



GLEBE ESTATE

Conservation Area
Appraisal

September 2024



London Borough
of Hounslow

FOREWORD

I am pleased to present the Glebe Estate Conservation Area Appraisal. The Glebe Estate is an important part of Chiswick and a valuable part of the heritage of the borough.

The purpose of the appraisal is to provide an overview of historic developments and key components that contribute to the special interest, and support the designation of this new proposed conservation area.

This appraisal will also identify positive and negative contributors as well as opportunities for improvement in order to inform a comprehensive understanding of the proposed conservation area.

Councillor Shantanu Rajawat- Leader of the Council



EXECUTIVE SUMMARY

Presented here is the Glebe Estate 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.

This appraisal aims to:

- 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
- indicate scope for future enhancements

The proposal to designate the Glebe Estate as a conservation area was subject to public consultation in the Spring of 2021 and then again in early 2024. The appraisal sets out the special interest of the conservation area and the reasons why it has been designated as a conservation area. The council is committed to ensuring it manages its heritage assets to the best of its ability.

Prepared by:

Spatial Planning Team

Housing, Planning and Communities

London Borough of Hounslow

Hounslow House 7 Bath Road Hounslow

TW3 3EB

Email address: conservation@hounslow.gov.uk

With special thanks to Richard Szwagrzak and Tracey Logan for their contributions to this appraisal.

*Cover photographs from top to bottom:
View along Devonshire Road, 2020
Houses, Dale Street, 2020
Houses, Glebe Street, 2020
Door ways, Duke Road, 2020*

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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 that is of special interest because of its overall character, but there may be buildings and features that have a neutral or negative impact on the overall special character and could be changed.
- 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.
- 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 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.

1.2 Format of the Appraisal

- 1.2.1 This document is an appraisal document as defined by Historic England in its guidance document Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2019 (or as subsequently amended).
- 1.2.2 An appraisal document, to quote from the Historic England guidance 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 the proposed Glebe Estate 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 proposed conservation area and a description of the buildings within it, the character areas, together with sections on the condition of the proposed conservation area, recommendations for further designation and future development in Chiswick. 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.

1.3 Location and Context of the Conservation Area

- 1.3.1 The Glebe Estate is located in the Chiswick Gunnersbury Ward, just south of Chiswick High Road (part of the ancient London-Bath Road) and to the north of the A4/Hogarth Roundabout. It is also close to the River Thames and St Nicholas's ancient parish church, whose nineteenth century vicar leased land for the Estate's development. Its construction on church ('glebe') land was linked to the nearby 1869 opening of Turnham Green Terrace railway station, 0.6km away (now District & Piccadilly lines). But its aim was to provide decent working class housing whose rents would help to fund the Vicar of Chiswick's mission to the poor.
- 1.3.2 The Estate is now entirely residential, but formerly included a pub and many shops in its terraces. It was built by and for Victorian 'artisans' (men with a trade) who were part of Chiswick's post-1860s population boom when the parish transitioned mainly-rural to mainly-urban. It is suburban in the geographical sense, being close to London.
- 1.3.3 The urban environment is generally of good quality with wide, tree-lined streets and well-kept front gardens. Atmospheric pollution is high due to proximity of the A4/Hogarth roundabout and the Chiswick High Road.

