



# BEDFONT GREEN

Conservation Area  
Appraisal

November 2018



London Borough  
of Hounslow

## Foreword

I am pleased to present the Bedfont Green Conservation Area Appraisal. Bedfont Green is an important part of Bedfont and a valuable part of the heritage of the borough.

This appraisal builds on the original conservation statements for Hounslow's conservation areas and has been reviewed as part of a comprehensive review of Hounslow's conservation area statements.

The purpose of the appraisal is to provide an overview of historic developments and key components that contribute to the special interest. This appraisal also identifies positive and negative contributors as well as opportunities for improvement in order to inform a comprehensive understanding of the conservation area.

In addition to the conservation area appraisal review, we are also updating the council's local list, which recognizes buildings of local importance, which celebrates Hounslow's diverse architectural heritage. We hope this document will play a significant role in the future management of Bedfont Green Conservation Area and will be a guide for developers, residents and planners.

Steve Curran



Councillor Steve Curran  
Leader of the Council and Cabinet Member for  
Corporate Strategy, Planning and Regeneration

## Executive summary

Presented here is the draft consultation version of the Bedfont Green Conservation Area Appraisal.

The purpose of a conservation area appraisal is to provide an overview of the historic development of the area and to describe the key components that contribute to the special interest of the area.

- describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications
- raise public interest and awareness of the special character of their area
- identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements

This document was subject to public consultation in Autumn 2017. The consultation suggested an extension which had not previously been considered and therefore we re-consulted on the draft appraisal with the proposed extension. The final version was adopted by the council in October 2019. The council's Spatial Planning and Infrastructure Team has an extensive programme for producing or reviewing conservation area appraisals for the 28 conservation areas in the borough, all of which will be subject to consultation. The council is committed to ensuring it manages its heritage assets to the best of its ability.

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## 1 Introduction

### 1.1 What is a conservation area?

1.1.1 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. Conservation areas are very much part of the familiar and valued local scene. It is the area as a whole rather than specific buildings that is of special interest.

1.1.2 The ability to designate areas, rather than individual buildings, first came into being as a result of the Civic Amenities Act of 1967. The special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; a particular mix of building uses; characteristic building or paving materials; public and private spaces such as gardens or parks and trees and street furniture can all contribute to the special interest of the area. Conservation area designation gives a much broader protection than the individual listing of buildings, as all features (listed or otherwise) within the area are recognised as part of its character. The conservation area as a whole and the buildings/structures and spaces within it are all designated as heritage assets.

1.1.3 The first designations tended to be of very obvious groups of buildings, landscapes or small areas of strongly similar architectural design. Later it was seen that larger areas, where less obvious original features such as topography, routes or uses had produced a special character, could benefit from being designated.

1.1.4 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 (Hounslow) are '*...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and should be designated as conservation areas.*'

1.1.5 Bedfont Green conservation area was designated on 25 November 1974 and has not been altered or extended since. Additional protection to the area includes: nationally and locally listed buildings, part Archaeological Priority Area (the green and the route of the Roman road), Area of Special Advertisement Control and two nearby Scheduled Ancient Monuments.

### 1.2 Format of the conservation area appraisal

1.2.1 This document is an appraisal document as defined by Historic England in the advice note *Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1*, February 2016 (originally March 2011).

1.2.2 To quote from the Historic England advice note, an appraisal document should provide: '*...greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.*' It is intended to form a basis for further work on design guidance and enhancement proposals.

1.2.3 The appraisal describes and analyses the particular character of Bedfont Green conservation area, portraying the unique qualities which make the area special, and providing an analysis of the significance of the area. Once adopted, the appraisal will become a material consideration when determining planning applications.

1.2.4 The document is structured as follows: this introduction is followed by an outline of the legislative and policy context (national, regional and local), for the conservation area. Then there is a description of the geographical context and historical development of the conservation area and a description of the buildings within it, the seven character areas, together with sections on the condition of the conservation area, recommendations for further designation and future development in Bedfont. A strengths, weaknesses, opportunities and threats (SWOT) analysis is provided, to clarify and summarise the key

issues affecting the area. Three appendices are included: a schedule of designated assets; a schedule of properties and further reading, information and websites.

1.2.5 This appraisal provides an understanding of the significance of the conservation area, by identifying and analysing its principal characteristics. It does not include specific detail about every building and feature within the area, and any omission from the text should not be interpreted as an indication of lesser significance.

1.2.6 This appraisal should be used as the starting point for further guidance for development in the area. It could be expanded in the future to include a management plan, which would give more specific design guidance.

### 1.3 Location, context and summary of the special interest of the conservation area

1.3.1 Bedfont Green conservation area is located in the west London district of Bedfont in the west of the borough on the edge of Greater London. Bedfont is bounded to the south and west by Green Belt land, to the east by the Feltham and to the north by Heathrow Airport. Two artificial rivers cross the north of the area east-west. Bedfont and its neighbours Feltham and Hanworth are relatively cut off from the rest of the borough, by open land and large trading estates.

1.3.2 Residential use predominates and the area may be classified as mostly late interwar (1930 to 1939) and post Second World War (1945 onwards) outer suburban. There are, however, large areas devoted to employment uses, such as trading estates, mineral works, utilities and a business park. To the north, south and west lie large areas of semi-rural open space, together with some woodland and extensive lakes derived from former gravel pits. The waterways and some of the spaces are designated Sites of Importance for Nature Conservation (SINC). Feltham is the nearest major centre.

1.3.3 Bedfont is crossed east-west by (though not served by) the South West Trains railway line from Hounslow town centre and Central London towards Reading and by the A315 Staines Road from Hounslow town centre and the east of the borough. It is also accessible via the A30 Great South West Road from central London.

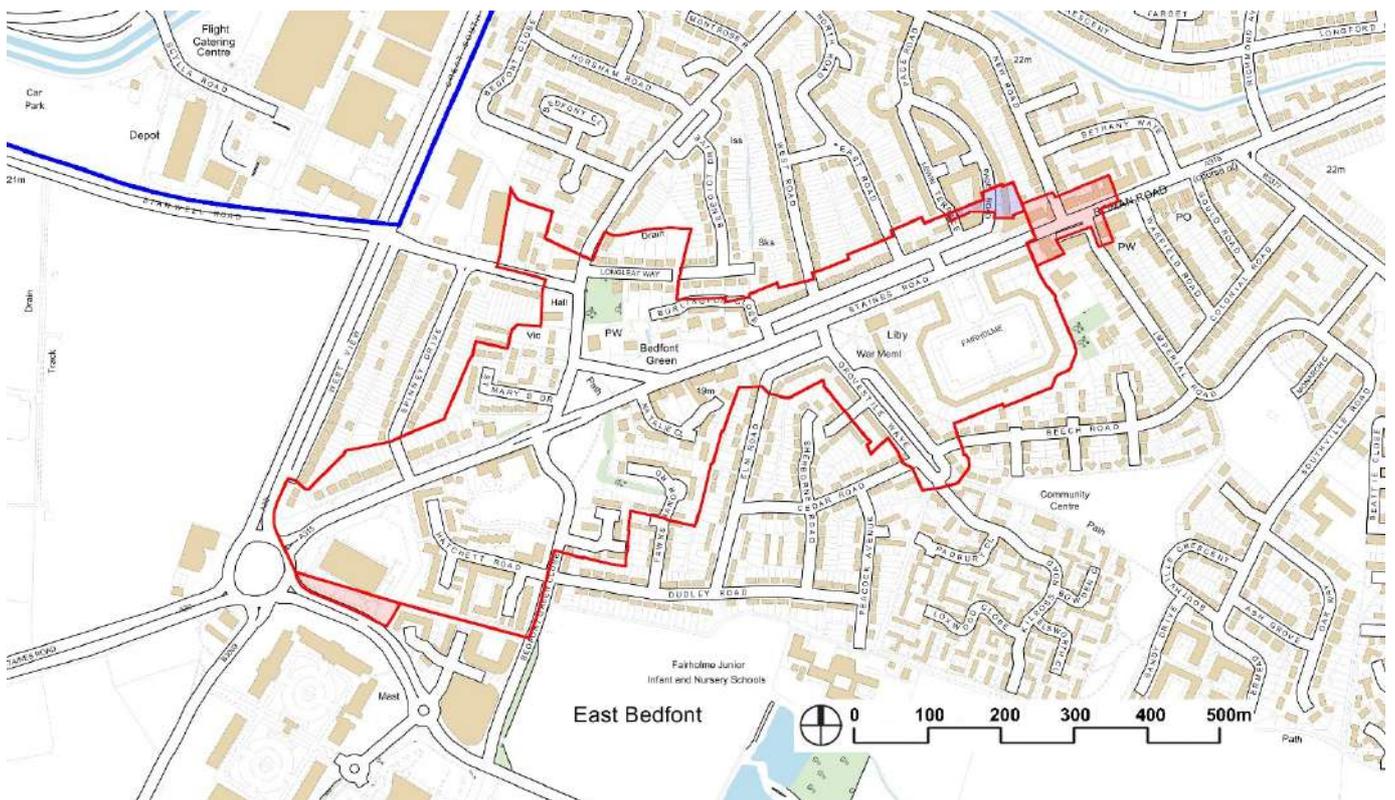
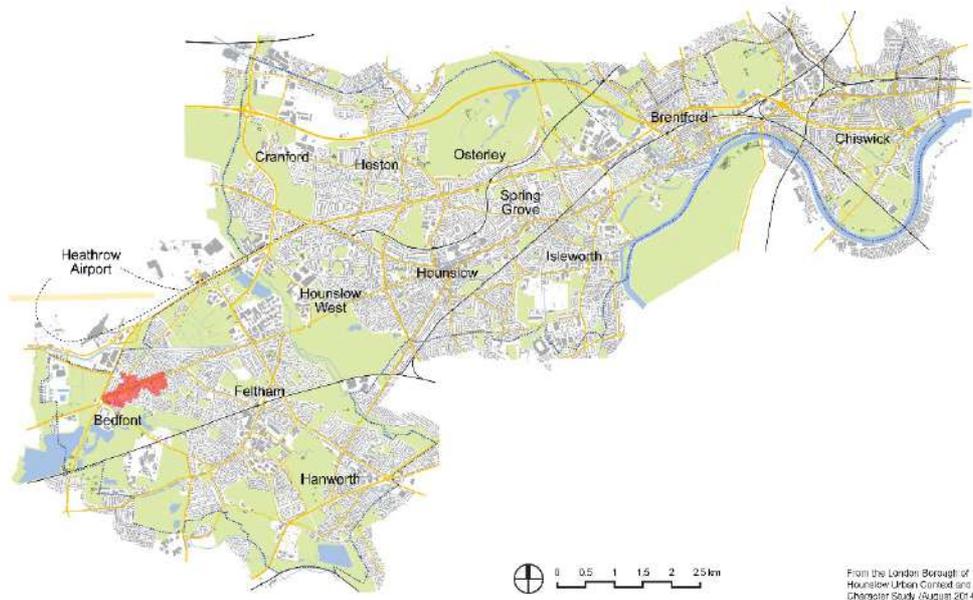
1.3.4 Bedfont began as a roadside village on the Roman road to Silchester. By Saxon times, it formed an ancient parish near the northern edge of the Spelthorne Hundred of Middlesex. By the seventeenth century, Bedfont was a major coaching stop, with industry in the form of sword-smithing and later gunpowder manufacture. Market gardens appeared in the nineteenth century but were gradually replaced with gravel and aggregate extraction, and new housing estates in the mid-twentieth century. In 1946, London (later Heathrow) Airport opened, becoming a major employer in the area and creating further local housing and hotel demand.

1.3.5 Today, Bedfont is both acoustically and economically dominated by London Heathrow Airport. In the mid-2010s, a proposal was published for an urban extension to the immediate south and west of the area under the working title of Heathrow Garden City. See also: 8. Future development in Bedfont.

### Special interest

1.3.6 The conservation area itself comprises the main historic core of Bedfont, focused on the parish church and the village green with its surrounding large houses. However it also includes three linear extensions of the green, east and west along the Staines Road and southwards, along with a 1930s model estate.

1.3.7 Although situated on the main London to Staines Road, Bedfont retains its rural village character. Special architectural and historic interest lies in the quality of the early eighteenth 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 the twentieth century buildings, an arts and crafts 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.



-  Borough Boundary
-  Area Boundary
-  Extension 2018
-  Reduction 2018

Bedfont Green Conservation Area

## 2 Planning context

### 2.1 National policies

2.1.1 Government advice concerning heritage assets is set out in the National Planning Policy Framework (NPPF) (2012). The conservation of heritage assets in a manner appropriate to their significance is a core principle of the NPPF. As conservation areas are defined as designated heritage assets in the NPPF, weight must be given to their conservation and enhancement in the planning process.

2.1.2 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the NPPF and the London Borough of Hounslow Local Plan 2015 (the Local Plan).

### 2.2 Regional policies

2.2.1 The London Plan (2015), produced by the Greater London Authority, includes relevant sections, including: Historic environment and landscapes – policy 7.8 Heritage assets and archaeology; policy 7.9 Heritage-led regeneration; and policy 7.10 World Heritage Sites. See [www.london.gov.uk](http://www.london.gov.uk)

### 2.3 Local policies

2.3.1 The London Borough of Hounslow Local Plan (adopted by the council on 15 September 2015) includes policies aimed at the protection of the historic environment, policies (policy CC4 Heritage). Other relevant policies include: Residential Extensions and Alterations (SC7) and Context and Adopted Character (CC1).

2.3.2 Hounslow Council (the council) has produced a Supplementary Planning Document: *Residential Extension Guidelines* (2003), which is a material consideration in any application concerning extensions to residential dwellings in the conservation area. This document is due to be updated.

2.3.3 The council has produced a Supplementary Planning Document: *Shop Front Design Guidelines* (2013), which is a material consideration in any application concerning shop fronts in the conservation area.

See [www.hounslow.gov.uk](http://www.hounslow.gov.uk)

### 2.4 Implications of designation

2.4.1 Conservation area designation introduces a number of additional controls on development within the area, which are set out below.

2.4.2 Demolition of an unlisted building within a conservation area will require planning permission.

2.4.3 In addition to any Tree Protection Order that may apply to individual trees, all trees in conservation areas are protected under Section 211 of The Town and County Planning Act 1990 (as amended) except those which are dead, dying or dangerous. Anyone proposing to carry out works to a tree in a conservation area must give six weeks' notice of their intention to do so before works begin.

