaves level. Its later date than the two houses opposite (Nos. 17/19) is illustrated by the refinement of the Italianate style. Unfortunately the slate roof has been replaced with concrete tiles.
- 8.26 No. 4 Woodlands Road, a detached two storey house erected in the late 1860s, is one of the plainest designed properties in the group, with decoration restricted to a pure classical plaster porch, red brick gauged arches to the 3 first floor windows and by the ubiquitous ground floor bay window. Unfortunately all of the windows have been replaced.
- 8.27 No. 6 Woodlands Road, another Italianate detached house erected in the late 1850s, two storeys raised on a semi-basement. Rich stucco dressings to the classical entrance porch and to the bracketed upper ground floor windows and to the 3 first floor windows. Characteristic low pitched slate roof with wide overhanging eaves. Unfortunately all of the windows have been replaced.
- 8.29 Nos. 8/10/12/14 Woodlands Road, the only terrace of houses on the Woodlands Estate, this group dates from the late 1860s. Three storeys raised up on a tall basement. A confusing amalgam of styles, still Italianate with the characteristic shallow pitched roof with wide overhanging eaves and paired brackets, yet with polychromatic brickwork. The standard bay windows to the upper ground floor and attractive gabled dormers, make this an interesting piece of Victorian architecture. The slate roof covering has been replaced with concrete tiles.
- 8.30 No. 16 Woodlands Road, a most attractive detached house erected in the early 1860s in the Italianate style with exceptionally rich stucco mouldings; a classical pilastered treatment to the ground floor, and with mouldings to the windows. An unusually shallow bay window to the ground floor. Characteristic low pitched slate roof with wide eaves. This property is a Building of Townscape Merit.
- 8.31 'Riverside Court', Nos. 18-20 Woodlands Road, a purpose-built 3 storey block of 12 flats erected in 1974 by Matthews Brothers Limited of Wokingham. Simply

detailed in red brick with panels of painted render beneath the windows. This development provides a strong sense of enclosure to the east side of Woodlands Road.

8.32 Nos. 17/19 Woodlands Road a semi-detached pair of houses erected in the early 1850s. Two storey with moulded stucco dressings to the 4 first floor windows and to the classical pilastered entrance porches. Later bay windows to the ground floor. Whilst No. 19 retains its original character, No. 17 has been "personalised" with the reconstruction of the bay window, the renewal of the two first floor windows, and by the painting of the facing brickwork, with unfortunate consequences for the character of that property. No. 19 is a Building of Townscape Merit.

8.33 Nos. 21/23 Woodlands Road, a show-piece of mid 1860s domestic architecture and one of the jewels of the neighbourhood. Two storey halls-adjointing pair of houses in the Italianate style, with characteristic low pitched slate roof with wide overhanging eaves. This pair of houses is a cut above the rest, because of the richness of their stucco decorations which include grand linked porches with a bracketed cornice, ample bay windows at ground floor level, and semi-circular headed windows with moulded architraves and paired brackets to the overhanging eaves. As unusual gable chimney stack to No.23 tapers upwards. These properties are Buildings of Townscape Merit.

8.34 Nos. 25/27 and Nos. 29/31 Woodlands Road, two pairs of semi-detached houses erected in the late 1850s. Two storeys raised up on a tall basement, these houses are restrained in design, with simple unadorned first floor windows and lightly framed upper ground floor bay windows. The only richness is provided by their elegant classical plaster doorcases. Unfortunately the windows to Nos. 27 and 29 have been changed. Nos. 25 and 31 are Buildings of Townscape Merit.

8.35 The Kingswood Hotel, No. 33 Woodlands Road a mid 1850s Neo-Tudor detached building of two storeys with characteristic gables to the front. Plaster decorations restricted to the entrance and to the window surrounds, all of which have typical Tudor drip moulds with label stops. Unfortunately all modern top hung casements, the front garden covered with tarmac to form a car park, and there is a bright stainless steel flue up the northern side of the building.