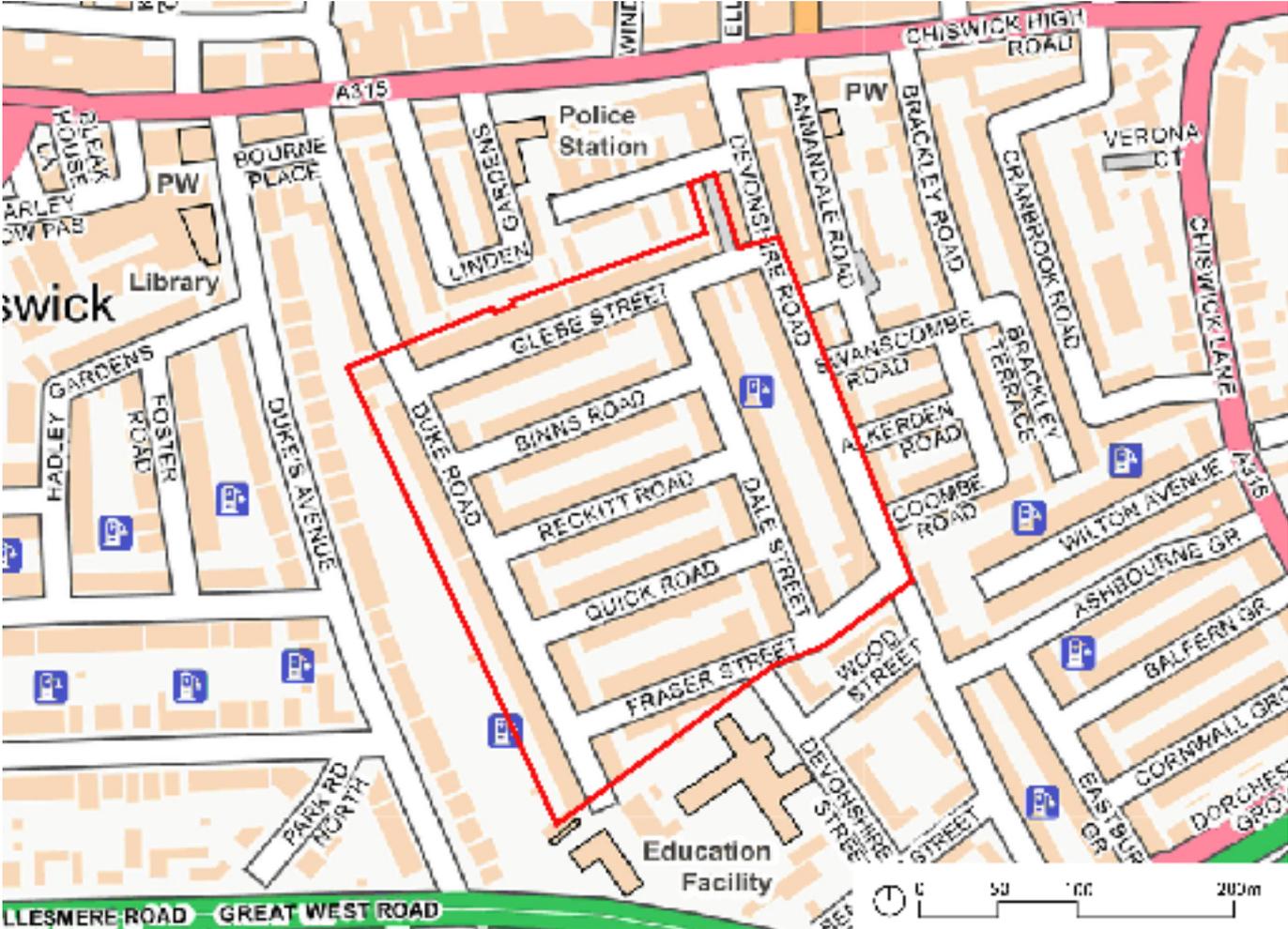
1.4 Special interest

- 1.4.1 New research into the Glebe Estate's development as Victorian Chiswick's first working class housing estate, fills an important gap in Chiswick's history by highlighting the significance of its Victorian working class population.
- 1.4.2 The Glebe Estate is an important local example of mid-Victorian investment in improved dwellings for the poor. Its low-cost but healthy homes, with front and back gardens, remind us that the Glebe Estate's construction came in a period of great promise for working men who, for the first time, gained the vote under Disraeli's Reform Act (1867) and the right to organise under the Trade Union Act (1871).
- 1.4.3 The Glebe Estate's landscape, its architecturally coherent terraces and wide roads are an early and significant expression of a Victorian west London working class estate. Their proportions reflected contemporary construction byelaws (1870) passed in Chiswick to avoid slum development.
- 1.4.4 The largely consistent scale and layout of Glebe Estate houses is a blank canvas onto which a colourful diversity of architectural decoration was applied. Its terraces can be read as a pattern book of the shifting vernacular cottage styles of the late-Victorian period.
- 1.4.5 The estate was originally comprised of more than just houses; the estate previously included shops (at one stage there were over 30) and the Bolton Hotel, which was a hub for culture in the estate. The estate also has connections to political history, the first independent Labour Party meeting was held on Glebe Street. The Bolton Hotel and a number of shops still survive, although all converted to residential properties, and are important remnants of the cultural and economic history of the estate.



From the London Borough of Hounslow Urban Context and Character Study August 2014

Glebe Estate Conservation Area Location Map



Glebe Estate Conservation Area Boundary

 Area Boundary

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) (2021). 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 (2021), produced by the Greater London Authority, includes relevant policies in Chapter 7.

2.3 Local policies

2.3.1 The London Borough of Hounslow Local Plan (2015) includes policies aimed at the protection of the historic environment (policy CC4 Heritage). Other relevant policies include, but are not limited to: 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 (2017), which is a material consideration in any application concerning extensions to residential dwellings in the conservation area.

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 <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, some of which are set out below.

2.4.2 Planning permission will be required for demolition of the following:

- A building with a volume of 115 cubic metres or more
- any gate, fence, wall or other means of enclosure with a height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space; or a height of two metres or more elsewhere.

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 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. This needs to be done by completing the relevant form at www.hounslow.gov.uk

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.

3 Historic Development of the Area

3.1 The following maps demonstrate the evolution of the Glebe Estate.

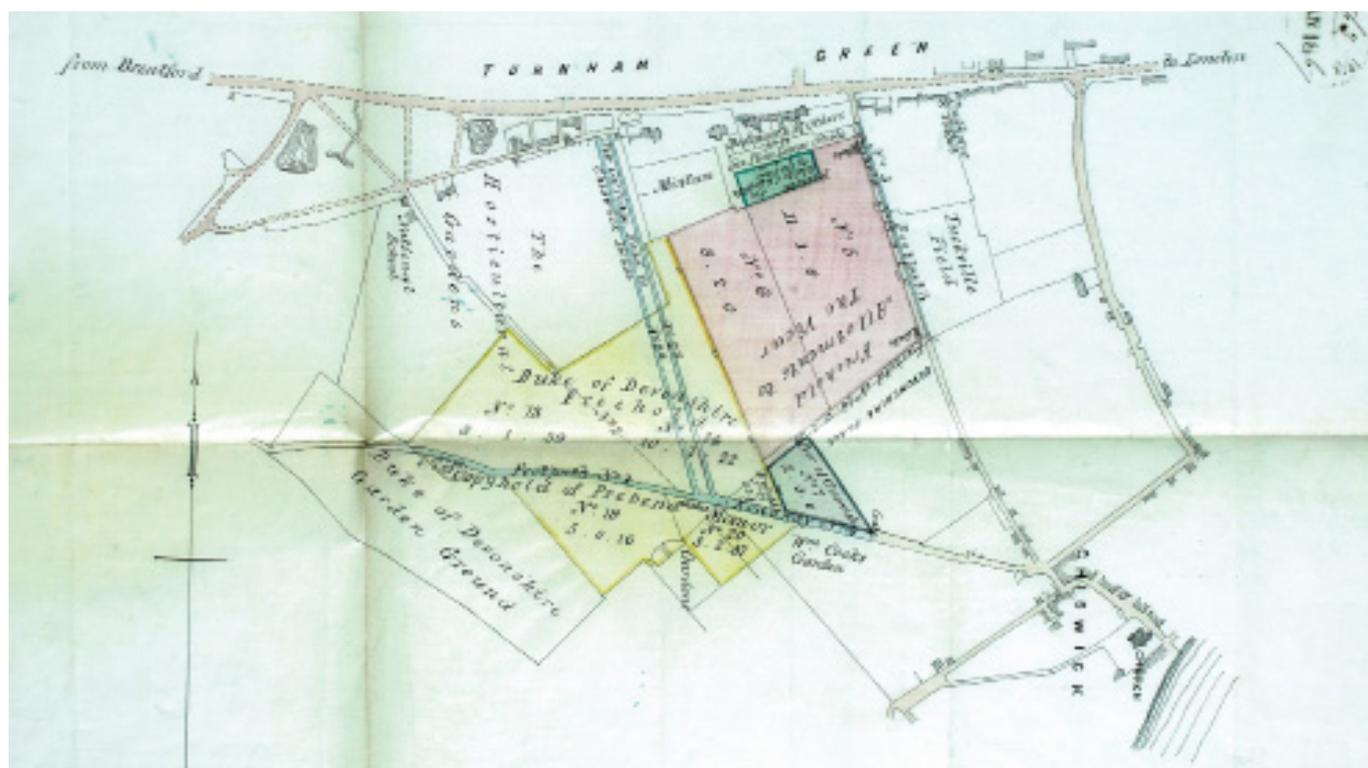


Figure 1: 'Freehold Allotment to the Vicar,' Glebe portion of Chiswick Enclosure Award, 13 August 1840.
Copyright: Church of England Records Centre [CERC]/MS/ECE-7-1-36597