2.4.4 For information on Permitted Development Rights, refer to the Planning Portal (<https://www.planningportal.co.uk>), which is the national home of planning and building regulations information and the national planning application service.

2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the insertion of new window openings and the alteration of boundary treatments, through the creation of an Article 4 Direction.

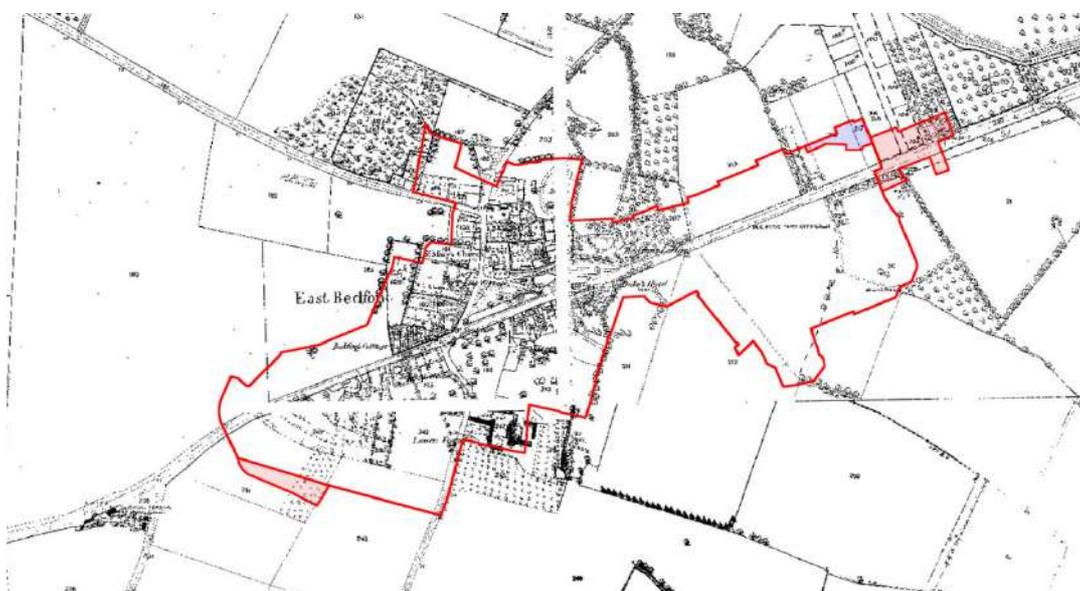
The purpose of these additional controls is to ensure that the special qualities of an area are not diminished by unsympathetic alterations.

2.4.6 It is proposed that three adjustments be made to the conservation area boundary. These take the form of an extension and a reduction, in order to take account of developments that have occurred since the conservation area was designated in November 1974; and an extension to include the westernmost section of Bedfont's de facto high street.

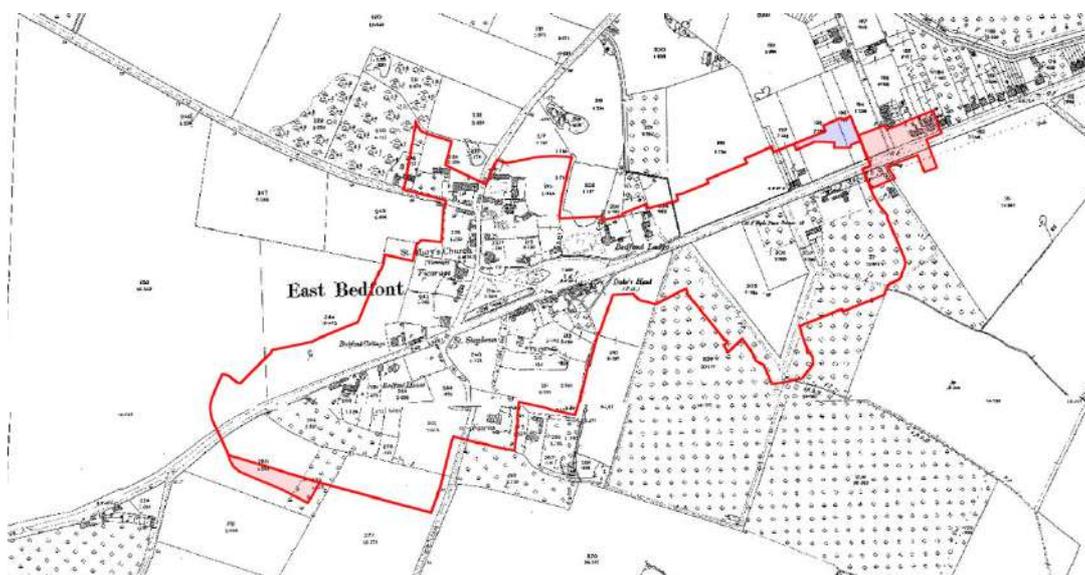
### 3 Historic development of the area

#### 3.1 Historic maps

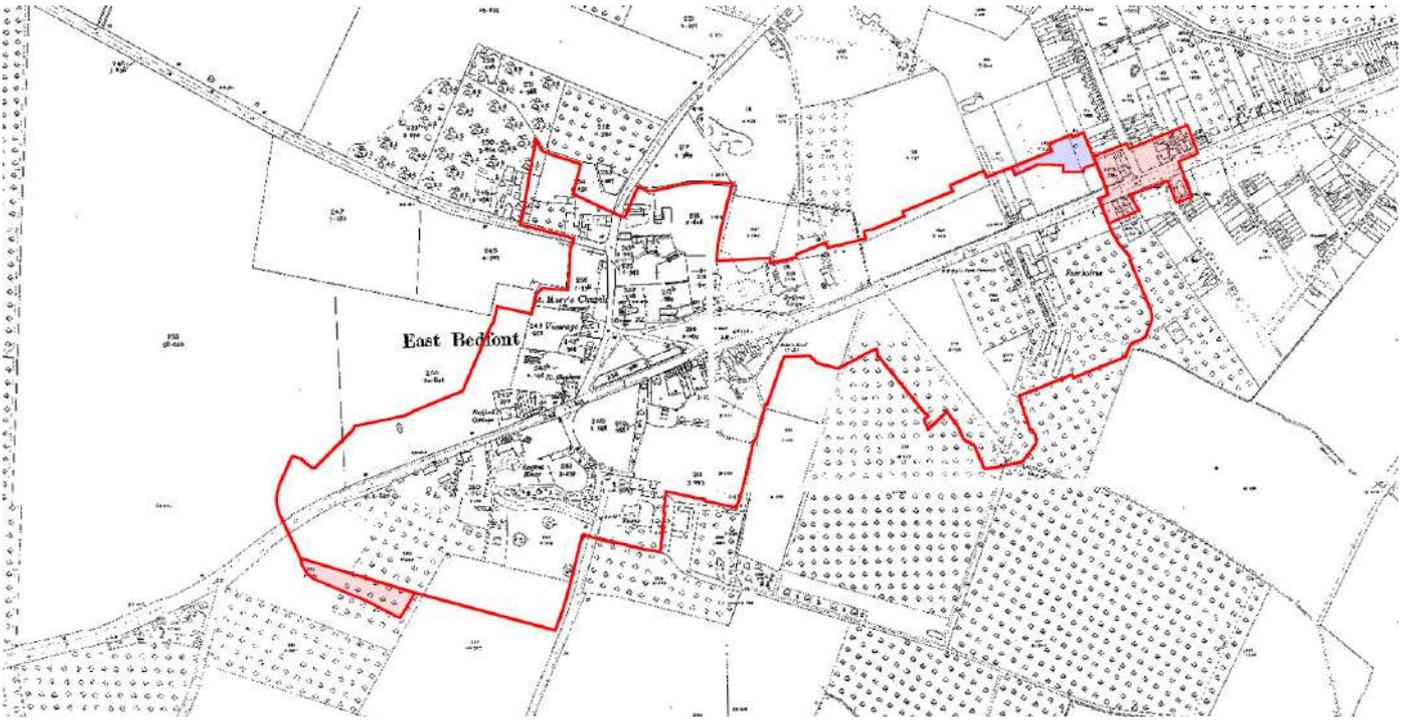
The following maps show how Bedfont retained its rural character into the early twentieth century, with only minor developments of housing occurring along existing lanes. The post Second World War maps show the district's move away from agriculture and its considerable residential expansion. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed



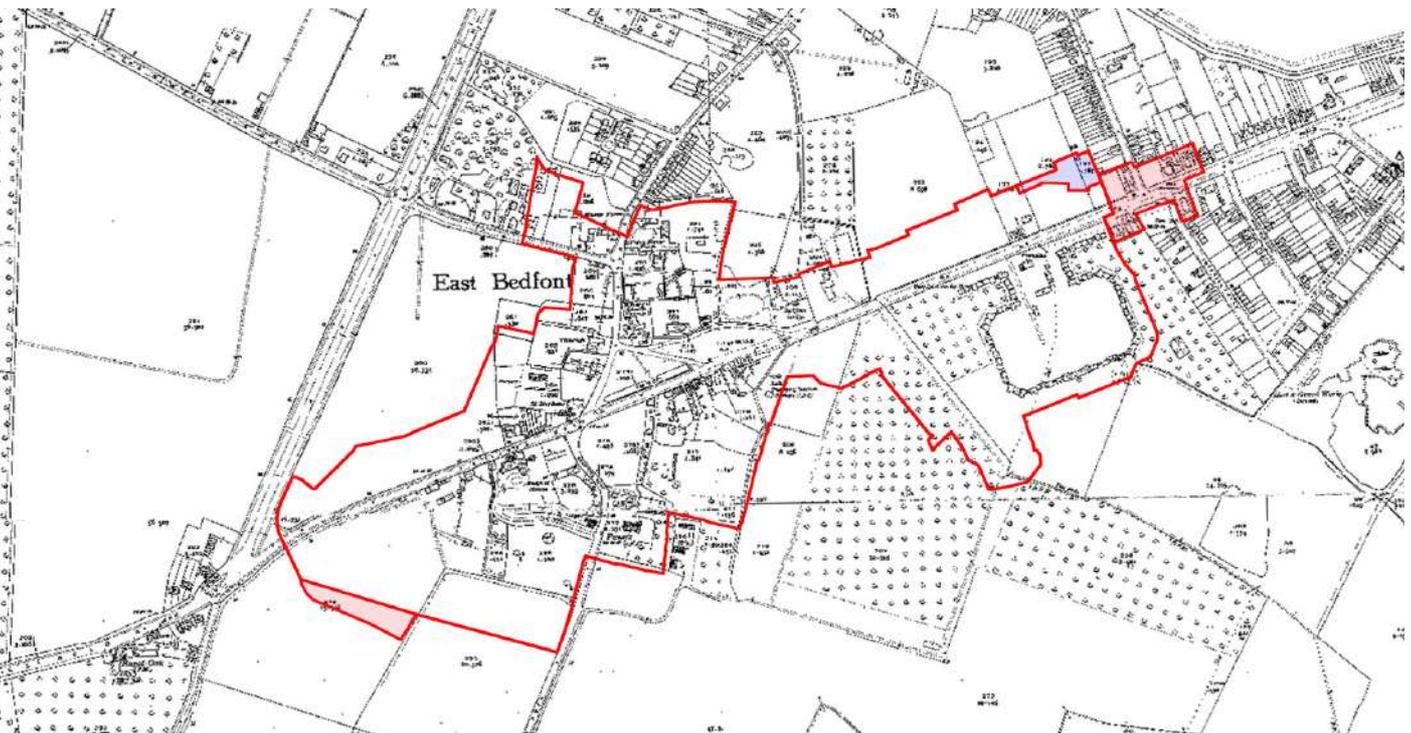
1865 Source: Ordnance Survey County Series



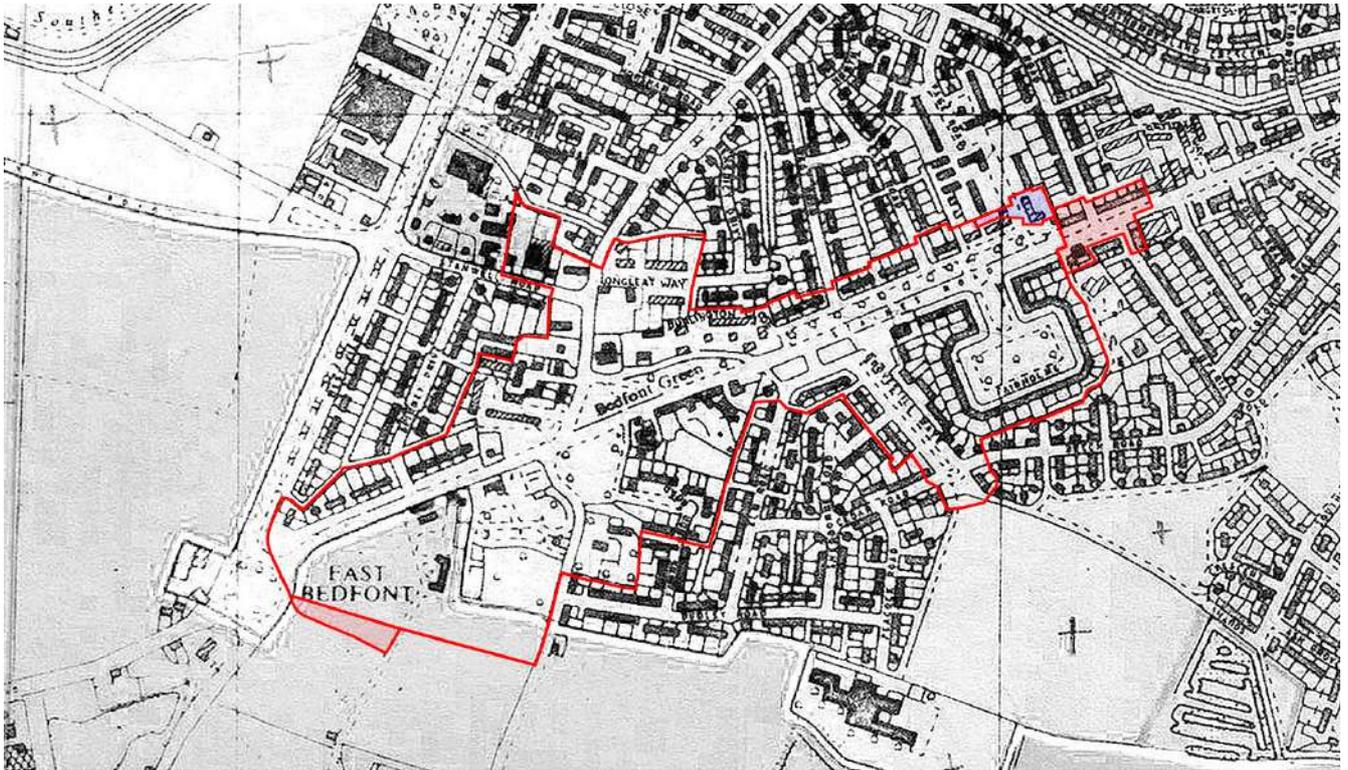
1894 Source: Ordnance Survey County Series