8.36 Nos. 35/37 Woodlands Road, a pair of halls-adjointing semi-detached houses erected in the late 1850s. Two storeys of a restrained design, with unadorned first floor windows. Some boldness imparted to the treatment of the ground floor by the solid looking plaster bay windows and by the elegant classical plaster doorcases. Unfortunately both houses have been altered with the

replacement of all 6 windows and by the replacement of the front door at No. 37.

- 8.37 No. 39 Woodlands Road, a bungalow erected in 1932 by Mr. A. Culfer of Hounslow, typical for that date, with dominant hipped clay tile roof and a pair of gabled bay windows at the front.
- 8.38 No. 41 Woodlands Road, one of the treasurers of the Woodlands Estate, and maybe the first house erected there in 1850. Old fashioned in style for the mid 19th century, it could pass for an 1838/40 house because of its late Regency style. Two storeys with a tall parapet wall concealing the roof, the only architectural decorations relieving the severity of the facade are the bold moulded cornice at the base of the parapet and the very grand Tuscan entrance porch. The tented canopy roof to the ground floor bay window is typical of the Regency period, but the existing windows are too clumsy to be original. This property is a Building of Townscape Merit and should be considered for statutory listing. A splendid 150 year old tree in the garden frames the vista along Woodlands Road.
- 8.39 Nos. 43/45 Woodlands Road a pair of semi-detached houses erected in 1930 by the Osterley Park Construction Co. of Isleworth. Typical design of the period with hipped plain clay tile roofs, two storey gabled bay windows, brick fronted at ground floor with render at first floor.
- 8.40 'Jacaranda Court', No. 47 Woodlands Road, a purpose built block of 6 flats erected in 1977 by the Commonwealth Students' Childrens Society to the design of the Richmond architects, Hutchison, Locke and Monk. Three storeys in red brick with recessed balconies at first and second floor levels.
- 8.41 Nos. 51/53 Woodlands Road, a pair of halls-adjaining semi-detached houses erected for Mr. E.W. S. Heald in 1929, to the design of John Blake of Hounslow. U shaped in plan with prominent gables to the standard two storey bay windows, brick to ground floor with render to the first floor and gables.
- 8.42 No. 55 Woodlands Road (St. John's Lodge) a detached house erected in the early 1850s, but extended to the west in 1929. Two storeys raised on a tall basement, of elegant proportions, with a central classical plaster entrance porch with closely set plaster bay windows. Further stucco mouldings to the 3 first floor windows. Characteristic low pitched slate roof with wide overhanging eaves. Despite the box-like 1920s addition, this property is a Building of Townscape Merit.

8.43 'Bedfont Lodge', Woodlands Road, a purpose-built block of 6 flats erected for Mr. A. Loughton of Hounslow, in 1937 to the design of Mr. A. Joseph Caney of Hammersmith. A well mannered example of 1930s architecture, U shaped in plan, rendered with projecting end wings and 3 first floor balconies.

8.44 No. 59 Woodlands Road, a detached house erected in the early 1860s, of two storeys raised up on a basement. Of unusual design with a standard classical plaster entrance porch but with 2 narrow splayed bay windows at upper ground floor level, and 3 standard segmental headed windows with moulded architraves to the first floor. Also plaster quoins. The unfortunate removal of the paired plaster brackets and string bands at eaves level has left the facade looking incomplete. Also the replacement of the characteristic low pitched roof, with a steeply pitched roof with a flat top, has altered the proportions of this period property.

8.45 No. 63 Woodlands Road, a detached house erected in 1927 for Mr. W. J. Harris of Hounslow, to the design of Mr. J. P. Blake, architect, of Hounslow, is typical of the period. Hipped plain clay tile roof with two storey bay window, red brick ground floor, rendered above.

8.46 No. 65/67 Woodlands Road is an original early 1860s detached house in the Italianate style, sub-divided into two houses and extended in the 1920s. Characteristic low pitched slate roof with wide overhanging eaves, stucco trimmed windows at first floor and plaster quoins. An original narrow bay window to the ground floor of No. 67. The 1920s side additions detract from the character of the original composition.