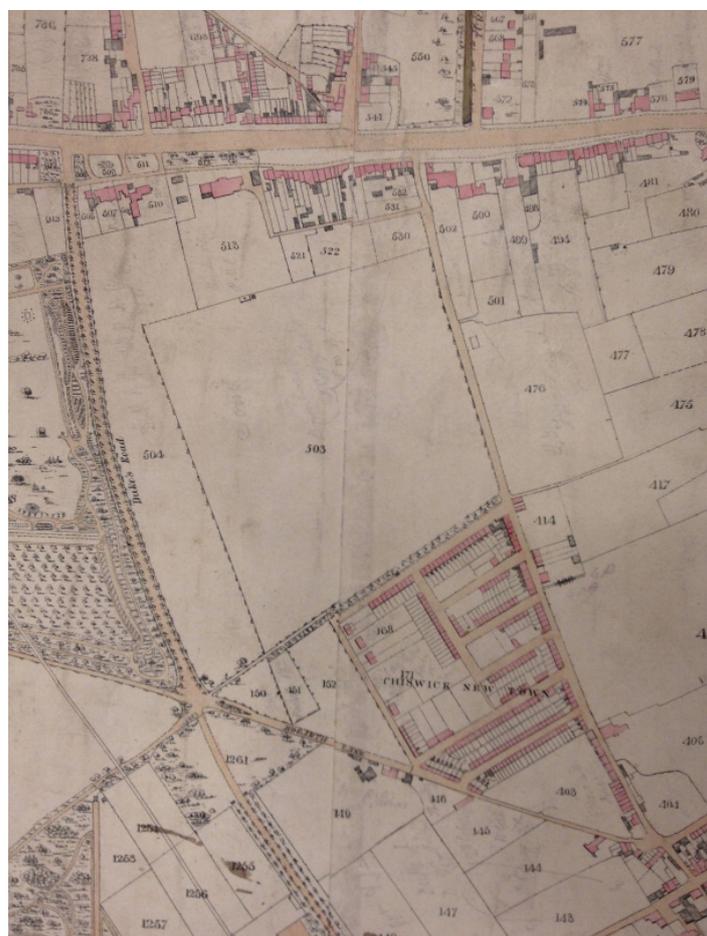


Figure 2: Glebe Plot No. 503 (with Chiswick New Town to the south), Chiswick Tithe Map, 1847
Copyright: The National Archives [TNA]/IR 30/21/10



Figure 3: Ordnance Survey Map 1865-1866. Map courtesy of the National Library for Scotland.

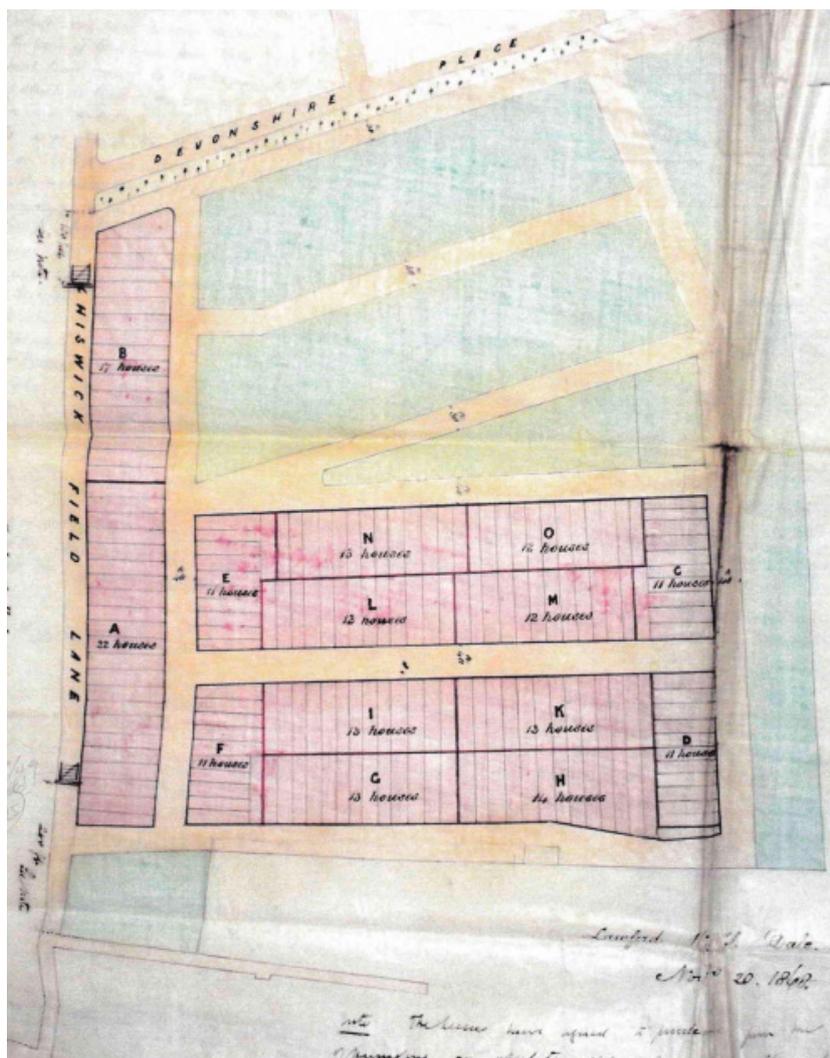


Figure 4: Glebe Estate plan no.1, 20 November, 1868, with rent-paying auction plots (pink) and 'peppercorn rent' plots (green) and showing Chiswick Field Lane gated. Copyright: CERC/MS/ECE-7-1-36597.



Figure 5: Glebe Estate plan no.2, 30 January, 1869, with rent-paying auction plots (pink) and 'peppercorn rent' plots (green). The opening of Chiswick Field Lane, now Devonshire Road, changed the original layout of the estate and allowed for houses to be built facing on to this road. Copyright: CERC/MS/ECE-7-1-36597.