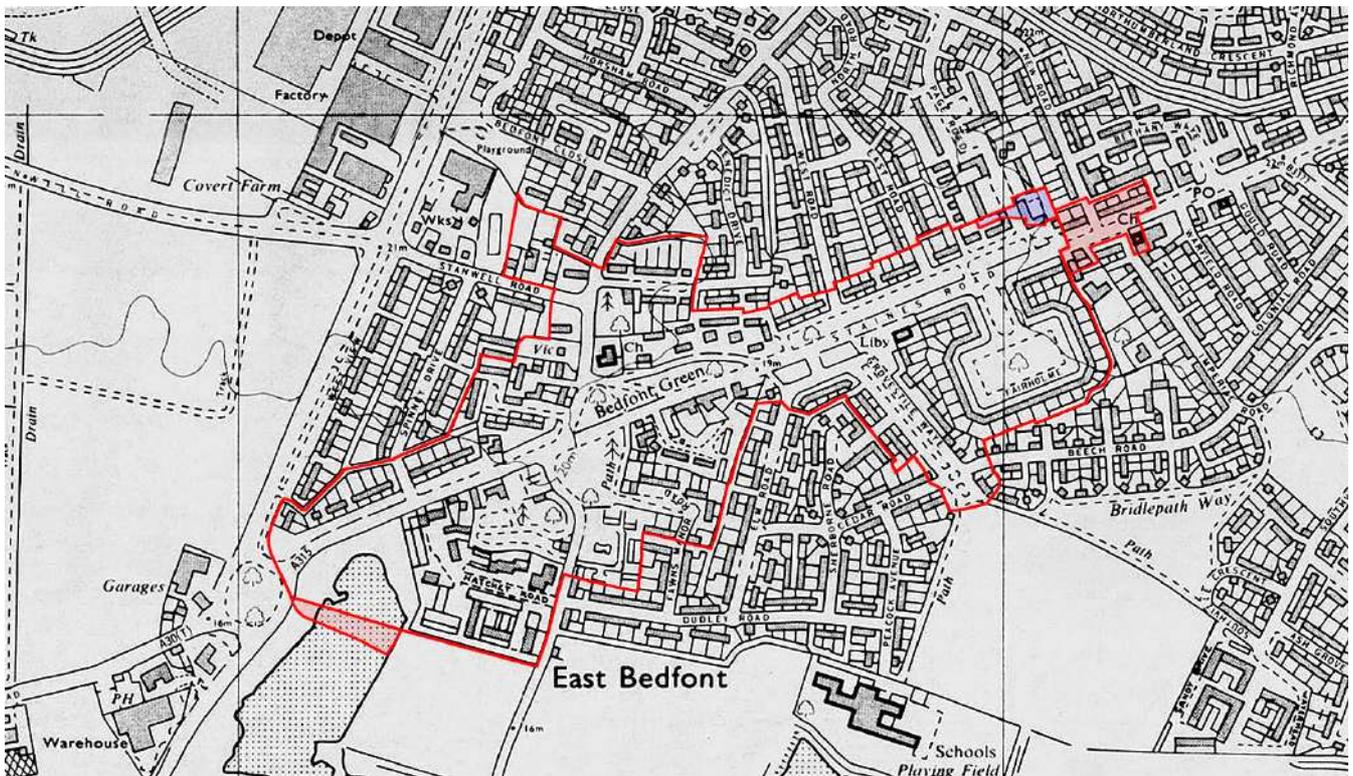
1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

### 3.2 Geographic, economic and social features that helped shape the area

3.2.1 Bedfont is part of a wider region of prehistoric settlement. Considerable archaeological remains were found in the 1950s, and more recently during excavations for Heathrow Airport Terminal 5. These include a Neolithic double ditch enclosure, Late Bronze Age enclosure and Roman farmstead, forming an extensive area of intensive prehistoric occupation, which incorporates two scheduled ancient monuments.

3.2.2 Bedfont began as a roadside village on the Roman Road, located about half way between Hounslow and Staines, on the route to Silchester which, before the Romans, was the Iron Age Atrabartes tribal settlement called Calleva. Silchester was one of the few Roman towns to disappear entirely, but most of the route remained an important road to Salisbury, and in the Bedfont area, skirted to the south of Hounslow Heath, once part of the Forest of Middlesex.

3.2.3 Bedfont formed an ancient parish near the northern edge of the Spelthorne Middlesex, and comprised the twin villages East and West Bedfont. The latter, lying just outside the borough, has been partly absorbed by Stanwell and partly swallowed by Heathrow Airport. Surviving East Bedfont is today almost always referred to as simply Bedfont, though the older name may still be heard and seen.

3.2.4 According to the 1086 Domesday Survey, the manors of Bedfont, Hatton and Stanwell were all held by William FitzOther. The name Bedfont is thought to be derived from Anglo-Saxon Bedfunta, meaning Bed's or Bede's spring or font, or Bydenfunta meaning 'spring provided with a drinking vessel'.

3.2.5 Bedfont Green lies at the heart of the village straddling the Staines (Roman) Road and is part of a staggered junction with a route creating a northerly link to Hatton and on to Harlington. To the south, minor tracks led to Bedfont Green South, from which one southward fork became Bedfont Road and the route to St Dunstan's, Feltham.



*Illustration of view east across the green with St Mary's church left*



*View east across the green with St Mary's church left (2016)*



*View east across the green of buildings along south side of Staines Road showing former ponds, which survived until the 1940s (c1920)*



*View east across the green of buildings along south side of Staines Road (2016)*

3.2.6 The parish centred on the Parish Church of St. Mary the Virgin, set back on Hatton Road but edging the green. Described as a jewel of Middlesex, the oldest part of the church dates from about 1150.

3.2.7 Many of the fine older properties lie on the Saxon lanes. However the seventeenth and eighteenth century coaching route and associated trade was the reason for the area's survival. However, by the end of the seventeenth century the state of the roads in England was so poor that it took five days to complete the journey from London to Exeter.

3.2.8 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 between the Longford River and the village, with the next most easterly being in Hounslow. The road was macadamised, comprising layers of successively smaller stones which compacted together with use, and so produced a resilient surface. Journey times were greatly improved: the 180 miles between London and Exeter by stagecoach requiring only two overnight stays, and in 1790 the mail coach took 25 hours.

3.2.9 As coach services grew, so too did the number of inns in Bedfont. The Duke's Head and the Bell were on Bedfont Green, and the Plough, the Sun, the White Horse and the Queen's Head joined them, in providing stabling and refreshments to the weary travellers on the road between London and the West Country. Only the Bell survives today from this group, now known as the Bell on the Green.

3.2.10 Industry came early through water power which was a strong feature of the area. Two artificial rivers or leats were cut from the River Colne, now known as the Duke of Northumberland's River and Longford River, nearly combining at Two Bridges on the borough boundary. From 1630 sword-smithing took place utilising a mill on the Duke of Northumberland's River. The mill was later used for gunpowder manufacture which continued until 1926.

3.2.11 The age of the stagecoach and mail-coach ended when the network of railways was



*View east along Staines Road with buildings on the right and the green on the left*



*View east along Staines Road with buildings on the right and the green on the left (2016)*



*View west along Staines Road with buildings on the left and the green on the right (c1910)*



*View west along Staines Road with buildings on the left and the green on the right (2016)*

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.

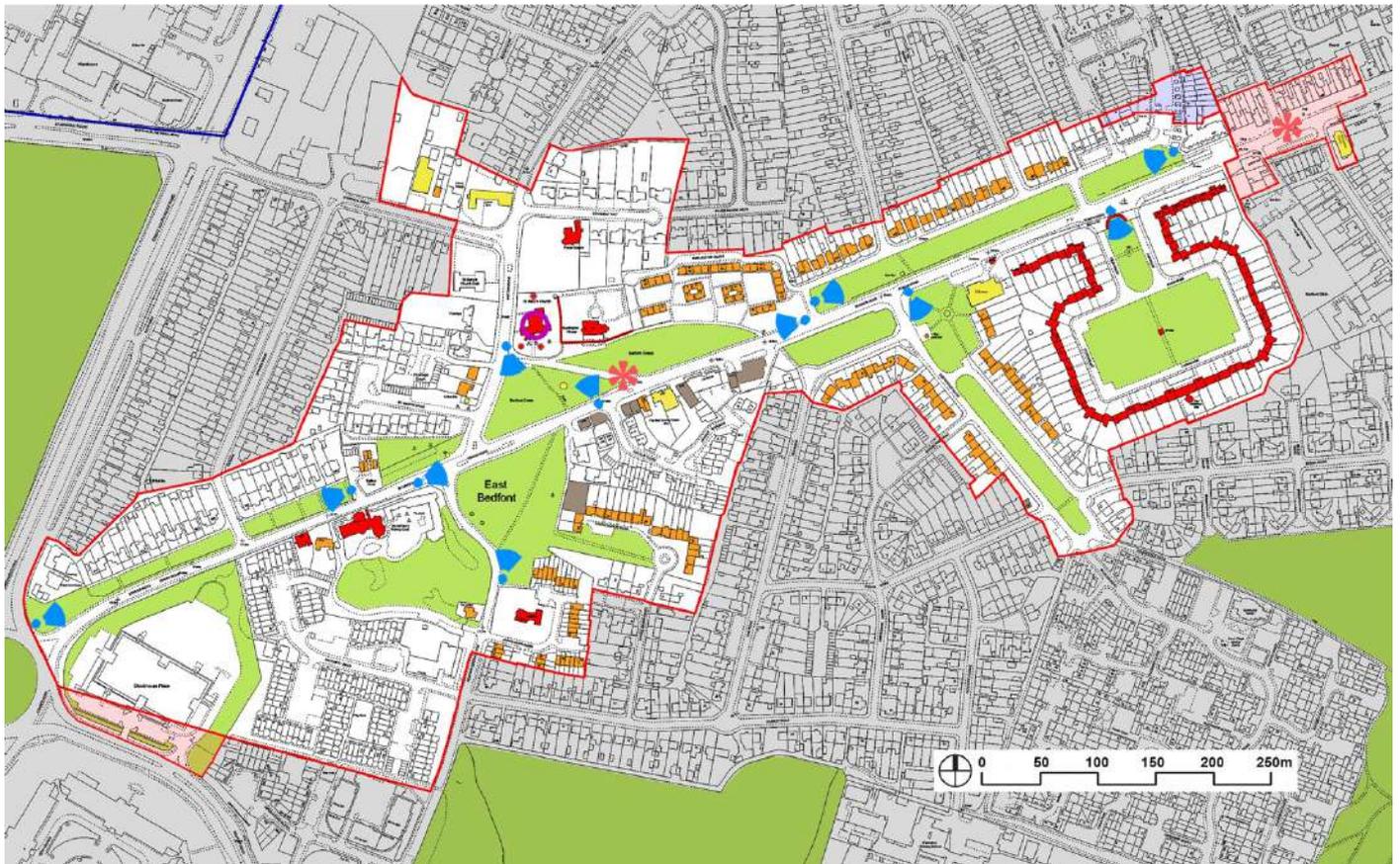
3.2.12 The road to St Dunstan's, turning sharply around field boundaries and crossing the railway line, gave access to the Middlesex Industrial School and Chapel, shown as the Boys' Reformatory. In replacement buildings, and on a much larger scale, this became the Young Offenders' Institute.

3.2.13 In a similar manner to neighbouring Feltham, market gardens appeared in the nineteenth century, but were gradually replaced with gravel and aggregate extraction and new housing estates in the mid twentieth century. Middlesex County Council built new housing in a simple arts and craft style or a plain modern style. Other properties were built on a speculative basis mainly along the Staines Road.

3.2.14 In 1946 London (later Heathrow) Airport opened, becoming a major employer and a catalyst for business in the Bedfont area and further increasing local housing and demand for hotels. Smaller scale infill development occurred over the later post Second World War years. The gravel works gradually wound down, to be replaced in part by Bedfont Lakes Country Park.

3.2.15 More recent years have seen the arrival of the Bedfont Lakes Office Park and a major social housing estate regeneration. In the mid-2010s, a proposal was published for an urban extension to the immediate south and west of the area under the working title of Heathrow Garden City. See also: 8. Future development in Bedfont.

4 The conservation area and its surroundings



#### 4.1 The surrounding area and the setting of the conservation area

4.1.1 The conservation area itself is located along the Staines Road and centred on the historic core of Bedfont Village. The conservation area's surroundings comprise:

4.1.2 To the immediate north, a large residential area of mostly early post Second World War two storey semi-detached houses, with a few short terraces and some bungalows.

4.1.3 To the immediate northeast, the exclusively residential, award-winning, 2000s redevelopment of a post Second World War housing estate.

4.1.4 To the immediate east, the main shopping centre with some early and later post Second World War shopping parades, and a street dating from the late nineteenth century.

4.1.5 To the immediate southeast, a large early post Second World War residential area with a Garden Suburb feel, and characterised by a series of large open spaces running to the urban-rural fringe via a channel of partly wooded parkland. Adjacent to this is a late 1980s residential development.

4.1.6 To the immediate south, another large early post Second World War residential area with a Garden Suburb feel, though with plainer houses than elsewhere in the district.

4.1.7 Further south, an edgeland of former gravel workings in the process of being landscaped, and Bedfont Cemetery.

4.1.8 To the immediate southwest, a 2000s mix of three to five storey perimeter and horseshoe blocks of single aspect flats and maisonettes, and three storey townhouses on a branching cul-de-sac. Just beyond is award winning, Bedfont Lakes Office Park, overlooking Bedfont Lakes Country Park, which utilised flooded former workings.

4.1.9 To the immediate west, Clockhouse Roundabout at the junction of Staines Road and Great Southwest Road, with open fields in agricultural use beyond.

4.1.10 To the northwest, London Heathrow Airport-related commercial sites.

4.1.11 Further information on the wider context can be found in the Bedfont section of the London Borough of Hounslow Urban Context and Character Study (2014).