8.47 No. 69 Woodlands Road, one of the earliest houses erected on the Woodlands Estate in 1850, and one of 4 houses in the Neo-Tudor style. Rendered with Tudor details comprising a 4-centred arch to the entrance doorway and plaster hood moulds with label stops to the two ground floor tripartite sash windows as well as to the window above the entrance. Originally a symmetrical composition, the property appears to have been extended westwards in a smaller scale but satisfactory manner. This property is a Building to Townscape Merit.

8.48 'The Woodlands Tavern', No. 29 St. John's Road, the first building erected on the Woodlands Estate in 1849/50, following the opening of the nearby railway station in August, 1849. A two storey stucco fronted purpose-built public house, late Georgian (Regency) in style, this property could pass off for being of an 1838/40 date, thus the builder had an old-fashioned taste in architecture. A fine example of an early public house, this building

retains its original 12 pane sash windows and a good classical pub front. This property is a Building of Townscape Merit and should be considered for statutory listing.

8.49 CONCLUSION - It is considered that the proposed conservation area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance for the following reasons:-

- (1) The Woodlands Estate is one of the earliest "railway suburbs" in the Borough, being one of the best preserved speculative developments that sprang up soon after the opening in 1849/50 of the Richmond to Windsor Railway's loop line from Barnes to Feltham;
- (2) The original 1850 layout of the Estate, its roads and building plots are still recognisable;
- (3) The area contains 42 historic buildings (non of which are listed), 18 of which have been identified as Buildings of Townscape Merit, namely Nos. 1, 7/9, 11/13, 12, & 17 Woodlands Grove, Nos. 16, 19, 21/23, 25, 31, 41, 55 & 69 Woodlands Road, and 'The Woodlands Tavern' at No. 29 St. John's Road. Three of these buildings are considered to merit statutory listing, namely No. 1 Woodlands Grove, No. 41 Woodlands Road and 'The Woodlands Tavern' at No. 29 St. John's Road. Inclusion of these historic buildings within the conservation area would provide protection from demolition and from some forms of damaging alterations.
- (4) The historic buildings in the area illustrate the full range of architectural styles prevalent in the mid 19th century for the middle class speculative house, ranging from examples of the classical late Georgian Regency style as typified by No. 41 Woodlands Road and 'The Woodlands Tavern' No. 29 St. John's Road, to the Neo-Tudor style as illustrated by No. 1 Woodlands Grove and No. 69 Woodlands Road, and to the classical Italian Renaissance style as exemplified by Nos. 7/9 Woodlands Grove and Nos. 21/23 Woodlands Road.

9.0 PROPOSED ARTICLE 4(2) DIRECTIONS FOR PARTS OF THE BEDFORD PARK & GUNNERSBURY PARK CONSERVATION AREAS

- 9.1 The Borough Council's Unitary Development Plan adopted on 6th December, 1996, at policy ENV. 1.2 - Conservation Areas, recognises the need for making Article 4 Directions to limit certain permitted

development rights of owners and occupiers of dwellinghouses in order, not only to maintain design standards, but also to protect the character and appearance of the Borough's conservation areas.