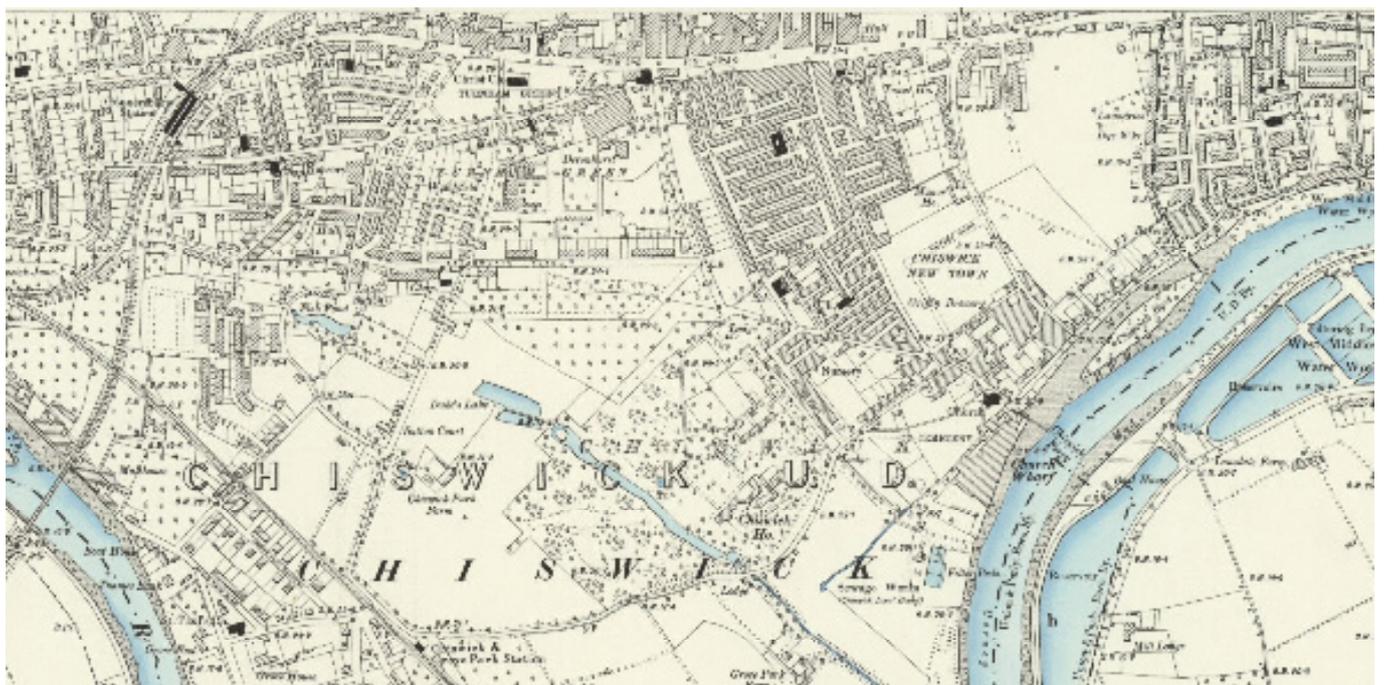


Figure 6: Ordnance survey map 1891-1893. Map courtesy of the National Library of Scotland.



Figure 7: Ordnance survey map 1936. Map courtesy of the National Library of Scotland.

3.2 Geographic, Economic and Social Features that helped shape the area

- 3.2.1 The Glebe Estate sits just south of the Chiswick High Road, less than half a mile (0.6km) from Turnham Green underground station. It was built on 19.75 acres (19 acres and 3 roods) of glebe land, formerly rented out by the Revd Lawford William Torriano Dale (Vicar of Chiswick, 1857-1898) for market gardening. **Fig.1** shows the plot (in pink) as assigned to the Vicar by the Chiswick Enclosure Award of 13 August, 1840 under the Chiswick Inclosure Act (1814). This allocation is evident in the Chiswick Tithe Map of 1847, **Fig.2**.
- 3.2.2 The Estate is tangentially connected with Chiswick House, since Plot No.6 (8 acres 2 roods) of the Enclosure Award Map was originally owned by the Duke of Devonshire. But he swapped it with the Vicar for a smaller glebe plot in front of Chiswick House, so as to divert the traffic of Burlington Lane further from Chiswick House. Today Duke Road runs through this former plot.
- 3.2.3 By turning his market gardens into a working class housing estate, the Vicar of Chiswick gained extra funding for his mission to the poor among the congregation of St Mary Magdalene's Chapel, Bennett Street, part of Nicholas's Parish. This was just south of the Estate in Chiswick New Town. Where Revd Dale previously earned £105 p.a. in market gardening rents, the Glebe Estate would immediately bring in double that, and within five years produce £500 p.a.
- 3.2.4 Glebe Estate housing was not originally intended for Chiswick's very poorest residents, instead, its houses were for better-off 'artisans' and their families. Many of the Estate's early residents were in the building trades (bricklayers, decorators, joiners, painters, etc.) and it is likely that many worked on its construction along with other Chiswick developments.
- 3.2.5 The timing of the Estate's development coincided with plans, announced in 1864 by the London and South West Railway Company, to extend a line from Kensington to Richmond via Chiswick. It would stimulate local housing development by attracting more people to live in Chiswick and commute daily into the City via Hammersmith. Turnham Green Station opened in 1869.
- 3.2.6 In the lands which would become the Glebe estate were leased to a consortium of four investors: Alexander Fraser (lead investor, Assistant Chief Engineer of the Grand Junction Water Works Company [GJWW]. Fraser designed the Italianate water tower in Brentford); Joseph Quick Senior (Chief Engineer of the GJWW who had advised the Health of Towns Commission (1844) on clean drinking water for London); Joseph Quick Junior and George Reckitt.
- 3.2.7 Glebe Estate streets today memorialise the Vicar of Chiswick (Dale Street), those eminent developers (Fraser Street, Quick and Reckitt Roads), their solicitor William Binns Smith (Binns Road) and the Duke of Devonshire (Duke and Devonshire Roads).
- 3.2.8 The type of housing built on the Estate responded to increasing public concern over poor quality dwellings. Glebe houses were to be built with good drainage and ventilation, in order to protect against sickness. The Estate has the feel of a spacious enclave, which arose partly due to constraints of its original 1868 and 1869 plans. Its spacious feel arose due to stipulations regarding building height, road widths and private open spaces which were mandated under 1870 local bye-laws.
- 3.2.9 For individual houses, the bye-laws prescribed large windows and a ventilated fireplace in each room, private open spaces for each house, and other healthy structural features (party walls extending through the roof by 12 inches for example).
- 3.2.10 Each room, under the bye-laws, had to be at least eight feet high (except for roof spaces, where half the space had to be this high). They also dictated that each room must have at least one sash window whose size was one-tenth the area of the room, as well as a flue-ventilated fireplace.
- 3.2.11 Private open space to the side or rear of each house was also prescribed under the 1870 bye laws, measuring 'at least 200 square feet free of any erection above the ground... and the distance across such open space between every such building and the opposite property at the rear or the side shall be fifteen feet at least.' Higher buildings required more private open space between them: for a two storey house it was 20 feet; a three storey house required 25 feet; and for taller buildings it was 30 feet.

3.2.12 The Estate's townscape was also affected by the bye-laws, which determined the height of its houses compared with the width of its roads. These contributed to Estate's airy feel. 'No building,' they stated, 'should' exceed in height the distance from the front of such building to the opposite side of the street, nor shall the height of any buildings so erected be at any time subsequently increased so as to exceed such distance.' The height of buildings was measured from the centre of the street to the top of its roof parapet or eaves.

3.2.13 The following additional significant geographical features on the Estate's original plans (Fig.3): the footprint of part of a mediaeval copyhold strip on the north side of Glebe Street. Its presence can still be discerned in a shortening of the rear gardens of Nos. 55 and 57 Glebe Street; the lack of any access to Chiswick High Road from the Estate under original plans, other than via Chiswick Field Lane. This was rectified in 1882 when two houses were demolished on Glebe Street's northern terrace allowing Duke Road to be extended to the High Road. This connection was further widened after 1906, with the demolition of No.85 Glebe Street; an alleyway (now Devonshire Passage) ran from Hogarth Lane (now the A4) to Duke Road and then connected with Devonshire Street, Chiswick New Town. This is now blocked by a school gate.

3.2.14 The Glebe Estate plan was further revised in 1876 when ten house plots between Glebe Street and Binns Road were purchased by the Chiswick School Board to enable the construction of an infants' 'Board School.'