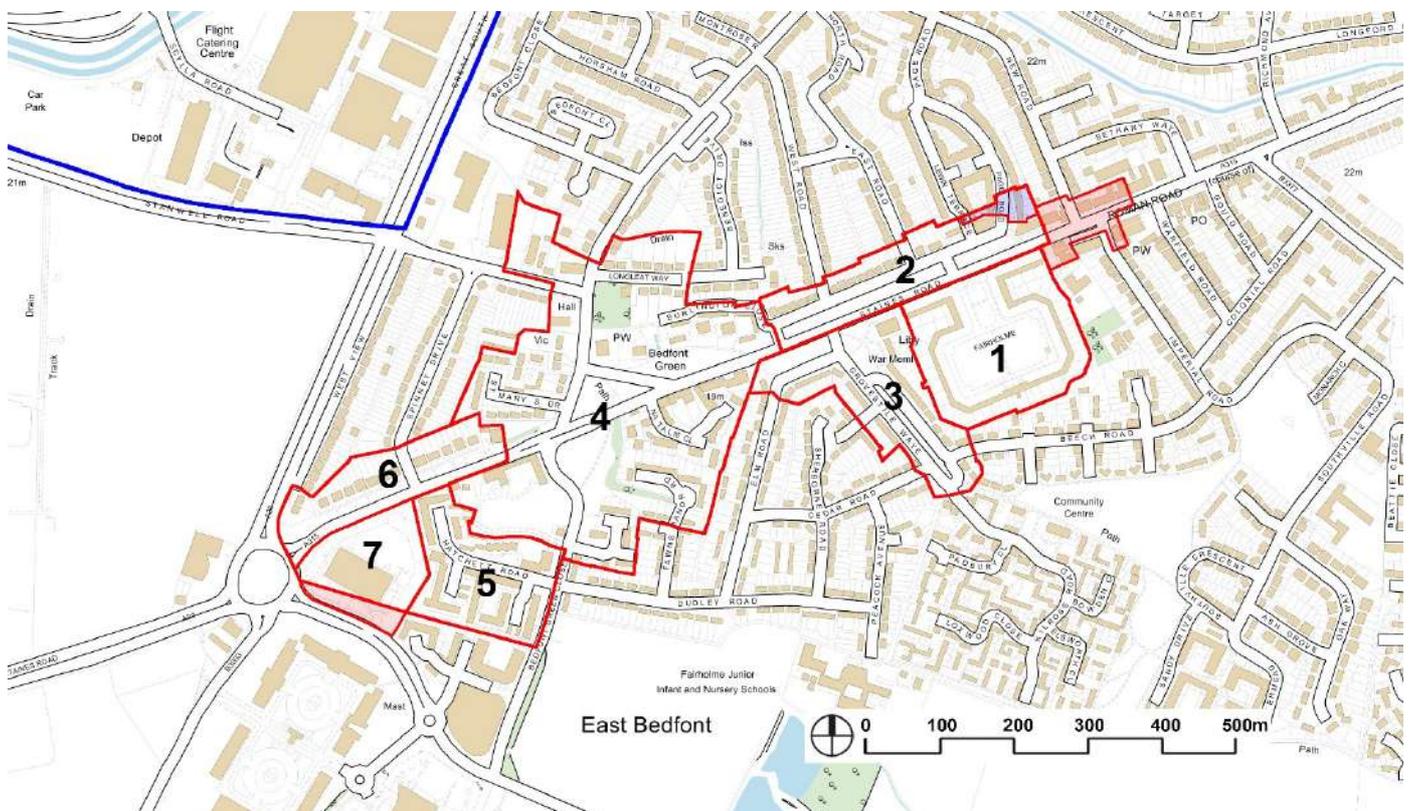
## 4.2 Character areas

The conservation area comprises seven distinct character areas. For reference purposes, these are numbered consecutively from east to west.

The character areas are:

1. Fairholme
2. Staines Road East
3. Grovestile Way
4. The Green
5. Hatchett Road
6. Staines Road West
7. Clockhouse Place

The following map illustrates the locations of the seven character areas.



2.1 Character area 1: Fairholme



#### 4.2.1 Fairholme character area

4.2.1.1 This area consists solely of the Fairholme Estate, an exclusively residential enclave off the south side of Staines Road just west of the neighbourhood centre. An Arts and Crafts Garden Suburb style development, it was built in 1934 by T Cecil Howitt as low-rental housing, funded by a bequest by Elizabeth Jones, a resident of Fulham.

4.2.1.2 The estate consists of a formal layout around a large green quadrangle, continuously fronted by 72 one and two storey carefully detailed brick dwellings, 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. The community hall has a central colonnade and clock tower.

4.2.1.3 The use of traditional materials and the importance given to the green settings, reflect the intention to design a vernacular style housing development in a semi-rural setting.

4.2.1.4 The well-kept gardens fronting onto Staines Road have shrubberies and ornamental beds, with a carved sundial on the lawn near the main entrance and a summerhouse at the centre. Along with the boundaries, there are a total of 76 grade II listings.

4.2.1.5 As a general principle, it is important to retain or carefully reinstate any lost original details, in order to maintain the high quality and special character of the estate. This applies to both individual houses and the overall group value. All these original details are also protected by the listing and may not be removed without grant of listed building consent.



*Typical style housing, The Fairholme Estate*



*The community hall, the Fairholme Estate*

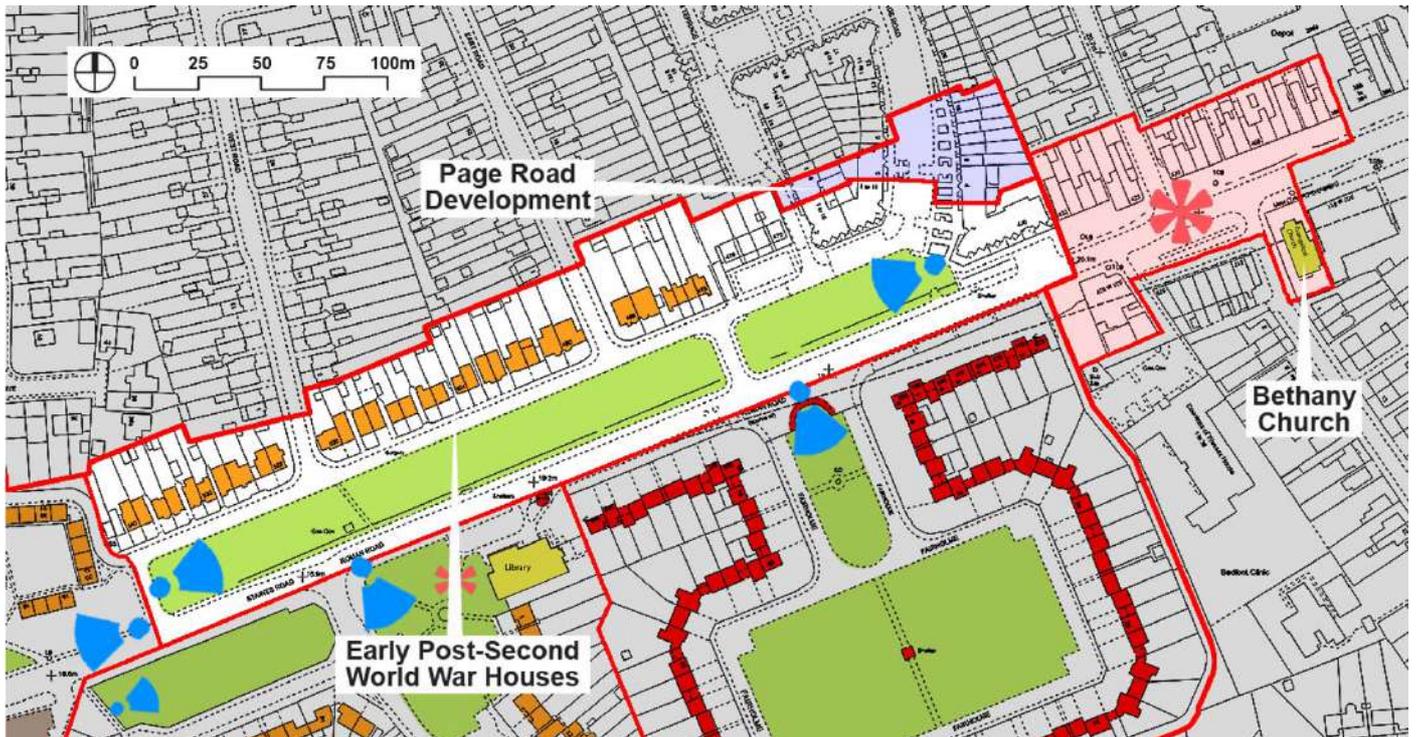


*The summerhouse, the Fairholme Estate*



*Typical style housing, The Fairholme Estate*

4.2.2 Character area 2: Staines Road East





*2000s Page Road development*



*The linear greensward with its strip of houses, Staines Road*



*Housing, Staines Road. Notable for its attractive gambrel shaped roof, distinctive to this area*



*Housing along Staines Road*

#### 4.2.2 Staines Road East character area

4.2.2.1 This area is characterised by a long, regular greensward, essentially a particularly wide grass verge between Staines Road and a residential access street. It extends eastwards from the historic core and its green to the local centre. The greensward is of great importance in defining the core green link running through the conservation area, and for maintaining the semi-rural character of the houses' setting. The greensward is hedged on the south side and flanked on the north side by a strip of early post-Second World War two storey semi-detached houses with two short terraces.

4.2.2.2 As well as providing an important buffer for the green open space and the conservation area as a whole, this strip is notable for its variety of housing styles, including a double gambrel-fronted four unit terrace (more of which appear to the north of the conservation area), a distinctive and characterful style, which appears to be peculiar to the west of the borough.

4.2.2.3 In order to retain the group value of the housing on Staines Road, it is important to retain or carefully reinstate lost character, to match the original design and materials. This approach will be beneficial for the houses as individual units, as well as the overall group. Adopting and implementing this essential principle will help to ensure that the quality of these residential developments is maintained and enhanced, so as to contribute in a positive way to the appearance of the conservation area.

4.2.2.4 At the eastern end of the character area, and the conservation area, is the southern end of the 2000s Page Road development, which replaced a deteriorating early post-Second World War estate of flats and maisonettes in blocks of four storeys.

4.2.2.5 It is proposed that the conservation area boundary be adjusted to take account of the new block and plot boundaries established by this development.

4.2.2.6 It is proposed that the conservation area boundary be extended to include the westernmost section of Bedfont's de facto high street.

4.2.2.7 On the north side, the street features an early post-war shopping parade which relates architecturally and historically to housing further west within the conservation area. On the south side there is the small former Bedfont Tabernacle of circa 1900, now known as Bethany Church, and the building originally known as Moore's Post Office, also circa 1900.

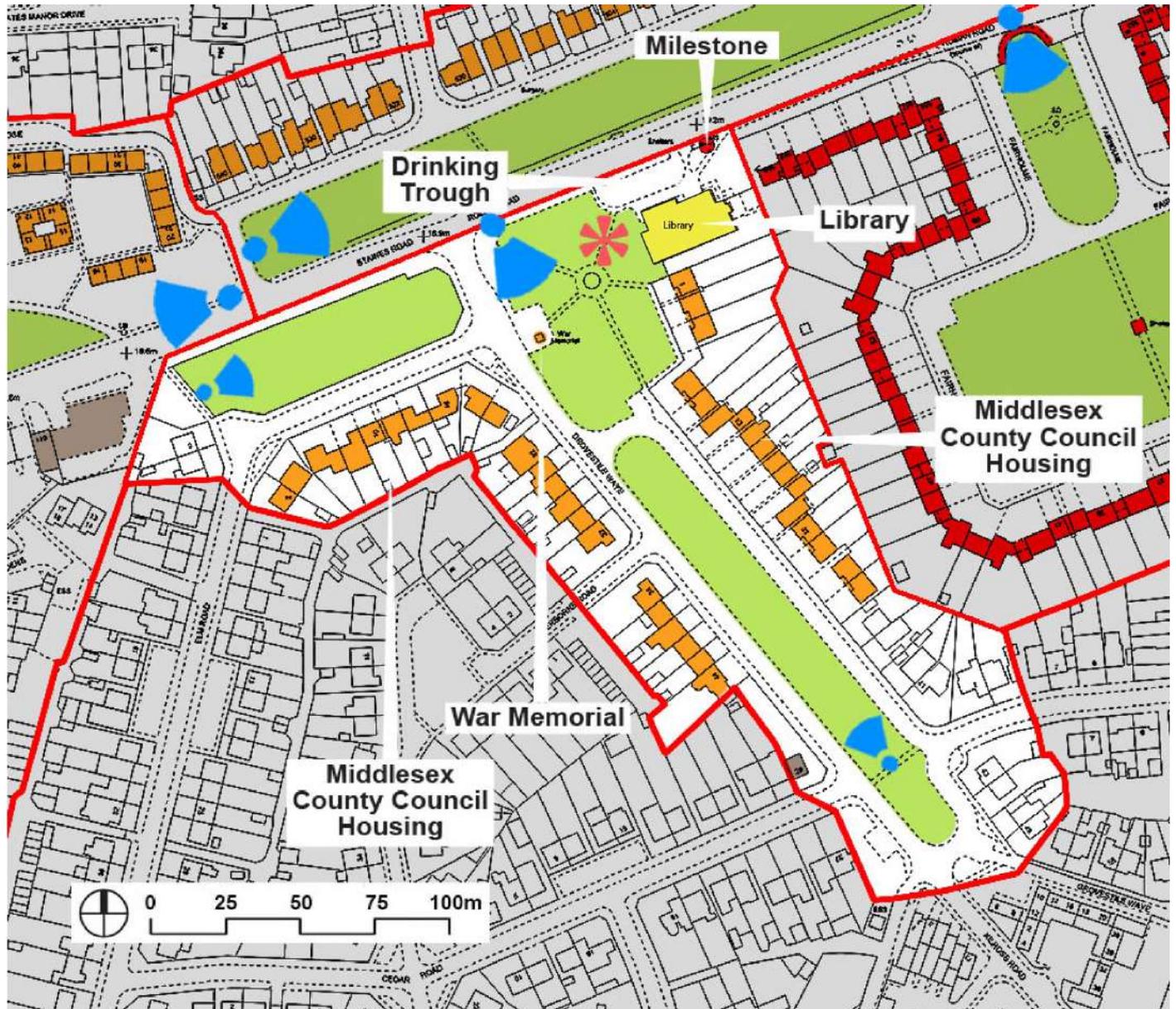


*Early post-war shopping parade*



*Bethany Church, former Bedfont Tabernacle*

4.2.3 Character area 3: Grovestile Way



#### 4.2.3 Grovestile Way character area

4.2.3.1 This area extends southwards from Staines Road, and is a particularly good example of mid twentieth century Middlesex County Council housing. It is primarily a residential mix of early post-Second World War, one and two storey terraces, with Arts and Crafts style steep, tall, hipped roofs bookended by gable fronts, in red brick.

