

HESTON VILLAGE

Boundary: See Map 9

Date of Designation: 25 November 1974

Date of Extension: None

Additional protection to the area: Listed buildings, Green Chain, St Leonard's Church is a Local Landmark; part a Archaeological Priority Area, Local Open Space.

Special Architectural and/or Historic Interest

Special architectural interest lies in the old centre around the war memorial and the church, and in the quality of the early 18th century buildings, which form the heart of the village. The large open fields and open spaces around the church provide an appearance of a settlement at a junction in a rural area. Later 19th and 20th century buildings are carefully laid out, carefully designed or linked in groups with ample open space around them.

History

Heston is familiar to most travellers only as a service station on the M4. It began as a hamlet within the parish of Isleworth; by the 16th Century it had developed into a large parish including Sutton, Lampton, Wyke and Osterley Park. The old centre forms the heart of this conservation area and has been much rebuilt. A number of early 18th century buildings survive around the Church of St Leonard and substantial Victorian buildings of interest follow artery roads. Also within the conservation area is the complete 1960's Wheatland's Estate by Ronald Lyon built to provide housing of various needs.

Character Appraisal

The Heston Conservation Area has very much an 18th century village charm. Its urban framework has the characteristic elements of a traditional settlement largely 18th century, but with medieval origins particularly in its siting on old roads. A road crossing formed by a junction of Heston Road and New Heston Road with Church Road creates a focal point marked by a 15th century church, the vicarage and War Memorial (Grade II). The church of St Leonard's (Grade II) appears medieval and, although rebuilt in 1863-6 by T Bellamy, gives an air of being much older. It forms an attractive group with the Vicarage (Grade II) of 1780; and with the church hall of 1880 (Grade II) and crowded by large trees gives an appearance of being in the country. A footpath network also of historic origins connects the knot of buildings disposed around the road crossing, also a feature of the area. The pedestrian and footpath system connects the residential and shopping areas to the west with the school, and with the local and national open space of the former Heston farmlands and onwards to Osterley.

Stepping away from this, the rows of shops line the conjoining roads with the 1914 War Memorial forming the centre point. The road layout has not altered much since the 18th century and timber framed buildings are a reminder of this. However, more prevalent is replacement and infill development of the 19th and 20th centuries. These mostly retail premises are very restrained and architecturally well detailed with decorative elements typical of the period. They have also respected the village context by being small scale using a palette of traditional materials.

The character is of a hamlet at a crossroads, in this area of flat land and open skies, with road-side settlements only one-plot-deep in an agricultural landscape. Further south on Heston Road the conservation area has a more rural feel because there are fewer buildings lining the streets and fields become more dominant. The open spaces give the area a very agricultural appearance indicating their origins. The wider open setting of playing fields, and Osterley Park in the distance, extends the horizon. In 19th and 20th centuries there was expansion with public buildings. The buildings here form an interesting group, particularly the old Infant School of 1861, which is a picturesque small scale symmetrical building of polychrome brick, Gothic with a bell-turret; and further on the Heston Community School of 1925 with its fire station at the entrance. Old walls aligning the linking paths are together important features.

Along Heston Road to the north (towards the M4) the conservation area still has a very much village character partly from the areas of green open space, particularly The Green. This is where the village expanded in the 1960's. Our Lady Queen of the Apostles Roman Catholic Church further maintains the village character, built in 1961 by Burles & Newton architects, which forms a focal point. The Wheatlands Estate, by Ronald Lyon, was built in the early 1960's and was very carefully planned. From the main road only the small scale development is prominent with Westbourne House tower block looming at the end. The estate has a village character and has well proportioned buildings designed with careful landscaping. From within the estate although the buildings are clearly of modern materials they have been consciously designed to be of a domestic scale and form with many grassed areas. From within the estate you are not aware of the earlier aspects of village beyond.

Pressures on the area

- Since designation there has been considerable infill and this is increasing in scale and intensity because of the convenience to the M4 and A4.
- The M4 itself, together with the Heathrow flight path, creates a high level of noise pollution.
- Proposals for re-allocating space between the community facilities and housing etc, and to build to greater size and density will alter the openness and scale on the edge of the area and on the approaches to the conservation area.
- Reconstruction of the schools is threatening the existence of small-scale historic buildings formerly provided by and for the community, along the road, and some of the historic path routes. The scale, materials and grain, and relationship of the buildings will also alter. The design of replacements therefore require careful consideration.
- New developments westward on New Heston Road could also affect the setting