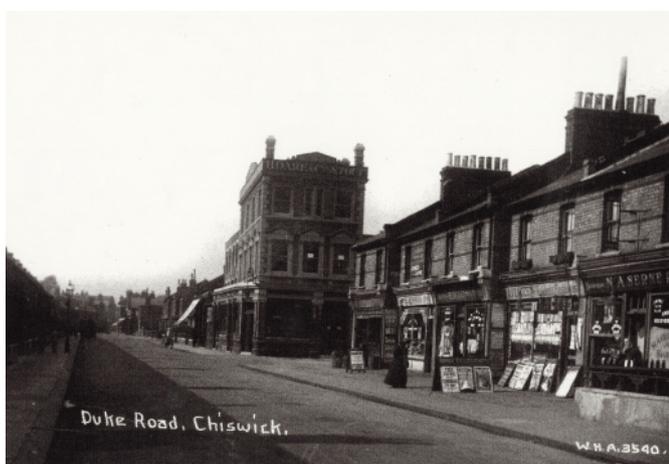
3.2.15 So much is known about Chiswick's past, but so little is known of its working class history. Conservation of the Glebe Estate would retain many of its original features, which almost daily produce new insights into the lives of Chiswick's late-Victorian / Edwardian past.



Binns Road, 1977



Binns Road, 2020



Duke Road, c. 1911-1915



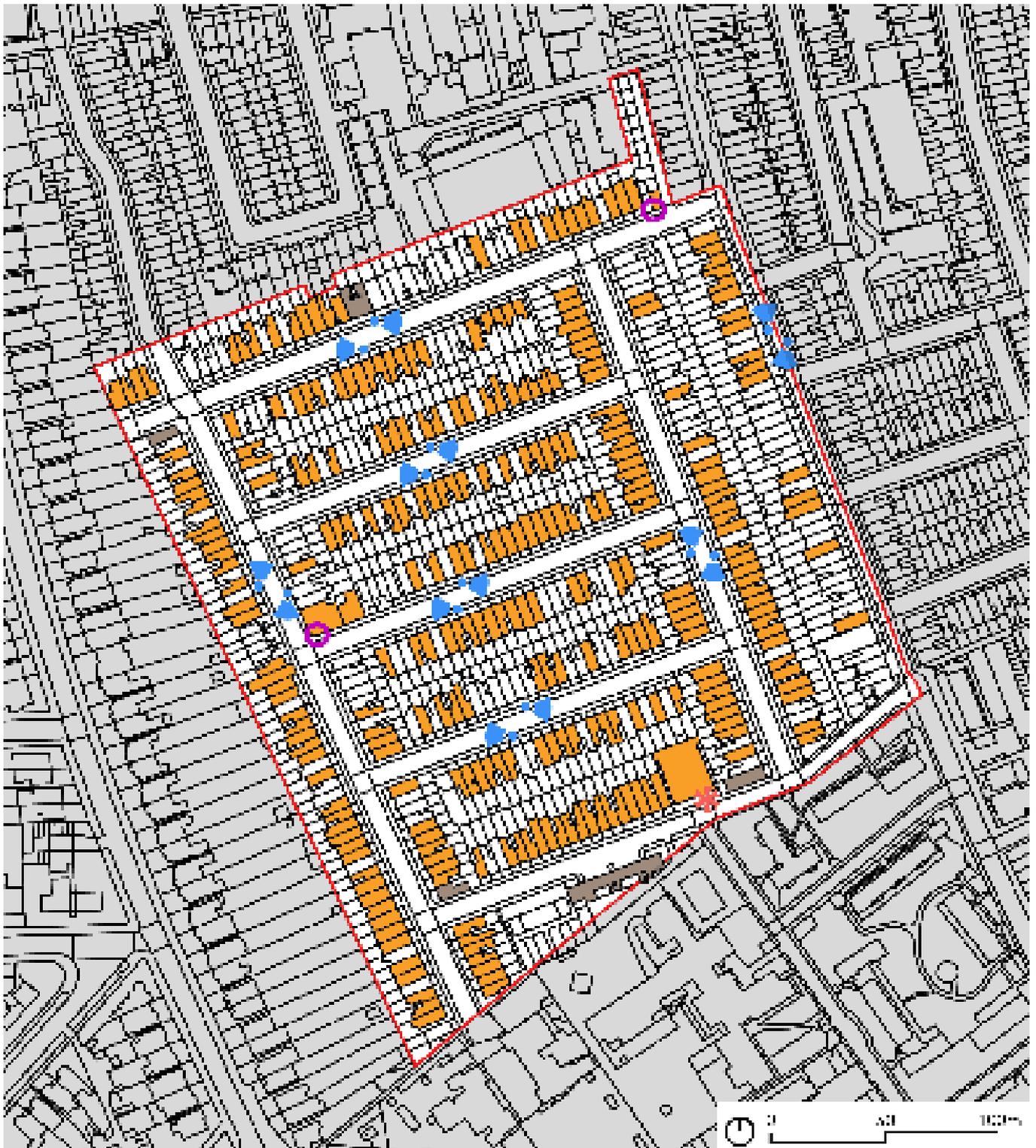
Duke Road, 2022

4 The Conservation Area and its Surroundings

4.1 The Surrounding Area and the Setting of the Conservation Area

- 4.1.1 The proposed Glebe Estate Conservation Area is one of a number of conservation areas designated in Chiswick, each have their own distinct character and amalgamate to form the wider historic central area of Chiswick . To the north of the Glebe Estate boundary is the Chiswick High Road Conservation Area and to the west is the newly designated extension to the Turnham Green Conservation area. To the east are mainly residential Victorian streets and to the south are also mainly residential streets, although with more 20th century housing.