4.2.3.2 The development consists of an extensive residential Garden Suburb style linear greensward. It also has a library, a grade II listed milestone and a war memorial on tessellating paving, just south of the main road. The southern end originally gave onto green open space at the urban-rural fringe, until the construction in the late 1980s of a development of two storey terraces on a branching cul-de-sac.

4.2.3.3 The East Bedfont War Memorial commemorates servicemen who died in the service of their country during the First World War and those who died in the Second World War and is a key monument within the conservation area.

4.2.3.4 The war memorial is presently located on the green at the junction of Staines Road and Grovestile Way. It consists of a rough-hewn stone monolith on a single-stepped base. It is raised up on a stone plinth, with a recessed area on top, in which to place remembrance wreaths. The inscriptions are formed in lead lettering and are located on the front face of the memorial which faces towards Staines Road.

4.2.3.5 The historic photo interestingly show that the memorial was originally located in a prominent and very visible location elsewhere, on the Staines Road, a short distance outside the eastern boundary of the conservation area. It was set in front of the existing small brick and stone built chapel that still exists and is shown in the historic photo. The memorial must therefore predate the c1950 estate into which it was relocated, by some 20 to 30 years. Although not in its original location, the present one retains the advantage of the memorial being in a highly visible public location, for all to see and appreciate.

4.2.3.6 War memorial stones such as the Bedfont one, had great importance to individuals, as well as having a wider, local, group importance. The war memorial is of architectural, artistic and historical importance. It makes a very positive contribution to the character and appearance of the conservation area.



*Middlesex County Council housing, Grovestile Way*



*East Bedfont War Memorial*



*East Bedfont War Memorial, historic image showing original location*

4.2.3.7 Outside Bedfont Library, there is a listed milestone. Milestones have an ancient history, dating back to the Roman period, when milestones were originally stone obelisks – made from granite, marble, or whatever local stone was available – and, later, concrete posts. They were widely used by Roman Empire road builders and were an important part of any Roman road network, when the distance travelled per day was only a few miles in some cases. Milestones were typically placed along a road or boundary. They served as key location markers and for travellers to show how far they had travelled or the remaining distance to a destination.

4.2.3.8 The milestone is a fortunate survival and represents a key monument in Bedfont's history. Another eighteenth century milestone is located just outside of the conservation area, on the edge of Hounslow Heath, marking the same ancient route into London. Both milestones are listed grade II, in recognition of their national significance, and are protected by the statutory listings.

4.2.3.9 The water drinking trough is carved from stone, set up from the pavement for horses to easily drink from. It would have provided an important source of clean drinking water for the horses that provided transport along the Staines Road, which has been a major thoroughfare into London since at least Roman times. The drinking trough is now attractively planted with flowers and is a positive contributor to the conservation area.

4.2.3.10 The historic milestone and water trough are key reminders of the importance of the major national thoroughfare that passed through Bedfont, used by enormous numbers of people and horses over the centuries. Although many water troughs are inscribed with the name of the donor society, this one does not have an inscription, although the plain sides do not detract from its historic importance or its positive contribution to the conservation area.

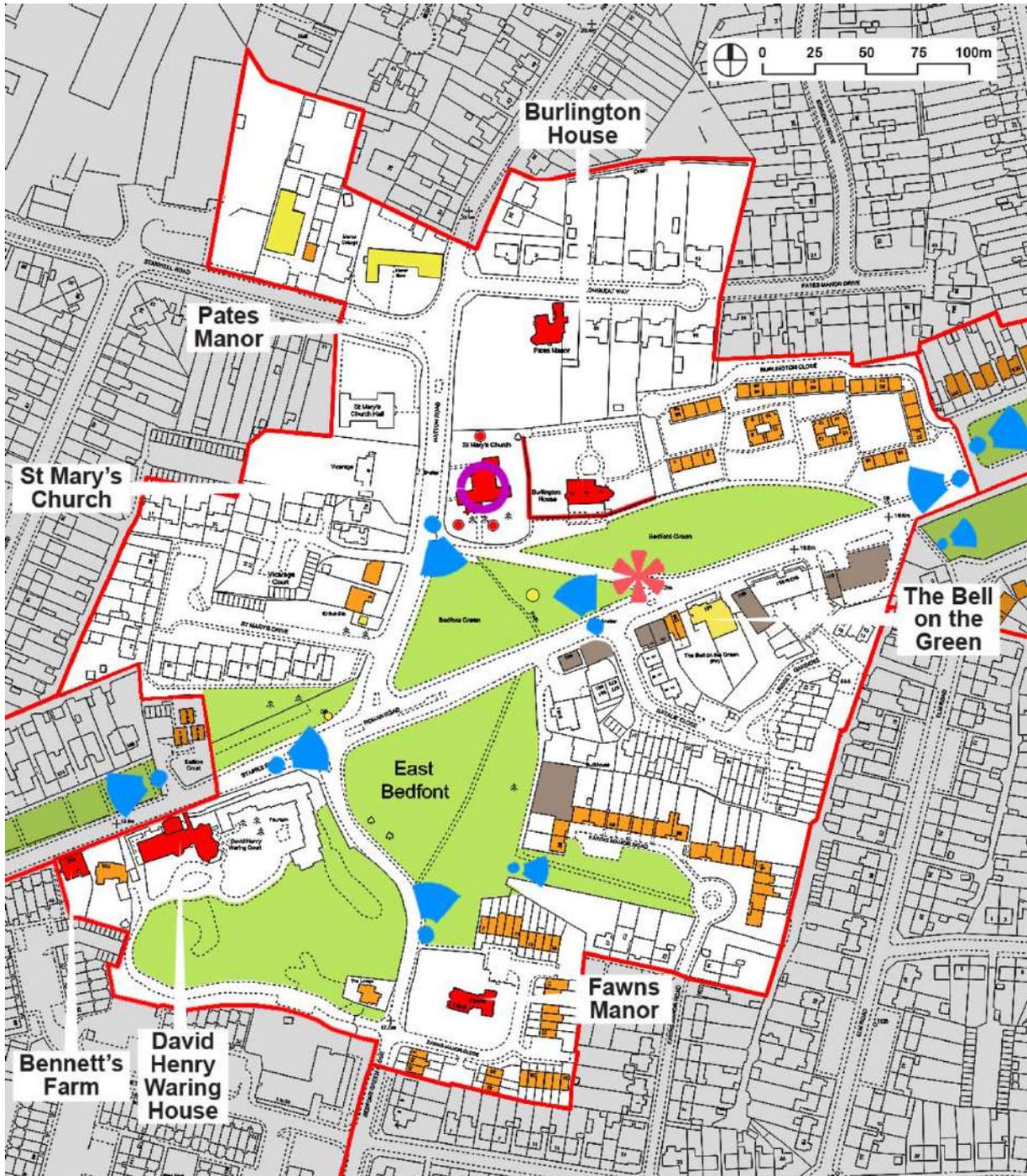


*Grade II listed 'Milestone 13 miles from London', Staines Road*



*Water trough outside Bedfont Library, Staines Road*

4.2.4 Character area 4: The Green





*Early twentieth century cast iron seating*



*Bedford Green*



*Early twentieth century Finger-style signpost*

#### 4.2.4 The Green character area

4.2.4.1 This is the heart of the conservation area. Its character is formed by the appearance and historic relationships of land and landscape, thoroughfares and buildings. Bedford Green and the landscaping along Staines Road are vital remains of the open spaces that once were found all over the borough area and Middlesex as a whole, and give Bedford its special rural open village character.

4.2.4.2 The green, with its buildings and the tree planting both on the green itself and in neighbouring gardens, is a feature of considerable value in the conservation area. The former two ponds, bounded by a timber fence, were regrettably filled in in about the 1940s, leading to the sad loss of this characterful element. The original appearance of the green with the ponds can be seen in 3.3 Historic and current photos, above.

##### The Green

4.2.4.3 Focused on the Parish Church of St. Mary the Virgin, the green itself is formed of two attractively tree-planted, irregular spaces each side of Staines Road. The northern part is essentially a progressive widening of the linear greenswards that stretch east-west along the main road. As well as the church, it includes a cluster of historic buildings and a small shopping parade with a locally listed public house. It also features a number of items of historically interesting street furniture such as a recently restored early twentieth century rural finger-style sign post.

##### Parish Church of St Mary the Virgin

4.2.4.4 The grade II listed Parish Church of St Mary the Virgin is situated on the northern edge of the village green and is the oldest surviving church in the borough. A landmark building, it forms the very heart of the village, and gives the area its rustic character and charm. The church dates from the twelfth century, although much of what we see today is fifteenth century. Following the Norman Conquest in 1066, it was often the case that early stone churches were built to replace wooden buildings.

4.2.4.5 The listing description records that the church is Norman, with an original chancel, retaining chancel arch and one window, and part of original nave retaining good south doorway. The church was enlarged in the early nineteenth century north side and again in about 1865 when the nave was lengthened and a new tower and south porch were built.

4.2.4.7 At the entrance to the church are two topiaried (trimmed to form shapes) yew trees shaped to represent peacocks, one dated 1704. They are said to represent two sisters who lived in Bedford House and were described as being as proud as peacocks.

4.2.4.8 The churchyard has a pleasing series of tablets, gravestones and table tombs of the eighteenth century and later, including seven grade II listed tombstones in three groups.

**Burlington House**

4.2.4.16 Grade II statutory listed Burlington House is a high quality house standing in its own grounds, adjacent to the church. The listing description records that it was built for William Reed in 1791, as evidenced by a date stone on the garden wall.

4.2.4.17 It is two storeys high with a basement and is constructed of London stock brick. The roof is mansarded and covered in old red tiles, with plain chimney stacks. The street façade has five sash windows with glazing bars. The round-headed doorway approached by double flight of steps is located in the window space one from right. The plain flush panelled door in plain reveals a fish scaled semi-circular fanlight, plain architrave consoles and cornice. Iron railings. There is a band to the stone capped parapet and five flat topped old sash window dormers with cornices.

4.2.4.18 To the front boundary, there are tall projecting stock brick walls with stone caps and ball finials and attractive iron railings and walls facing the green on each side. Currently in use as private apartments, the house and its old boundary walls, alongside the church, add to the aesthetic value of the green itself, made more evocative as a group by the quality of the large trees.

4.2.4.19 There is a tiny fire insurance metal badge on the street elevation (this is protected by the listing). This seemingly modest plaque indicates an interesting development in the history of firefighting. London suffered a number of major fires from the eighth century onwards, and above all in 1666. The Great Fire of 1666 started in a baker's shop on Pudding Lane, and consumed about two square miles (5 km<sup>2</sup>) of the city, leaving tens of thousands homeless. Prior to this huge fire, London had no organized fire protection system. Afterwards, insurance companies formed private fire brigades to protect their clients' property. Insurance brigades would only fight fires at buildings the company insured. These properties were recognisable from the relevant insurance company badge affixed to the elevations of buildings.



*Grade II\* listed St Mary the Virgin*



*Graveyard, St Mary the Virgin*



*Grade II listed Burlington House*



*Fire insurance badge, Burlington House*



*Iron gates Burlington House*

## Pate's Manor

4.2.4.20 One of Bedfont's two surviving manor houses, grade II listed Pate's Manor is located behind the church, off Hatton Road. It is the oldest house in the borough, with one wing dating from the late fifteenth century. It is a well preserved Elizabethan timber-framed building. The full Historic England listing description gives a detailed account of its evolution, built form and decorative treatment.

4.2.4.21 From 1403-04, it was the home of the Pate family, and was later the home of the Page family, who emigrated to Williamsburgh, Virginia, in the seventeenth century. During the Civil War (1642–1651), it was occupied by Royalist and Cromwellian troops. In 1623, the manor belonged to Christ's Hospital, but the house was leased to tenant farmers.

4.2.4.22 The house stands in partly walled gardens with cedar trees. There are slight remains of a parterre, which was a level space in a garden occupied by an ornamental arrangement of flower beds.

4.2.4.23 Opposite the house are former barns, which date from the early nineteenth century and are a reminder of the former agricultural uses once prevalent in the area. Their location near the church and Pate's Farm makes this an important historic group. The barns are currently in commercial use.

## Fawn's Manor

4.2.4.24 On the south side of the green is the exceptional grade II listed Fawn's Manor, which dates from the mid sixteenth 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.

4.2.4.25 Comprising the other of Bedfont's two surviving manor houses, Fawn's Manor appears to have been part of a much larger defined group in the mid nineteenth century. Although it has been almost surrounded by 1980s housing of good quality, it retains a good amount of open space around it, lying opposite and benefiting from the setting of Bedfont House's surrounding land and the green to the north.

4.2.4.26 The property seems to be first mentioned in 1272 in the reign of Edward I, when Richard Foun held lands in Bedfont. It was associated with the Sherborn family from 1437. During the Civil War (1642–1651), the house was occupied by soldiers. In 1983, Fawn's



*Grade II listed Pate's Manor*



*Former barns, Pate's Farm*



*Grade II listed Fawn's Manor*



*Grade II Listed Fawn's Manor*



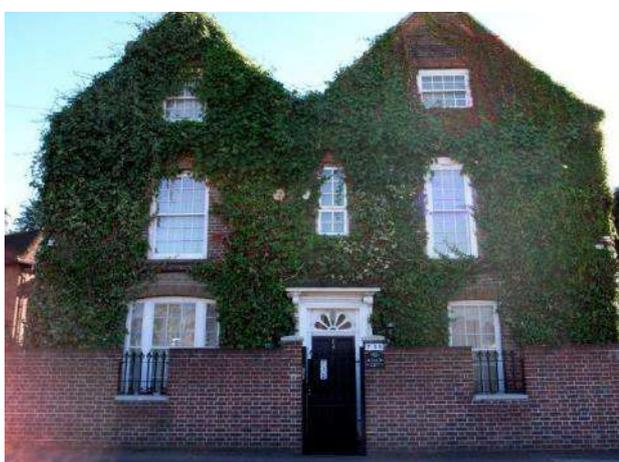
*Grade II listed David Henry Waring House*



*David Henry Waring House conservatory*



*1970s housing, grounds of David Henry Waring House*



*Grade II listed Bennett's Farm*

Manor was sold to the British Airways Housing Association by Derek Sherborn, of the Sherborn family which had owned it for several centuries.