- 9.2 The special character that originally led to the designation of Bedford Park as a conservation area and to the inclusion of the Gunnersbury Park Garden Estate within the Gunnersbury Park Conservation Area, has come under pressure, especially within the last 5 years, from an increasing number of alterations and extensions to the non-listed dwellinghouses, which have failed to respect the original quality of the design. If unchecked, these changes will culminatively erode the essential character and appearance of these conservation areas. As a result both the Bedford Park Society and the Gunnersbury Park Garden Estate Residents' Association have been pressing for planning controls to be introduced that would restrict the damaging effect of such works permitted under the Town and Country Planning (General Permitted Development) Order, 1995.
- 9.3 Under Article 4(2) of the Town and Country Planning (General Permitted Development) Order, 1995, the Borough Council has a power selectively to restrict specific permitted development rights in relation to dwellinghouses in conservation areas. The Secretary of State's approval is not required for these Directions, but the Borough Council has to notify residents and take their views into account before deciding whether to confirm such Directions.
- 9.4 The procedure for making these Directions is that as soon as practicable after a Direction has been made, the Borough Council must publish a notice of the Direction in a local newspaper and notify the occupier or owner of every dwellinghouse in the conservation area affected by the Direction. The Direction becomes effective when notice is served on the occupier or when the notice is first published in a local newspaper. The notice must give at least 21 days for representation to be made and representations received from local residents must be taken into account in deciding whether to confirm the Direction. Unless confirmed by the Borough Council, the Direction will expire six months after it is made. If confirmed further notices are then required to be served.
- 9.5 Any application for planning permission made necessary because of one of these Directions would have to be considered in the normal way. Refusal of planning permission where permission would not be required but for the Article 4(2) Direction may give rise to a claim for

compensation under Section 108 of the Town and Country Planning Act, 1990.

- 9.6 The permitted development rights which are affecting the features that are key elements of the Bedford Park Conservation Area and the Gunnersbury Park Garden Estate, are the following:-


- (1) the demolition, erection or alteration of chimneystacks;
- (2) the enlargement, improvement or alteration of a dwellinghouse;
- (3) the erection or construction of a porch outside any external door;
- (4) the formation of a vehicle hardstanding fronting onto a highway;
- (5) the demolition or erection of walls, gates, fences or other means of enclosure fronting onto a highway; and
- (6) the painting of the exterior of any building.


- 9.7 The proposed withdrawal under Article 4(2) will only affect development where it fronts onto a highway or open space.

- 9.8 The non-listed dwellinghouses identified on Plan 2/99, totalling 285 in number, located within the Bedford Park Conservation Area, proposed to be subject to the additional planning controls, are as follows:-

Abinger Road -	Nos. 2/4, 6/8, 10/12, 14/16, 18/20, 22/24, 26/28, 30/32, 34/36, 38/40, 42/44, 46/48, 50/52, 54/56, 58/60, 62/64, 66/68, 70/72, 74/76, 78/80, 82/84, 86/88, 90/92, 94/96, 98/100, 102/104, 106, 1, 3/5, 7/9, 11/13, 15, 17, 19, 21/23, 25/27, 29/31, 33/35, 37/39, 41/43.
Addison Grove -	Nos. 15/17, 19/21, 23, 24/26, 28, 30/32, 34.
Bath Road -	Nos. 43.
Blenheim Road -	Nicholas House & Nos. 27/28, 29/31, 33/35, 37/39, 41/43, 45/47.
Fairfax Road -	Nos. 2/4, 6/8/10/12, 14/16, 18/20, 22/24, 26/28, 30/32, 9/11, 13/15, 17/19, 21/23, 25/27, 29/31, 33/35, 37/39, 41/43/45/45a.
Flanders Road -	Nos. 1, 3/5/7/9, 11/13, 15/17, 19/21, 23/25, 27, 29, 31, 33/35, 37, 2/4, 6/8/10/12/14/16, 18, 20/22/24/26/28, 30, 32/34/36/38/40/42, 44/46, 48a, 48/50, 52/54, 56/58, 60/62.
Gainsborough Road -	Nos. 2, 4/6, 8/10, 12/14/16/18/20/22/24/26/28/30/32/34/36/38, 1/3/5/7, 9/11/13/15, 17/19/21/23, 25/27/29.
Lonsdale Road -	Nos. 1/3/5/7/9, 11/13, 15, 17/19, 2/4/6/8, 10/12/14/16, 18, 20/22.