4.2 The Character of the Conservation Area

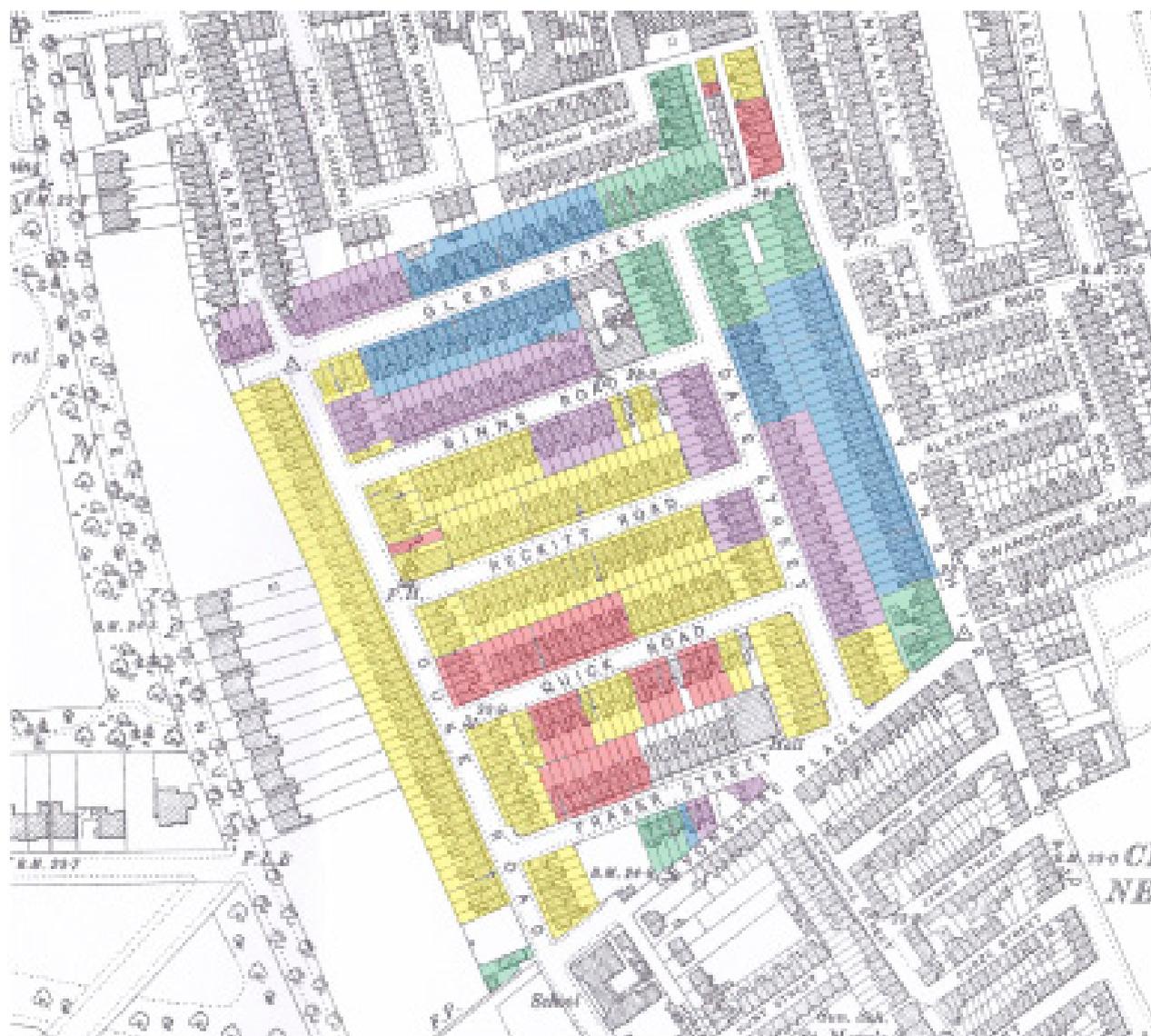


Key

- | | | | | | |
|---|---------------|---|----------------------|--|----------------------|
|  | Area Boundary |  | Positive Contributor |  | Negative Contributor |
|  | Focal Point |  | Landmark |  | View |

4.2 The Character of the Conservation Area

4.2.1 The estate was mainly constructed in five phases between 1870 and 1885. The quantity of houses built in each of the five phases below was linked to the economic cycle during the late-nineteenth century's 'long depression.' Since house-building was piecemeal, streets were left with a 'gap-toothed' appearance which was impossible to number in the modern way. This is why we see individual groups of houses named and numbered (e.g. 21-33 Devonshire Road was originally 1-7 Chester Terrace). In 1885 when the Estate was mostly complete, streets were renumbered sequentially: odd on one side; even on the other.



Glebe Estate Development Map (1870-1885). Copyright: Richard Szwagrzak

4.2 Phase 1 (Green): 1870-1873 (57 houses)

4.2.1 The oldest surviving houses sit beside the Estate's original north and south gateways. They are 21-33 Devonshire Road (formerly Chester Terrace) at its junction with Glebe Street, and 97-105 Devonshire Road at its junction with Fraser Street. These houses in Devonshire Road were among the twenty that the developers' lease required be built by Lady Day 1874.

4.2.2 The Chester Terrace houses, whose first residents included a school mistress and a police inspector, are unlike any others on the Estate. Tall, with a basement and steps up to the ground floor, they express an urban classicism that recalls Fraser and Quick's Kensington housing developments, but on a smaller scale.

4.2.3 Chiswick's local authority reacted to the new development by passing a number of building bye laws, which impacted the development of the estate. The spaciousness of the estate today, with its modest two-storey terraces, front and back gardens, and wide streets, demonstrates the success of these first bye laws and the original lease terms.

4.2.4 The Estate's first low-rise houses were built in 1871 by George Long. He started by building Nos. 3-19 Dale Street (between Binns Road and Glebe Street), which are small and flat-fronted, with red brick detailing.

4.2.5 Long's next house, No.1 Dale Street, was larger than the others. It had a single storey rendered bay window with modest classical detail. Long lived here while building Nos. 2-10 Dale Street opposite, in a similar style. Nearby contemporary houses in Glebe Street's northern terrace followed the look, enhanced in some by attractive red brick diamond patterns.

4.2.6 Between 1871 and 1874, the Glebe Estate norm was for houses with two storeys, a ground floor bay window, patterned brick and decorative mouldings or tiles.



Nos. 1-9 Glebe Street



Nos. 23 & 25 Devonshire Road, formerly Chester Terrace (1870). Copyright: Richard Szwagrzak and Tracey Logan



Nos. 97-105 Devonshire Road



Nos. 13-19 Dale Street

4.2 Phase 2 (Blue): 1874-1876 (80 houses)

4.2.7 By the time this second phase had begun, architectural fashion moved on that year and now canopies with delicate curved wooden brackets and fish scale clay tiles appeared on the southern side of Glebe Street, Nos. 4-42 (then Stanley Terrace). In 1876, ten house plots were set aside on Glebe Street and Binns Road for an infants' school.



No. 20 Glebe Street. Copyright: Richard Szwagrzak and Tracey Logan



Nos. 26-38 Glebe street



Nos. 57 & 59 Glebe Street



Nos. 71 & 73 Devonshire Road

4.2 Phase 3 (Purple): 1877-1879 (91 houses)

- 4.2.8 By 1877 canopied houses were the norm on the Estate, including Nos. 79-93 Glebe Street (then Linden Villas). The Estate's last row of flat-fronted houses was now built as 21-29 Dale Street (then Williams Terrace).
- 4.2.9 Only one architect, Frederick Beeston, is known to have worked on the Glebe Estate. He was also its surveyor, overseeing road layout and construction. In 1877 Beeston designed a row of twenty houses, Nos. 1-29 Binns Road (then Sidney Villas).