### **David Henry Waring House**

4.2.4.27 An early private house, grade II listed David Henry Waring House, also known as Bedfont House, is a house of late eighteenth century origin. It fronts onto Staines Road, and stands in its own very large grounds, to the west of the green. It has a large and charming Edwardian library extension of 1905 by Edward Oaine for D H Rheinerwaring, and a barge boarded veranda around a polygonal bay-window. To the front there are high boundary walls.

4.2.4.28 The house is now used as a nursing home, and is well looked after. The grounds to the rear are informal in character: the trees and open space add to the rural village-like charm. Some of the former grounds now have small 1970s sheltered housing units, with well laid out courtyards. There is also a noteworthy lodge at the entrance to the grounds, opposite Fawn's Manor.

### **Bennett's Farm**

4.2.4.29 Also known simply as the Farm, grade II listed Bennett's Farm is located on Staines Road, just west of the green. The house is of brick and was built in about 1700 as a farmhouse for the Hatchett family. There are several monuments to the Hatchett family in the nearby churchyard. Similar to the houses within the Butts conservation area in Brentford, it demonstrates the abandonment of the Middlesex timber-framed tradition.

4.2.4.30 Bennett's Farm is two storeys, with an attic and two gables, three windows wide, and of plum coloured brick. The central, early approximately early eighteenth century, six-panel door has a radiating, wooden fanlight, and a dentil cornice on shaped brackets. The roof is covered in old tile, and the gables are finished with tiles. There is apparently a small Sun fire insurance metal badge on the street elevation, but if so, it is presently not visible due to the uncontrolled vegetation that is growing on the house's elevations. As noted in relation to Burlington House (see 4.2.4.19 above), this is an interesting relic of the history of firefighting. Both fire insurance plaques are protected by the statutory listing.

### **The Bell on the Green public house**

4.2.4.31 The locally listed Bell on the Green echoes earlier hospitality facilities. As coach services increased, so too did the number of inns in Bedfont. The Duke's Head and the Bell were located on Bedfont Green. The

Plough, the Sun, the White Horse and the Queen's Head joined them in providing refreshments, accommodation and stabling to the weary travellers on the road between London and the West Country.

4.2.4.32 Only the 1920s rebuilt Bell survives today from this group, now known as the Bell on the Green. It sits within a row of properties of varied character, facing across the green towards the church and Burlington House. Along with its neighbours, the public house suffers from unsympathetic signage and banners, which have a detrimental effect on the heavily designated setting of the green as a whole.

### Twentieth century housing

4.2.4.33 The best of the twentieth century housing around the green is found in two small groups, which demonstrate careful planning around open spaces which act as sympathetic extensions to the green. To the east of the green is a small modestly Arts and Crafts style of one and two storey estate of sheltered housing set around its own green spaces. To the east of the southern green is a miniature Garden Suburb style linear greensward with a mix of one and two storey terraces, which echoes character area 3.



*Locally listed Bell on the Green Public House*



*Arts & Crafts style housing, north east edge of the green*

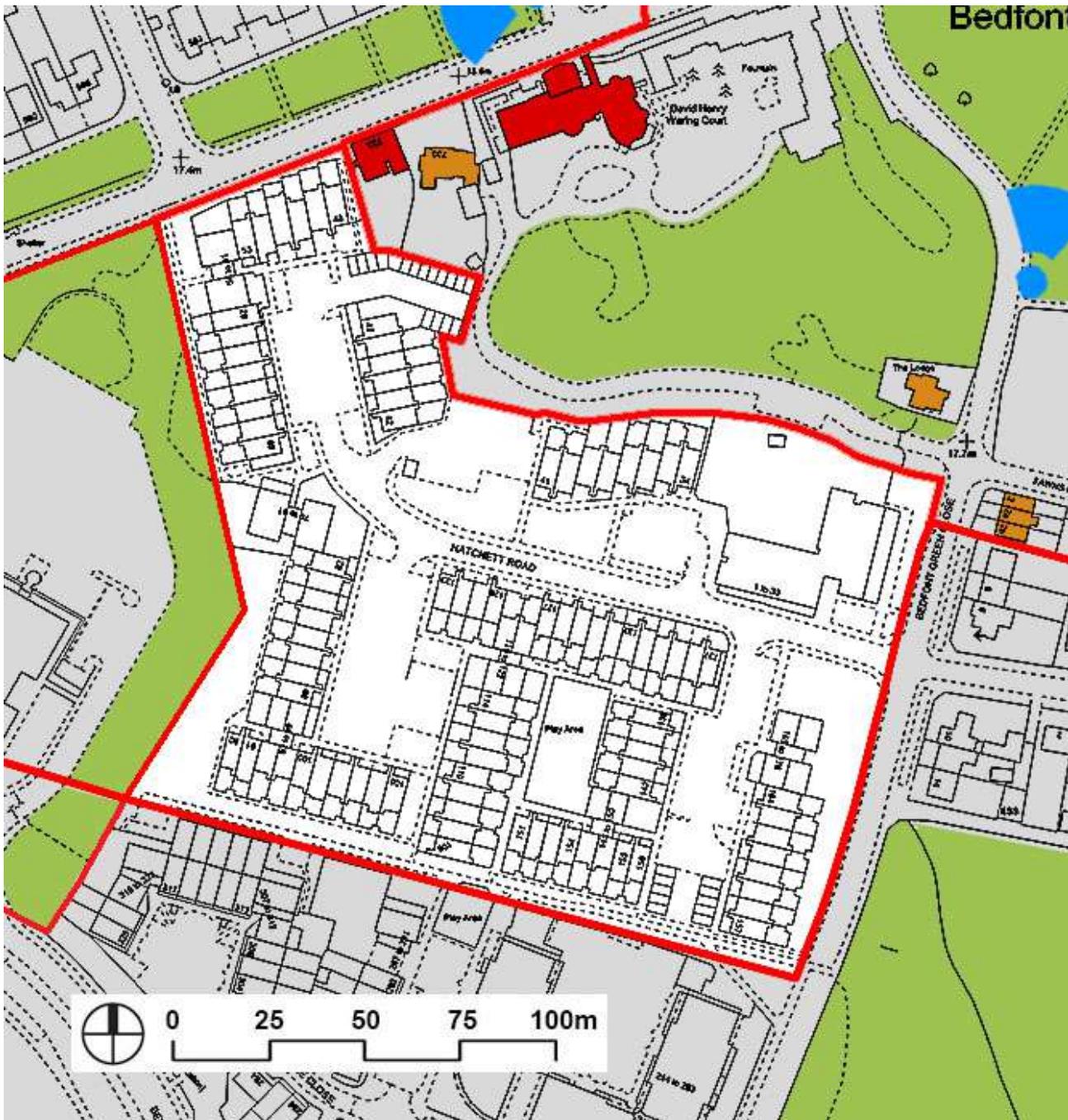


*Interestingly detailed brick utility buildings north of the green on Stanwell Road*



*Detached house between Bennett's Farm and David Henry Waring House*

4.2.5 Character area 5: Hatchett Road



#### 4.2.5 Hatchett Road character area

4.2.5.1 This area exclusively comprises a late 1970s social housing estate which was constructed on open space, after the designation of the conservation area. The estate consists of a mix of two storey houses and blocks of three to four storey flats and maisonettes, arranged along a cul-de-sac which branches into parking courts.

4.2.5.2 The buildings are constructed in a light yellow-pink brick with some hanging tiles, and there are some interesting asymmetrical roof forms. The generous sized green spaces appear well-tended

4.2.5.3 Although there is only one vehicular access point, the estate is connected via footpaths to Staines Road and Bedfont Road, and, to the more recent development to the immediate south, with its children's play facility

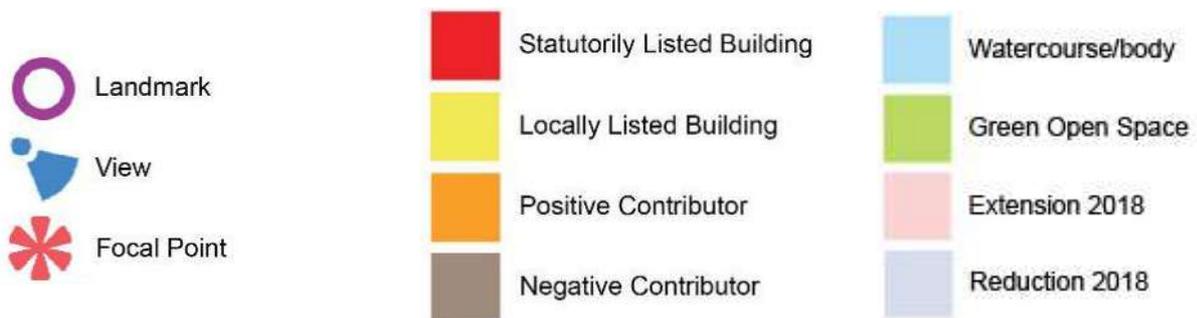


*Housing, Hatchett Road Estate*



*Housing, Hatchett Road Estate*

4.2.6 Character Area 6: Staines Road West



#### 4.2.6 Staines Road West character area

4.2.6.1 In a similar manner to character area 1, this area is characterised by a long, regular greensward, which is essentially a particularly wide grass verge between Staines Road and a residential access street. It extends westwards from the historic core and its green to Clockhouse Roundabout and the urban-rural fringe.

4.2.6.2 It is hedged on the south side and flanked on the north side by a strip of early post Second World War (1945 onwards) one and two storey semi-detached houses, in an irregularly alternating manner. Though these provide an important buffer for the green open space and the conservation area as a whole.

4.2.6.3 At the extreme eastern end of the character area, there is a three storey 1970s apartment building which stands in its own grounds. While mostly hidden from street view, the building is a sensitive addition to the area, with its own modest architectural character, and is surrounded by soft green planting that creates an attractive setting.

4.2.6.4 At the extreme western end of the character area, the linear greensward widens slightly and accommodates some larger mature trees, prior to meeting the roundabout.

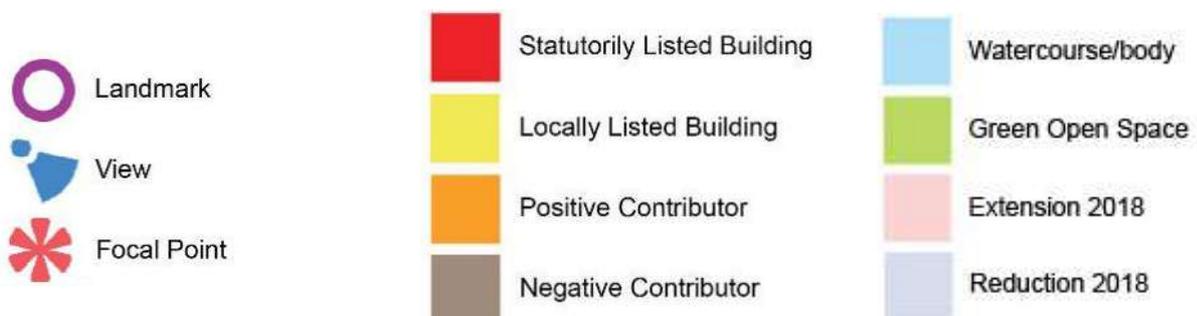
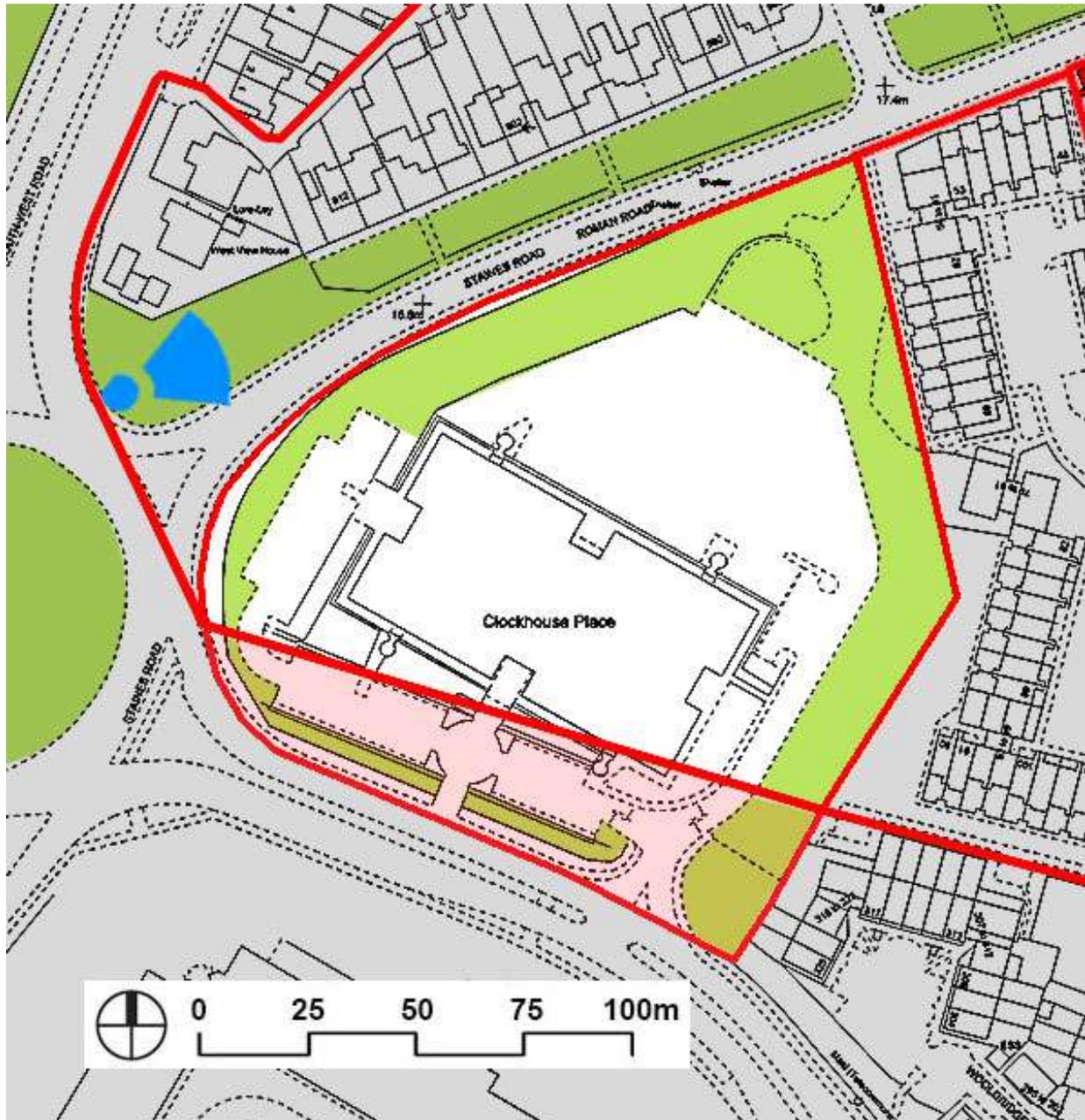


*The linear greensward with its strip of houses, Staines Road*



*1970s apartment building, Staines Road*

4.2.7 Character Area 7: Clockhouse Place



#### 4.2.7 Clockhouse Place character area

4.2.7.1 This area is exclusively occupied by Clockhouse Place, a late twentieth century, large footprint four storey office building, its extensive surface parking and its well-tended grounds. It presents its most attractive elevation to the western linear greensward extension of the historic green along Staines Road, where it is partly masked by mature trees. It is protected as office space under an Article 4 Direction.