Proposed Article 4 Direction Bedford Park Conservation Area, Chiswick

 Dwellinghouses subject to
Article 4 (2) Direction

 Bedford Park Conservation
Area Boundary

Plan No. 2/99

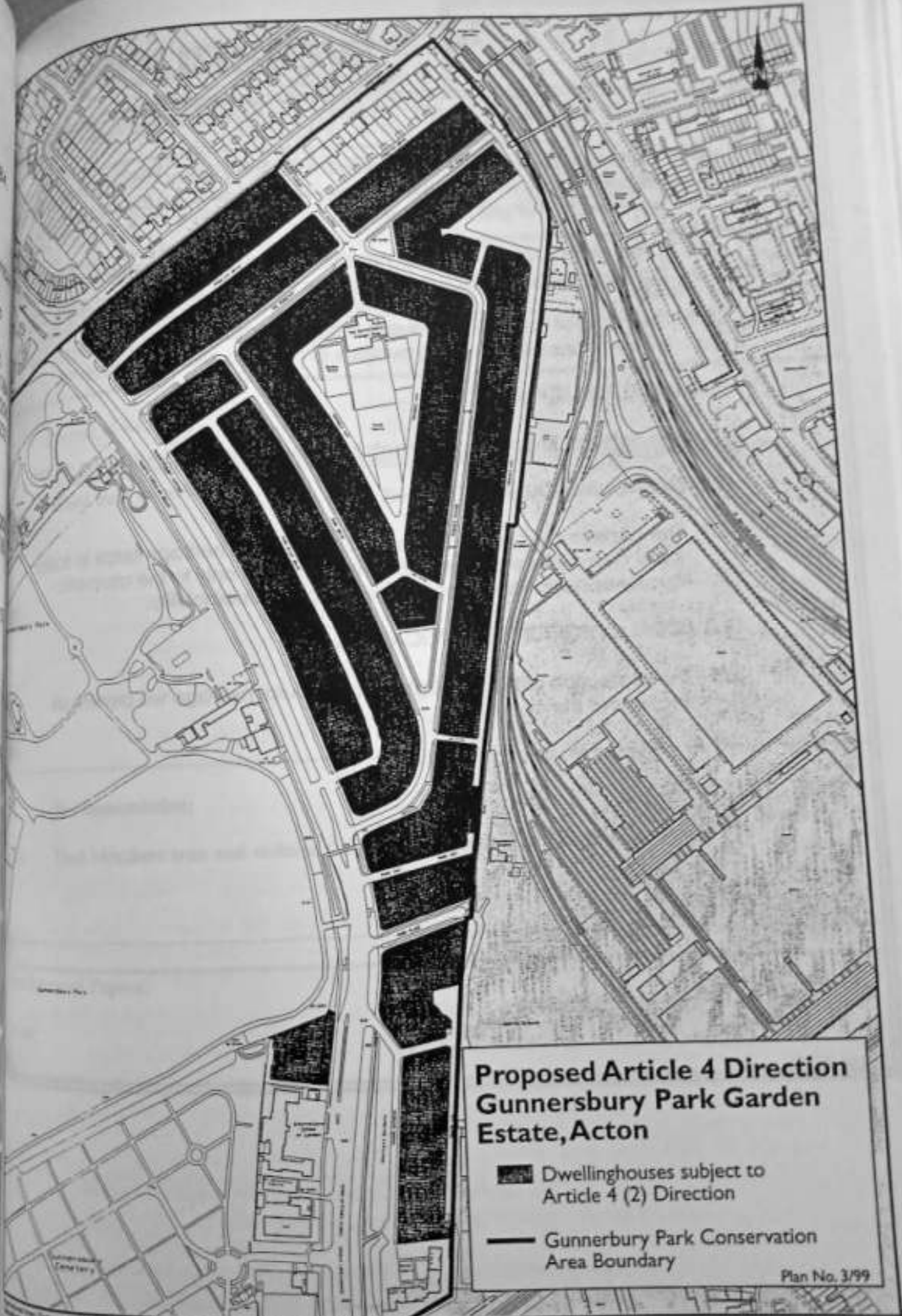


Priory Avenue - Nos. 7, 9/11, 13, 13a.
 Roman Road - Nos. 1a, 1/3, 5/7.
 2a, 2/4, 6, 8/10.
 Woodstock Road - Nos. 44, 62/64, 66/68, 70/72, 74/76, 78/80, 82/84,
 86/88, 90/92/94/96/98, 100/102, 104/106,
 108/110/112.