Potential

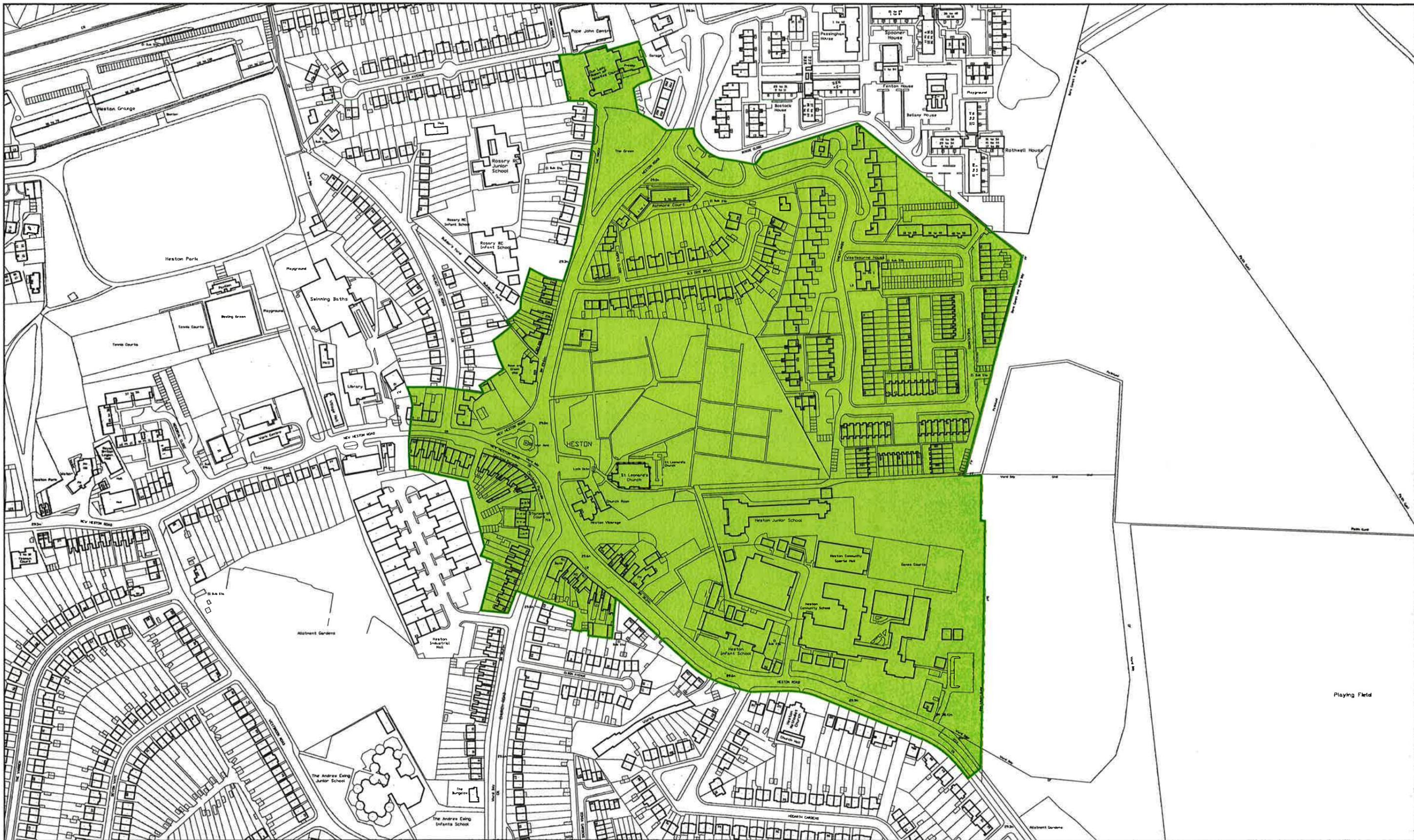
To be evaluated at a later date, but would include:

- Retain / incorporate road-side older buildings to keep the identity and historic relationship with the grain of the area and the street.
- Add buildings to the List of Buildings of Local Townscape Character. Of particular note are those on Heston Road: the two public houses, the Rose and Crown, and the Old George (with its attached 1675 gravestone); and the group in the Heston School's Campus comprising the Infants School (former National Industrial School) and Caretaker's house, pre 1870, and the Old Heston Fire Station 1895. Together these buildings provide a sense of scale, grain and community all of which are important to the continuity and character of the conservation area.
- Attempt to retain some of the paths and walls which form the old links in new proposals.

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 evaluated:

- Preserve village setting and scale around the central core of the church and war memorial
- Watch for vistas where roads curve and meet
- Attention to detail with the 18th and 19th buildings that face the main roads
- Historic nature of especially (now) pedestrian routes and walled paths linking through the church land and village, and through the school
- 19th and 20th century community buildings (eg fire station and schools) and are important to the history of the area, relate well to the road, and open land (also forming the setting of Osterley Park). Their scale and grain as well as appearance and historic fabric are important to the conservation area's identity and character.
- Wheatlands Estate – extensions are very sensitive as this estate is modular and carefully planned. Gardens and landscaping are low and an essential to the character. Extensions should not dominate or harm the area's character by excessive scale of unsympathetic design and materials.
- Grassed areas and trees are important generally to enhance spaces
- To require new groups and infill developments of buildings – where permissible - to respect former relationships with street patterns and buildings, as well as scale and grain.



AREA = 19.035ha



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 Hounslow

HESTON VILLAGE CONSERVATION AREA.

Drawn by S.C.

Date NOVEMBER 2002

Scale N.T.S.

Drg No. A3 - 9

London Borough of Hounslow

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