4.2.7.2 It is proposed that the conservation area boundary be adjusted to take account of the entire site to the edge of Bedfont Road, since at the time of designation the building and its surroundings had not been constructed.



*Northwest elevation of office building from Staines Road*

4.3 Recent/new developments and their impact

4.3.1 The selection of photos below show a variety of types of recent development in the conservation area



*Redeveloped housing estate (late 2000s) partly within the conservation area, Page Road*



*Office building undergoing conversion to residential use, Staines Road*



*Former barns opposite Pate's Manor, converted to commercial use, corner of Hatton Road and Stanwell Road*



*Late twentieth century Clockhouse Place office building from Staines Road*

#### 4.4 Views and focal points

4.4.1 The following photos illustrate the rich and varied character of views and focal points within the conservation area. The appearance of the conservation area is greatly enriched and its principal character defined by the long views through the green spaces and the semi-rural character that permeates much of it. The main focal point is the green, which is the historic core, adjacent to the ancient Roman road, once one of the major thoroughfares for travellers into and out of London and remaining today a principal route. Another important focal point is the westernmost section of Bedford's de facto high street, with its shops and church.

4.4.2 There are also interesting streetscape views, principally of housing, and shorter views of key buildings, such as the Bell on the Green public house, Staines Road and Burlington House on the green. The landmark building of is St Mary's Church, Staines Road, has both long and short views, with its tower and steeple appearing from various viewpoints, including major and subsidiary streets and spaces, together with blue and green infrastructure spaces. These all add to the particular character and good quality of the conservation area.

4.4.3 It is essential to retain the character of these key features, and consider only sensitive enhancements, where appropriate, in order to maintain the quality of views and focal points.

4.4.4 The retention of trees and vegetation, which play a key part in defining the green character of views and focal points, is of particular importance.

*View west across the green, Staines Road*



*View northeast across the green, Staines Road*



*View west along linear greensward, Staines Road*

## 4.5 Open spaces and trees

### 4.5.1 Designated Local Open Spaces are:

- Bedfont Green
- Land at Grovestile Way
- Land to the west of Bedfont Green Close
- Land to the northeast end of Bedfont Green Close

4.5.2 The conservation area benefits significantly from an extensive amount of high quality open spaces, and large numbers of mature trees. The principal open space remains Bedfont Green, in addition to the lengthy greenswards, all of which greatly contribute to the high quality, semi-rural character of the conservation area.

4.5.3 There are also important open spaces of a lesser scale, often with very pleasant open green character, in the settings of housing and other buildings. Throughout the conservation area, there is a notable character of spaciousness, of a high quality, whether of a large or smaller scale.

4.5.4 All of these open spaces and the many trees contribute positively. The open, uncrowded and lightly developed spaces that retain open space around and between buildings are key to defining the semi-rural, village, character of the conservation area.

4.5.5 As well as providing a positive visual impact, the open green spaces are also beneficial for the environment and ecology.



*Bedfont Green*



*Regularly planted small trees lining the linear greensward leading to Grovestile Way*

## 5 Condition of the conservation area, maintenance and alterations

5.1 The condition of the conservation throughout is assessed as principally very good. This includes the maintenance of buildings, structures and green spaces (both public and private). However, the quality of pavement paving is poor in some places, with low quality paving materials, sometimes with ill matched repairs, creating poor amenity value. There are also areas of poor quality highway surfaces, which should be improved.

5.2 There are currently no buildings or structures within the conservation area that are on the Heritage at Risk Register, maintained by Historic England.

5.3 Parts of the built environment within the conservation area comprises groups of houses, including semi-detached houses. The key aim is to retain authentic historic character (design and materials) or to reinstate it, so as to enhance not only the individual houses, but their group and the wider street scene.

5.5 The loss of or covering up of even small features, such as painting decorative details in different colours to the authentic character in a group, leads to a harmful visual impact. Overpainting contrasting painted features such as mock Tudor detailing on faux timber features in roof gables in unauthentic colours, is harmful. Features such as fenestration should not be painted in unauthentic colours.

5.6 Windows and doors are key features in any buildings' character, and the retention of historic windows and doors is encouraged. The use of UPVC replacement windows and doors within the conservation area is not recommended. UPVC cannot visually replicate historic windows and doors. Practically, historic windows and doors can often be repaired rather than replaced, whereas UPVC difficult, if not impossible, to repair. In terms of lifetime costs, repairing historic windows and doors can be better value than replacing with UPVC. Retaining historic features, such as windows and doors, help to maintain the integrity of the Conservation Area.

5.7 Extensions and alterations to buildings within the Conservation Area should be designed sensitively to respect the host building and the area more generally. For example, the use of conservation rooflights may help to minimize the impact of roof extensions. The aligning of rooflights



*The large box style dormer unbalances the pairs of houses and is harmful to their architectural quality*



*Excessive vegetation growth which can be harmful to the fabric of the building*



*The installation of windows of a different style and proportion than the originals can disrupt group value*

over windows may also help to make them more harmonious to the building. Similarly, with extensions and dormers, confining these to the rear of the property can help to minimize their impact.

5.8 Solar panels and satellite dishes can also have an impact on the character of a conservation area. The Council recommends that these are installed at the rear of a property or where they are not visible from the public domain. For satellite dishes, please check with your service provider prior to installation to ensure they can be placed at the rear of a property.

5.9 Vegetation growing on buildings and freestanding walls is harmful to visual appearance and damaging to the historic fabric (it is also harmful to most materials of any period). It also prevents maintenance checks and maintenance works being carried out. Such vegetation should be appropriately killed, allowed to dry, removed and the fabric carefully made good to match existing. Where vegetation is growing close to or over walls, it should be cut back, so it no longer touches it. The location of planting near buildings or walls should be carefully considered, to allow sufficient space for future root growth.

5.10 Sources of guidance for maintaining property, including window retention, repair (timber and metal fenestration) and replacement can be found in: Appendix 3: Further reading, information and websites.

5.11 For advice on residential extensions, the current document that should be referred to is: London Borough of Hounslow – Residential Extension Guidelines (October 2003). Please note that this guidance is currently being revised and is currently out for consultation. This new guidance will be adopted at the end of 2017.

5.12 Shopfronts are mixed in their appropriateness, with some in the existing and the proposed extended area being good, while others- notably those of the old Moore's post office block- being lesser in quality. It is hoped conservation area status will encourage new shopfronts and signage in accordance with Hounslow's guidance in this matter, which can be found at :  
[http://www.hounslow.gov.uk/shop\\_front\\_design\\_guidelines\\_spd.pdf](http://www.hounslow.gov.uk/shop_front_design_guidelines_spd.pdf)

5.13 New developments should preserve and enhance the quality of the conservation area and should be in keeping with the general character of the conservation area. Poor quality new developments can harm the integrity of the conservation area.

5.14 All applications concerning statutory listed buildings and structures are assessed on a case by case basis. It should be noted that statutory listing covers the *whole* building/structure, internally and externally (all fabric), settings and curtilage (including curtilage structures). Many early listing descriptions were brief and often only noted features that could be seen from the public realm. The absence of description of other parts of buildings/structures, settings and curtilage should not be assumed to indicate that these elements are either not covered by the listing or are not of significance. Apart from very small, like for like essential repairs, the majority of alterations require granting of listed building consent.

You can search the National Heritage List for England for all listed buildings, using this link:  
<https://historicengland.org.uk/listing/the-list>.

## 6 Signage and shop fronts

6.1 There is a limited range of advertising and signage in the conservation area and across the boundary on the High Street, reflecting its low amount of commercial and retail uses.

6.2 There are some locations in the conservation area where the quality and appearance of signage and advertising could be enhanced.

6.4 The council encourages the enhancement of shop fronts, not only to improve the appearance of the conservation area, but to make business premises more attractive commercially.

6.5 For advice on shop front design, refer to the London Borough of Hounslow: Shop front design guidelines (January 2013).

6.6 Further guidance on alterations to residential and commercial properties can be found in the London Borough of Hounslow Local Plan (2015).

6.7 For London Borough of Hounslow documents, see: [www.hounslow.gov.uk](http://www.hounslow.gov.uk).

## 7 Future development in Bedfont

7.1 The West of Borough in Hounslow, including Bedfont, forms part of Heathrow Opportunity Area designated in the London Plan for business growth and housing development. The Council is currently working on a Local Plan review for West of Borough which will set out policies and guidance for development in this area over the next 15 years.

7.2 These changes will impact on the appearance of the wider environs of Bedfont. Green conservation area.

7.3 For council reports that have been adopted and published on its website, as of the date of publication of this appraisal, see Appendix 3: Further reading and websites.

7.4 To see existing and any reports that postdate publication of this appraisal, see: [www.hounslow.gov.uk](http://www.hounslow.gov.uk).

## 8 Strengths/weaknesses/opportunities/threats (SWOT) analysis

The conservation area has many buildings, structures and places that make a positive contribution to it and together form an interesting and historic streetscape. However, a number of negative features have impacted adversely on the quality of the historic environment, many of which would be reversible

This appraisal should be used as the starting point for further guidance for development in the area. It could be expanded in the future to include a management plan, which would give more specific design guidance. In the meantime, a SWOT analysis is provided.

The SWOT analysis below summarises the main issues within the conservation area and could provide the basis of a management plan in the future. Points are not made in any order of priority.

### Pressures on the area

- Enclosure of privately owned landscapes adjacent to or within the view of the Green.
- Inappropriate 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 (Staines Road) leading to more signage and other commercial aspirations, particularly in a London-wide context, such as the expansion of Heathrow.
- Commercial local climate leading to poor shop maintenance and signage, because of a preference for residential use.
- Impact of significant areas of development in the environs.
- Poor shopfront signage.

### 8.1 Strengths

- Bedfont Green, the historic core, with important statutory listed church, church monuments in its churchyard and listed houses (including boundary treatments).
- Ancient thoroughfare, Staines Road, and associated historic infrastructure (locally listed Bell on the Green public house and statutory listed milestone).
- Large and significant extent of high quality green spaces, both large and small scale (including private gardens), that are well maintained.
- High quality green verges to roads and developments that are well maintained.
- Trees and green shrubs and bushes in extensive number.
- Strong period vernacular character of buildings (design and materials) found in many parts, including twentieth century developments
- Interestingly detailed utility buildings (design and materials)
- Twentieth century housing developments retaining spacious, uncrowded settings.
- Variety of styles of twentieth century housing.
- Community buildings built as part of period housing developments.
- High quality, well maintained, boundary treatments.
- Bedfont War Memorial.
- Stone water drinking trough.
- Historic public signage (finger style signpost and community information board).
- Single large office building, Clockhouse Place, not overly dominant and with a sympathetic, well maintained green setting.

## 8.2 Weaknesses

- Much of the highway and some footway surfaces are of poor quality materials, badly repaired or in a much degraded condition, which is detrimental to the appearance of the conservation area.
- A few badly maintained plots, which stand out as rare examples,
- Scattered examples of loss of original detail, e.g. missing chimney pots, replacement fenestration of unsympathetic design and materials, leading to loss of character to individual buildings and groups.
- Unsympathetic modern street lamps (design and materials).
- Some examples of loss of roof and skyline quality, due to inappropriate roof extensions.
- Examples of poor quality housing
- Some poor shopfront signage.

## 7.3 Opportunities

- Regular removal of rubbish alongside waterways.
- Coordination, rationalisation and improvement of street furniture footway and roadway surfaces.
- Replacement tree planting, when loss of trees occurs.
- Retain soft landscaping and greening to settings as priority. Avoid the paving over of green settings that create unsympathetic and harsh areas of hard standing, and also encourage car parking in front settings.
- Retain strong front boundaries and resist the creation of any new crossovers, to avoid vehicular access and car parking.
- Better maintenance of buildings and their settings would have a positive, cumulative, impact on the appearance of the conservation area.
- Update the borough's Local List of Buildings and Structures of Townscape Merit, in order to ensure that designations are up to date.
- New shopfronts that better respect the heritage of their host buildings and the wider conservation area.

## 7.4 Threats

- Further loss of traditional, authentic, architectural features and materials, due to unsympathetic alterations, including replacement fenestration of inappropriate design.
- Inappropriate scale and character of roof, side and rear extensions, to maintain quality, skylines and sympathetic treatment.
- Loss of original features, with harmful individual and group value to buildings.
- Further inappropriate shop fronts, signage and illumination.
- Demolition of buildings which make a positive contribution to the character of the area.
- Loss of boundary treatments.
- Loss of group character, such as the replacement of roof coverings that fail to respect established materials.
- Accumulation of more visual clutter through retrofitted features, such as TV aerials and casual signage.
- Loss of settings with open green character in development.

## Appendix 1 Recommendations for further designation

1.1 There should be a comprehensive survey of the conservation area for further designation of buildings, structures and places that are of local importance, to be added to the borough's Local List of Buildings of Townscape Interest. As of 2017, the council has identified funding o programme this work in the near future, with the assistance of local amenity groups. The process will include consultation before formal adoption by the council.