9.9 The residential properties identified on Plan No. 3/99, totalling 401 in number, on the Gunnersbury Park Garden Estate, proposed to be subject to the additional planning controls imposed by the Article 4(2) Direction are as follows:-


Gunnersbury Avenue - Nos. 142/144, 146/148, 150/152/154/156/158/160,
 162/164/166/168/170/172, 174/176/178/180/182/184,
 186/188/190/192, 194/196/198/200/202/204/206/208,
 210/212/214/216/218/220/222/224/226/228/230/232,
 234/236, 238/240, 242/244, 246/248
 127/129/131/133/135/137.
 Gunnersbury Lane - Nos. 163/165, 167/169, 171/173, 175/177, 179/181,
 183/185, 187/189, 191/193, 195/197, 199/201, 203/205.
 Manor Gardens - Nos. 1/2/3/4, 5/6/7/8/9/10, 11/12/13/14/15/16/17/18,
 19/20/21/22/23/24.
 Park Drive - Nos. 1/3/5/7/9/11, 13/15/17/19/21/23,
 25/27/29/31/33/35/37/39, 1/43/45/47/49/51/53/55/57,
 59/61, 2/4/6/8/10/12, 14/16/18/20/22/24,
 26/28/30/32/34/36, 38/40/42/44/46/48/50/52,
 54/56/58/60/62/64/66/68, 70/72/74/76/78/80/82/84,
 86/88/90/92.
 Princes Avenue - Nos. 1/3, 5/7/9/11, 15a/15,
 17/19/21/23/25/27/29/31/33, 5/37/39/41/43/45/47/49,
 51/53/55/57/59/61/63/65, 69/71/73/75/77, 79/81,
 83/85/87/89/91, 93/95/97/99,
 2/4, 6/8, 10/12/14/16, 18/20/22/24/26/28,
 30/32/34/36/38/40, 42/44/46/48/50/52/54/56,
 58/60/62/64/66/68/70/72, 74/76/78/80/82/84/86/88,
 90/92/94/96/98/100/102/104,
 106/108/110/112/114/116/118/120,
 122/124/126/128/130/132/134/136, 138/140/142/144,
 146/148/150/152/154/156, 158/160.
 The Ridgeway - Nos. 1/3/5/7, 9/11/11a/15/17/19/21/23,
 25/27/29/31/33/35, 37/39/41/43/45/47,
 49/51/53/55/57/59, 61/63/65/67/69/71,
 73/75/77/79/81/83/85/87, 89/91/93/95/97/99/101/103,
 2/4/6/8, 10/12/14/16, 18/20, 22/24/26/28/30/32,
 34/36/38/40/42/44, 46/48, 50/52/54/56/58/60.

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Proposed Article 4 Direction Gunnersbury Park Garden Estate, Acton

 Dwellinghouses subject to
Article 4 (2) Direction

 Gunnersbury Park Conservation
Area Boundary

Plan No. 3/99

10.0 FINANCIAL IMPLICATIONS

- 10.1 Staff costs in respect of the time spent evaluating each conservation area and writing up the documentation will be covered by the Department's contract with English Heritage.
- 10.2 Other costs such as undertaking consultation, producing leaflets and legal costs will be covered by increased fee income from planning applications.
- 10.3 The Head of Finance comments that all additional costs will need to be funded from within existing budgets or from additional fee income.

11.0 LEGAL IMPLICATIONS

- 11.1 The Borough Solicitor's comments have been included within the report.

12.0 ENVIRONMENTAL IMPLICATIONS

- 12.1 The conservation of the Borough's architectural heritage helps to foster local distinctiveness, makes a contribution not only to the aesthetic quality of our townscapes but also to local sustainability.

13.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 13.1 The protection of the Borough's architectural heritage will benefit all sections of the community.