Nos. 35 & 33 Dale Street



Nos. 13 to 21 Binns Road



Nos. 32 to 38 Binns Road



Nos. 87 -93 Glebe Street

4.2 Phase 4 (Yellow): 1880-1882 (200 houses)

- 4.2.10 Nos. 12-50 Binns Road (then Clarence Villas) were then completed, as were Nos. 41-81 Dale Street (then Avenue Terrace). A faded wooden plaque still remains on the site of former Clarence Villas, its wording still faintly visible.
- 4.2.11 The fashion for tiled canopies on houses ended in 1880, to be replaced by new decorative styles. This phase demonstrates the transition between the late-1870s and early-1880s in Reckitt Road. The new styles vary widely, and include delicate lintels and columns with elaborate capitals.
- 4.2.12 The 'Yellow' phase also included new combinations of red brick and pebbledash as well as more elaborate classical details, including heroic plaster heads.



Nos. 131-137 Duke Road



Nos. 138- 140 Duke Road



Nos. 22- 24 Reckitt Road. Copyright: Richard Szwagrzak and Tracey Logan.



Nos. 1-5 Quick Road

4.2 Phase 5 (Red): 1883-1885 (50 houses)

4.2.13 This phase saw a slower construction of houses and an entire terrace of shops appeared, Nos. 1-19 Devonshire Road (then Market Place). By this phase, with most houses built on Quick Road and Fraser Street, the Glebe Estate was almost complete.



No. 39 Quick Road



Nos. 33 & 35 Fraser Street

4.3 Some Notable Features of the Original Estate

- 4.3.1 Though the Bolton Hotel closed in the early-1990s its structure, now in residential use, is still recognisable on the corner of Reckitt and Duke Roads. To its south the exteriors of former shops can still be discerned.
- 4.3.2 A faded for 'The Glebe Supply Stores' survives on No. 61 Dale Street is a remnant of many shops, at one stage there were over 30, which thrived in the Estate's interior until the 1970s.
- 4.3.3 Until 1882, access to Chiswick High Road's shops was only via Devonshire Road, which made it more convenient for Glebe residents to shop locally on the Estate. Its only remaining shops now are at Nos. 1-19 and No.101 Devonshire Road.



Glebe Supplies Store



Bolton Hotel

5 Recent/new developments and their impact

- 5.1 The built-up nature of the conservation area has meant that most recent development takes the form of extensions to the footprint of the houses or loft conversions.
- 5.2 The most significant developments, following the completion of the original estate, took place in the early 20th century. The nine houses of Binns and Glebe Terrace (1927) and the later development of 20-30 Fraser Street, fit the scale of existing terraces in scale. The modern houses of Nos. 86-92 Duke Road replaced original Victorian dwellings destroyed in a Second World War German bombing raid in October 1940.



Nos. 41-47 Reckitt Road



Nos 86-92 Duke Road. Copyright: Richard Szwagrzak and Tracey Logan



Binns Terrace. Copyright: Richard Szwagrzak and Tracey Logan



Glebe Terrace

6 Key Views, Local Views and Focal Points

- 6.1 The views through the estate demonstrate the spaciousness of the streets, with its modest two-storey terraces, back gardens, and wide streets, still demonstrates the success of the first bye laws and the original lease terms.



Chiswick Christian Centre



View on Duke Road, looking toward the former Bolton Hotel. Copyright: Richard Szwagrzak and Tracey Logan



View on Dale Street



View on Devonshire Road

7 Open Spaces and Trees

- 7.1 The estate does not have any formal open spaces, the green space on the estate is limited to people's front and back gardens.
- 7.2 There are some street trees but these are mainly twentieth century additions.



Street trees on Dale Street



Street trees on Duke Road

8 Condition of the conservation area, maintenance and alterations

- 8.1 The condition of the conservation area is good to very good throughout: this includes the maintenance of buildings and public realm. A notable exception are the footways and carriageways, which are generally in poor condition.
- 8.2 Windows and doors are key features in any building's character and the retention and reinstatement of historic windows and doors is encouraged. In particular, the use of UPVC for windows and doors is not recommended. UPVC windows and doors cannot visually replicate historic timber, they are not maintenance-free, they can be difficult, if not impossible, to repair, they are unsustainable as most end up in landfills, their production produces harmful chemicals and they are usually more expensive in terms of the lifetime of the windows. Historic timber windows can often be repaired, rather than replaced, and in terms of lifetime cost are usually better value. Conservation-grade sash windows should be encouraged when windows are replaced.
- 8.3 The overpainting of historic brickwork does not conserve the character of the conservation area.
- 8.4 Regular maintenance is encouraged to protect the historic fabric of a building. Undertaking a programme of regular maintenance may help to prevent costly repairs in the future.
- 8.5 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 or unsympathetic new developments can harm the integrity of the conservation area.
- 8.6 For advice on residential extensions, the current document that should be referred to is: London Borough of Hounslow – Residential Extension Guidelines 2017.
- 8.7 All alterations to 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 small, like for like essential repairs, the majority of alterations require granting of listed building consent.

IMPORTANT NOTICE: The principles above, and in our Residential Extension Guidelines and the aspirations in the SWOT section of this document are valid conservation principles and are generally applied in our other conservation areas in the Borough, the residential ones of which were designated long before the Glebe Estate and whose character had not already undergone the addition of some additional extensions and contemporary changes. The Glebe Estate is considered to be an exception in the regard of roof extensions, in that large (non-conservation area permitted development rear) roof extensions are common and have not proved detrimental to character. The remaining non-listed houses that do not have roof extensions will not be expected to build smaller conservation area style roof extensions should their occupants or owners decide they wish to extend in the roof post designation as a conservation area. This principle will apply to other types of extensions if permission is now needed and they are already found to be prevalent during consideration of an application.

In all instances when considering a planning application the Council must pay regard to The Town and Country Planning Act To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 – these provisions also apply to appeals).

In all instances where planning permission is required such material considerations can apply and the presence of a preponderance of roof extensions in the Glebe Estate is considered to essentially make this a special material consideration in the Glebe Estate that will cover the whole area- with regard to roof extensions. However, the same may apply to other types of extensions and renewable energy equipment.

In the same light, while uPVC windows are not encouraged, they will not be resisted, and indeed do not need planning permission either in or out of conservation areas, unless the general aperture size and frame arrangements are changed.

Finally nobody with existing painted brickwork will be expected to remove it and will be allowed to repaint it in a similar colour as at the time as designation of the Estate as a conservation area without the need for planning permission.

This is not a definitive list of exceptions that may be made.