1.2 The process for local listing will adopt the advice provided by Historic England.

*Local Heritage Listing:* Historic England Advice Note 7 (published 11 May 2016) Historic England's website (<https://historicengland.org.uk>) notes that:

*Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.*

1.3 Potential candidates for local listing and designation could include a variety of buildings and structures. These do not have to be limited to historic buildings and structures: twentieth and twenty first century development of architectural merit could also be included.

1.4 Possible inclusions on the local list could be, but are not limited to, the following:

- Good quality housing throughout the conservation area.
- Arts and Crafts style housing, Grovestile Way
- Bedfont Library, Staines Road (part of the above development)
- Arts and Crafts inspired sheltered housing, Bedfont Green.
- East Bedfont War Memorial, near junction of Grovestile Way and Staines Road.
- Water drinking trough outside Bedfont Library, Staines Road.
- Early twentieth century finger style signpost with the former Middlesex County Council Logo, Bedfont Green

## Appendix 1: Schedule of designated and recorded heritage assets in the conservation area

Statutorily listed buildings		Grade of listing
Bedfont Road	Fawn's Manor	II
The Green	Burlington House	II
Hatton Road	Group of three 18th century Headstones, St Marys Church	II
Hatton Road	Captain Miller's Headstone, St Mary's Church	II
Hatton Road	Gates Monument, St Mary's Church	II
Hatton Road	Pate's Manor	II
Staines Road	Numbers 1-72 and Community Hall, Fairholme Estate	II
Staines Road	Piers and Walls, Fairholme Estate	II
Staines Road	Summerhouse, Fairholme Estate	II
Staines Road	Milestone 13 miles from London	II
Staines Road	St Mary's Church	II*
Staines Road	David Henry Waring House	II
Staines Road	Bennett's Farm	II

## Local List of Buildings and Structures of Townscape Merit

Grovestile Road	War Memorial
Hatton Road	Electrical Substation
Staines Road	Bedfont Library
Staines Road	Bench, Bedfont Green
Staines Road	Bethany Free Church
Staines Road	Bell on the Green public house
Staines Road	Cattle Trough outside Bedfont Library
Staines Road	Finger Post, Bedfont Green
Stanwell Road	Manor Barn
Stanwell Road	Electrical Substation

Local open space

Bedfont Green

Land at Grovestile Waye

Land to the west of Bedfont Green Close

Land to the northeast end of Bedfont Green Close

Archaeological Priority Area

Area adjacent to and including Staines Road

Area surrounding and including the historic green

Other records

East Bedfont War Memorial is catalogued on the War Memorials Trust online database (reference 77395) and on the Imperial War Museum's online database (reference 47591).

Appendix 2: Schedule of properties in the conservation area

2 Bedfont Green Close TW14 8EG	Flats 1-10, 2 Lewin Terrace TW14 8ED
2A Bedfont Green Close TW14 8EG	Flats 1-6, 4 Lewin Terrace TW14 8ED
2B Bedfont Green Close TW14 8EG	1-18 Lindsey Gardens TW14 8PB
Clockhouse Place, Bedfont Road TW14 8HD	1-13 (odd) Longleat Way TW14 8 JW
1 Beech Road TW14 8AH	10-16 (even) Longleat Way TW14 8 JW
3 Beech Road TW14 8AH	Pate's Manor, Longleat Way TW14 8 JW
4-59 Burlington Close TW14 8JU	
Flats 1-3, Burlington House, Burlington Close TW14 8JU	1-27 Natalie Close TW14 8PJ
29 Cedar Road TW14 8EU	6-20 (even) Page Road TW14 8DR
	Flats 1-11, 1 Page Road TW14 8DT
	Flats 1-11, 2 Page Road TW14 8DR
2 Elm Road TW14 8EW	Flats 1-6, 3 Page Road TW14 8DT
4 Elm Road TW14 8EW	Flats 1-6, 4 Page Road TW14 8DR
	Flats 1-11, 15 Page Road TW14 8DT
	Flats 1-8, 17 Page Road TW14 8DT
1-32 Fawn's Manor Close TW14 8EN	Flats 1-6, 38 Page Road TW14 8DR
16-23 Fawn's Manor Road TW14 8EL	
24-56 (even) Fawn's Manor Road TW14 8EL	
1-41 (odd) Grovestile Waye TW14 8EY	1-20 St Mary's Drive TW14 8JT
2-44 (even) Grovestile Waye TW14 8EX	396 Staines Road TW14 8BT
43-49 (odd) Grovestile Waye TW14 8EZ	396B Staines Road TW14 8BT
	398A Staines Road TW14 8BT
	400 Staines Road TW14 8BT
1-47 Hatchett Road TW14 8DU	400A Staines Road TW14 8BT
48-105 Hatchett Road TW14 8DX	402 Staines Road TW14 8BT
106-137 Hatchett Road TW14 8DY	402A Staines Road TW14 8BT
138-176 Hatchett Road TW14 8DZ	402B Staines Road TW14 8BT
3-7 Hatton Road TW14 8JR	404 Staines Road TW14 8BT
7A Hatton Road TW14 8JR	404A Staines Road TW14 8BT
9 Hatton Road TW14 8JR	406 Staines Road TW14 8BT
24 Hatton Road TW14 8JQ	408 Staines Road TW14 8BT
26 Hatton Road TW14 8JQ	410A Staines Road TW14 8BT
St Mary's Church Hall, Hatton Road TW14 8JR	412 Staines Road TW14 8BT
St Mary's Church, Hatton Road, TW14 8JR	412A Staines Road TW14 8BT
	414A Staines Road TW14 8BT

416A Staines Road TW14 8BT  
 418A Staines Road TW14 8BT  
 420A Staines Road TW14 8BT  
 422A Staines Road TW14 8BS  
 424 Staines Road TW14 8BS  
 424A Staines Road TW14 8BS  
 426A Staines Road TW14 8BS  
 426B Staines Road TW14 8BS  
 428A Staines Road TW14 8BS  
 430A Staines Road TW14 8BS  
 432A Staines Road TW14 8BS  
 531 Staines Road TW14 8BP  
 531A Staines Road TW14 8BP  
 537A Staines Road TW14 8BP  
 Bedfont Food Centre, 533-535 Staines Road TW14 8BP  
 Bedfont Kebab, 430 Staines Road TW14 8BS  
 Bedfont Off License, 432 Staines Road TW14 8BS  
 Bettfred, 406-408 Staines Road TW14 8BT  
 Bethany Free Church, Staines Road TW14 8BN  
 Costcutter, 416 Staines Road TW14 8BT  
 Erics Barber Shop, 426 Staines Road TW14 8BS  
 Flat 1, 406 Staines Road TW14 8BT  
 Flat 1, 408 Staines Road TW14 8BT  
 Flat 1, 533-535 Staines Road TW14 8BP  
 Flat 2, 406 Staines Road TW14 8BT  
 Flat 2, 408 Staines Road TW14 8BT  
 Flat 2, 533-535 Staines Road TW14 8BP  
 Flat 3, 406 Staines Road TW14 8BT  
 Flat 3, 408 Staines Road TW14 8BT  
 Flat 3, 533-535 Staines Road TW14 8BP  
 Flat 4, 533-535 Staines Road TW14 8BP  
 Indian Palace, 414 Staines Road TW14 8BT  
 Lodge Brothers Funeral Directors, 420 Staines Road TW14 8BT  
 O Calhau, 410 Staines Road TW14 8BT  
 Papa Johns Pizza, 418 Staines Road TW14 8BT  
 Royal Dry Cleaners, 422 Staines Road TW14 8BS  
 Sherwoods Estate Agents, 428 Staines Road TW14 8BS  
 The House Of Hair, 398 Staines Road TW14 8BT  
 Flats 1-10, 440 Staines Road TW14 8BS  
 470-540 (even), Staines Road TW14 8DH  
 Kelly Electrics, 520 Staines Road TW14 8DF  
 1-9 Saffron Court, 564 Staines Road TW14 8PQ  
 566-612 (Even) Staines Road TW14 8PG  
 569 Staines Road TW14 8DB  
 Murco Garage, 639-643 Staines Road TW14 8PA  
 Office Ground Floor Left and Part First Floor, 643-651 Staines Road TW14 8PA  
 Office Ground Floor Right, 643-651 Staines Road TW14 8PA  
 First Floor, 643-651 Staines Road TW14 8PA  
 653-657 Staines Road TW14 8PA  
 653A Staines Road TW14 8PA  
 Workshop rear of 653, Staines Road TW14 8PA  
 Bell on The Green, 661 Staines Road TW14 8PA  
 Flat at the Bell On The Green, 661 Staines Road TW14 8PA  
 663-685 (odd) Staines Road TW14 8PA  
 Spar Stores, 667 Staines Road TW14 8PA  
 685B Staines Road TW14 8PA  
 Flats 1-6, Pippins Court, 687 Staines Road TW14 8PA  
 733 Staines Road TW14 8PF  
 735 Staines Road TW14 8PF  
 The Laurels, Staines Road TW14 8PA  
 1-29 David Henry Waring Court, Staines Road TW14 8PE  
 The Lodge, David Henry Waring Court, Staines Road TW14 8PE  
 1-17 Fairholme, Staines Road TW14 8DD  
 18A Fairholme, Staines Road TW14 8DD  
 19-36 Fairholme, Staines Road TW14 8DD  
 37 Fairholme, Staines Road TW14 8DE  
 37A Fairholme, Staines Road TW14 8DE  
 38-72 Fairholme, Staines Road TW14 8DE  
 Community Day Centre, Fairholme, Staines Road TW14 8DD  
 Bedfont Library, Staines Road TW14 8DB  
 Impact Proms, Manor Barn, Stanwell Road TW14 8NB  
 Manor Cottage, Stanwell Road TW14 8NB  
 1-12 Vicarage Court TW14 8JS  
 Lore-Ley, West View TW14 8PP  
 West View House, West View TW14 8PP

### Appendix 3: Further reading, information and websites

#### London Borough of Hounslow – contact details

London Borough of Hounslow  
Civic Centre  
Lampton Road  
Hounslow TW3 4DN

Note: In 2017, the Civic Centre is due to be relocated to another site in Hounslow.

Tel: 020 8583 2000 (all general enquiries)  
020 8583 5555 (environment, street services and planning)

Website: [www.hounslow.gov.uk](http://www.hounslow.gov.uk)

#### London Borough of Hounslow – useful email addresses

To make comments on planning applications: [planningcomments@hounslow.gov.uk](mailto:planningcomments@hounslow.gov.uk)

To report suspected breaches of planning controls: [planningenforcement@hounslow.gov.uk](mailto:planningenforcement@hounslow.gov.uk)

To raise concerns on street trees and the maintenance of public green spaces, contact Carillion, the council's contractor. To contact Carillion call 0845 456 2796 or email: [Hounslow.info@carillionservices.co.uk](mailto:Hounslow.info@carillionservices.co.uk)

#### London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow: Shop front design guidelines (2013)

London Borough of Hounslow – Residential Extension Guidelines (2003).

London Borough of Hounslow: Bedfont Urban Context and Character Study (2014)

#### London Borough of Hounslow regeneration publications

London Borough of Hounslow: Regeneration and Economic Development Strategy 2016 – 20 (2016)

London Borough of Hounslow: West of Borough Plan (2015)

London Borough of Hounslow – Heathrow New Garden City: a vision for the west of the borough of Hounslow (July 2015, rev 4.)

#### Other sources of planning information and guidance

##### Planning Portal

The Planning Portal is the national home of planning and building regulations, information and the national planning application service. Includes extensive information on householder permitted development rights. See: <https://www.planningportal.co.uk>

## Historic England guidance

Historic England is the public body that looks after England's historic environment. It has published a very large number of reports providing guidance on a wide range of issues. Some examples are listed below.

Historic England Customer Service Department

Telephone: 0370 333 0607

Textphone: 0800 015 0516

Email: [customers@HistoricEngland.org.uk](mailto:customers@HistoricEngland.org.uk)

Website: <https://historicengland.org.uk/advice>

Conservation Area Designation, Appraisal and Management: Historic England advice note 1 (2016)

Local Heritage Listing: Historic England advice note 7 (2016)

Traditional Windows: their care, repair and upgrading (2015)

Research into the Thermal Performance of Traditional Windows (2009)

<https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>

Energy Efficiency and Historic Buildings: Draught-proofing windows and doors (2016)

Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings (2011)

## The Society for the Protection of Ancient Buildings (SPAB)

SPAB was founded by William Morris in 1877 to counteract the highly destructive 'restoration' of medieval buildings being practised by many Victorian architects. Today it is the largest, oldest and most technically expert national pressure group fighting to save old buildings from decay, demolition and damage. SPAB runs very interesting courses for professionals and home owners. It publishes a wide range of advisory publications.

## Publications and sources of information on Bedfont

National Heritage List for England (NHLE):

<https://www.historicengland.org.uk/listing/the-list/>

British History Online: <http://www.british-history.ac.uk>

SPAB

37 Spital Square, London, E1 6DY

Tel 020 7377 1644

Fax 020 7247 5296

Email: [info@spab.org.uk](mailto:info@spab.org.uk)

Website: <http://www.spab.org.uk>

## Advice on the maintenance and repair of buildings

A STITCH IN TIME: Maintaining Your Property Makes Good Sense and Saves Money (2002). This is a very useful and practical document, packed with good advice.

<http://ihbc.org.uk/stitch/Stitch%20in%20Time.pdf>

<https://historicengland.org.uk/advice/your-home>

<https://historicengland.org.uk/advice/technical-advice/buildings/maintenance-and-repair-of-older-buildings/maintenance-plans-for-older-buildings/>

<https://historicengland.org.uk/advice/technical-advice/buildings/maintenance-and-repair-of-older-buildings/principles-of-repair-for-historic-buildings/>

<http://www.spab.org.uk>

Other publications, websites and organisations

The Buildings of England: Pevsner Architectural Guides: London3: North West (1991)

A place called Feltham (Hounslow & District History Society publications, 1967)

London Borough of Hounslow local history archives (located at the Treaty Centre):  
[www.hounslow.info/libraries/local-history-archives](http://www.hounslow.info/libraries/local-history-archives)

Feltham History Group: <http://www.feltham-history.org.uk>

Hounslow and District History Society [www.hounslowhistory.org.uk](http://www.hounslowhistory.org.uk)

The Victorian Society. Campaigns for the preservation of Victorian and Edwardian buildings in England and Wales.

The Victorian Society  
1 Priory Gardens, London, W4 1TT

Tel: 020 8994 1019

Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
Website: [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk)

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Current photos: London Borough of Hounslow