9 Future development in Chiswick

- 9.1 There are ambitious plans for schemes in the masterplanned Opportunity Area of the central and eastern parts of Brentford. Development uses will include elements of residential, commercial, community and public realm schemes and will potentially include tall buildings. These sites are outside the conservation area boundary, but will have an impact on the wider character of Chiswick and their effect on the conservation area should be considered. The planned approach to heights and massing detailed in other local plan documents will aid in the aspiration for heritage-led regeneration in the area, resulting in heritage and new development influencing each other and creating a harmonious environment where neither is stifled.
- 9.2 It is not impossible for Brentford and this largely residential area of Chiswick to co-exist, with new developments in the former largely respecting the latter's character. Many developments have achieved this, notably the St George Kew Bridge development. Despite such recent successes in this area, the successful relationship between old and new in this area can still come under pressure from inappropriate development.
- 9.3 However, it is important to note that this is a conservation area adjacent to an Opportunity Area in a World and Mega City (and the largest city in a wholly European country). There will be inevitable tension between the areas, and pragmatic decision-making in accordance with the NPPF (which states great weight should be given to an asset's conservation and the more important the asset, the greater the weight should be) and its Paragraphs 195 (public benefits outweighing substantial harm) and 196 (public benefits outweighing less than substantial harm) have had to be made and may be made again in the future. A relevant example is the Brentford Football Club development whose height has caused some harm in some limited areas of adjacent conservation areas. However, the overall character of those areas remains intact despite the harm, and this harm is convincingly outweighed by substantial public benefit.
- 9.4 Nonetheless, it should be noted that such cases should be rare, given the council's proposed Guide Heights Framework for tall buildings and they will be the exception and not the rule. The bar for public benefits to exceed heritage harm is rightly set high and very hard to reach, particularly where such development also impacts on Kew Gardens World Heritage Site. Development should not seek to use public benefits as an excuse for unimaginative consideration of planning context, but rather demonstrate exceptional and innovative heritage-respecting design, which also provides significant public benefit.

10 SWOT Analysis

10.1 The Glebe Estate's architecturally coherent terraces and wide roads are an early and significant expression of a Victorian west London working class estate. The wide range of decoration is a 'pattern book' of the 'street fashion' of architectural decoration of the period. The spaciousness of the estate today, with its modest two-storey terraces, back gardens, and wide streets, still demonstrates the success of the first bye laws and the original lease terms. However, a number of negative features have affected the quality of the historic environment, many of which could be reversed as opportunities arise.

10.2 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. Points are not made in any order of priority.

10.3 Strengths

- A strongly coherent but decoratively diverse characterful nineteenth century townscape. Its original features are largely conserved.
- The original terraces are of special interest in their diversity of decoration, forming a 'pattern book' of Victorian house styling.
- The distinctive tiled canopies of the estate are particularly early and mainly well-preserved.
- Later twentieth century infilling on the whole has been carefully planned and is in keeping.
- Wide, low-built streets.
- Most of the Estate's originally semi-detached houses are now connected partially or entirely. However, two still remain with their original side entrances, in Nos. 39 & 41 Glebe Street.

10.4 Weaknesses

- Historic brickwork has been painted and/or rendered obscuring its historic, identifying features.
- Some hipped roofs have been converted to gable ends, effectively narrowing gaps between houses and harming the estate's spacious character.
- Some loft extensions have increased the original ridge height and have rendered and obtrusive parapets. Some have excessive roof lights.
- Some historic bay windows have been removed or flattened.
- Original front garden fences (which replaced original railings removed in the second world war) are increasingly replaced by brick walls. Doors and windows have been replaced not in keeping with the original design.

10.5 Opportunities

- Remove paint from brickwork when refurbishing.
- Replace unsuitable windows with conservation grade timber items.
- Replace paneled doors with glazed designs in keeping with the original.
- Conserve and repair the distinctive curved canopy brackets.
- Redevelopment should be of good and compatible quality and style, in keeping with original features.
- Much of the estate already has large roof dormers at the rear and some extend over outriggers. This form of development is not thought to harm the character of the conservation area, however new dormers should be slate hung to retain a sense of the original roof line.
- Lay out gardens to planting, minimising paved areas to support the estate's biodiversity.
- Conserve remaining capping pieces, console brackets and pilasters of former shops.
- Encourage railings, not brickwork, in front gardens.
- Public realm improvements.
- Retention of the setts in the roads.

10.6 Threats

- Loss of architectural detailing.
- Demand for enlargement, especially infilling side returns and roof extensions greatly intensifies site usage and reduces garden sizes.
- Roof extensions that raise the ridge and hipped roof to gable end conversions are likely to be obtrusive.

Appendix 1 Recommendations for further designation

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.

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.

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

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

- Good quality housing throughout the conservation area.
- Structures associated with transport, such as bridges.
- Characterful historic features such as cobbled areas.
- Institutional buildings such as places of worship.
- Commercial buildings such as public houses.

Appendix 2: Schedule of properties in the conservation area

1-19 Devonshire Mews

1-93 Glebe Street

1-4 Glebe Terrace, Glebe Street

53, 53A & 53B Duke Road

48-164 Duke Road

21-105 (odd) Devonshire Road

1-96 Dale Street

1-4 Oak Lock Mews

1-5 Binns Terrace

1-50 Binns Road

1-48 Reckitt Road

1-47 Quick Road

9-45 (odd) Fraser Street

Chiswick Christian Centre, Fraser Street

20-30 (even) Fraser Street

Flats 1-21, Thorneycroft House, Fraser Street

Appendix 3: Further reading, information and websites

London Borough of Hounslow – contact details

London Borough of Hounslow
Hounslow House
7 Bath Road
TW3 3EB
Tel: 020 8583 2000 (all general enquiries)
Website: www.hounslow.gov.uk

London Borough of Hounslow – useful email addresses

To make comments on planning applications: planningcomments@hounslow.gov.uk

To report suspected breaches of planning controls: planningenforcement@hounslow.gov.uk

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow Urban Context and Character Studies (2014) for Osterley and Spring Grove

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on Isleworth:

National Heritage List for England (NHLE): <https://www.historicengland.org.uk/listing/the-list/>

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

History of Spring Grove: http://sgra-isleworth.org/history_of_spring_grove.html

History of Spring Grove, Gillian Morris, 1983

Spring Grove House: A History, Peter Rowlands, 2001

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 of the advice is also useful for more recent buildings, too. Some examples of published guidance are listed below: to find others, visit the Historic England website.

Historic England Customer Service Department

Telephone: 0370 333 0607

Textphone: 0800 015 0516

Email: 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)

Graffiti on historic buildings and monuments - Methods of removal and prevention (1999)

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 courses for professionals and home owners. It publishes a wide range of advisory publications.

SPAB

37 Spital Square, London, E1 6DY

Tel 020 7377 1644

Fax 020 7247 5296

Email: 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-olderbuildings/maintenance-plans-for-older-buildings/>

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

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

Other publications, websites and organisations

The Buildings of England: Pevsner Architectural Guides: London 3: North West (1991)

London Borough of Hounslow Local Studies Service (presently located at the Feltham and Chiswick Libraries): www.hounslow.info/libraries/local-history-archives

Hounslow and District History Society: www.hounslowhistory.org.uk

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

1 Priory Gardens

London W4 1TT

Tel: 020 8994 1019

Email: admin@victoriansociety.org.uk

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

The Twentieth Century Society- The Twentieth Century Society campaigns for the preservation of the best twentieth century architecture since 1914 in Britain.

70 Cowcross Street

London EC1M 6EJ

Tel: 020 7250 3857

Email: coordinator@c20society.org.uk

Website: <https://c20society.org.uk/>

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Current photos: London Borough of Hounslow