



GUNNERSBURY PARK

Conservation Area Appraisal

November 2018



**London Borough
of Hounslow**

Foreword

I am pleased to present the Gunnersbury Park Conservation Area Appraisal. Gunnersbury Park is an important part of Brentford and Chiswick 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.

The regeneration of the Great West Corridor and Brentford East offers the opportunity to improve the conservation area and its surroundings through high quality new development and improved public realm.

We hope this document will play a significant role in the future management of Gunnersbury Park 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 Gunnersbury Park 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 which indicate scope for future enhancements

This document was subject to public consultation in Spring 2018, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in October 2018. 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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Cover photographs from top to bottom:

Gunnersbury Park House

The Orangery and Horseshoe Pond

Gunnersbury Park playing fields

Gunnersbury Park Estate

CONTENTS

- 1 Introduction
 - 1.1 What is a conservation area?
 - 1.2 Format of the conservation area appraisal
 - 1.3 Location and context of the conservation area
- 2 Planning context
 - 2.1 National policies
 - 2.2 Regional policies
 - 2.3 Local policies
 - 2.4 Implications of designation
- 3 Historic development of the conservation area
 - 3.1 Historic maps
 - 3.2 Geographic, economic and social features that helped shape the area
- 4 The conservation area and its surroundings
 - 4.1 The surrounding area and the setting of the conservation area
- 5 Character areas
 - 5.1 The Park
 - 5.2 Gunnersbury Park Estate
 - 5.3 Gunnersbury Cemetery
 - 5.4 Lionel Road North and Popes Lane
- 6 Recent/new developments and their impact
- 7 Views and focal points
- 8 Open spaces and trees
- 9 Condition of the conservation area, maintenance and alterations
- 10 Regeneration of the Great West Corridor and Brentford East
- 11 SWOT analysis
 - 11.1 Strengths
 - 11.2 Weaknesses
 - 11.3 Opportunities
 - 11.4 Threats
- Appendix 1 Recommendations for further designation
- Appendix 2 Schedule of listed and recorded heritage assets in the conservation area
- Appendix 3 Schedule of properties in the conservation area
- Appendix 4 Further reading, information and websites

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 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 The Gunnersbury Park Conservation Area was designated on 20 November 1990 and has not been altered or extended since, although it is now proposed that the boundary be extended. Additional protection to the area includes: Grade II and Grade II* listed status of the mansions, park buildings and features; Grade II* listed status of the grounds on the Historic England Register of Parks and Gardens of Special Historic Interest; the park as a whole is administered by a joint management committee, which includes funding and representation from London Borough of Ealing as well as Hounslow; many of the buildings are included on the English Heritage Buildings at Risk Register; the park is Metropolitan Open Land and a Site of Importance for Nature Conservation; there are designated Local Open Spaces to the east and west of the conservation area; the park and cemetery are an Area of Special Advertisement Control; the Gunnersbury Park residential estate is subject to an Article 4(2) Direction.

1.2 Format of the conservation area 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, May 2016 (originally March 2011).

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 Gunnersbury Park 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 four character areas, together with sections on the condition of the conservation

area, recommendations for further designation and future regeneration of the Great West Corridor and Brentford East. 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.

1.3 Location and context of the conservation area

1.3.1 The Gunnersbury Park Conservation Area is located between Chiswick and Brentford, towards the eastern end of the London Borough of Hounslow, approximately 11km from central London. To the west is Brentford, to the south Kew Bridge and Kew Gardens, to the southeast Gunnersbury and Chiswick, and to the north Acton and Ealing. The area is relatively flat, sloping gently downhill southwards to the river.

1.3.2 Brentford has a unique and varied townscape that includes waterways and waterside environments, historic buildings, the A4 Great West Road 'Golden Mile' which functions as London's western gateway, and a large number of cultural and recreational assets. Chiswick is best known for its historic house and gardens, its riverfront walks and pubs and its thriving High Road. The town centre is a major retail, leisure and employment focus.

1.3.3 Both Brentford and Chiswick are traversed roughly east-west by various railway lines and roads, and public transport is adequate to good. The combined A4 Great West Road and elevated M4 form a major physical and perceptual barrier to north-south movement.

1.3.4 Brentford first gained significance as a Roman station at a river fording point on the road from London to the west. By the Middle Ages, it had evolved into a regionally important port, fishing, market and industrial town, the latter aspect escalating in the early nineteenth century, with the arrival of the canal and later the railways. Residential areas and a busy high street emerged, along with a water and gas works and a fully developed dock with railhead.

1.3.5 Conversely, Chiswick is essentially an amalgamation of a number of distinct villages. It became a popular country retreat, and as part of the suburban growth of London in the late nineteenth and early twentieth centuries the population significantly expanded.

1.3.6 Today Brentford is subject to a significant amount of development pressure within a relatively small area. Negative characteristics include high levels of traffic and aircraft noise, air pollution, and a social and physical infrastructure that struggles to match the pressures placed on it. The urban environment of Chiswick is mostly of very high quality with well-proportioned, tree-lined residential streets and a fairly even distribution of local centres and open spaces. The acoustic environment of both is dominated by aircraft noise and traffic noise when within 50m of the A4/M4.

Special Interest

1.3.7 The boundary of the conservation area was drawn to focus upon two areas: firstly, the Gunnersbury Park and Cemetery area of open land based on the mansions and earlier great house; and secondly, the Gunnersbury Park residential estate which lies opposite and to the east.

1.3.8 The conservation area's special architectural and historic interest lies primarily in the mansion, small mansion, garden buildings, outbuildings and park, which have been highlighted by statutory listing. The Gunnersbury Park residential estate is considered to be a complete and relatively unspoilt example of a 1920s garden suburb estate. The shopping parade is included because it forms part of the estate. Lionel Road and Popes Lane are included because they back onto the park and any alterations or extensions would impact on the park and its skyline. Gunnersbury Cemetery, established in 1929, has an open, quiet and reposeful garden-like intimate atmosphere, and aesthetically forms a continuation of the adjacent Gunnersbury Park.

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 <https://www.london.gov.uk>

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 (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 <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 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.

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 extensions to include: the sports ground to the south of the Gunnersbury Park Estate; the housing estate and school on the west side of Lionel Road North; and a small area at the southwest entrance to the park which includes the lodge.

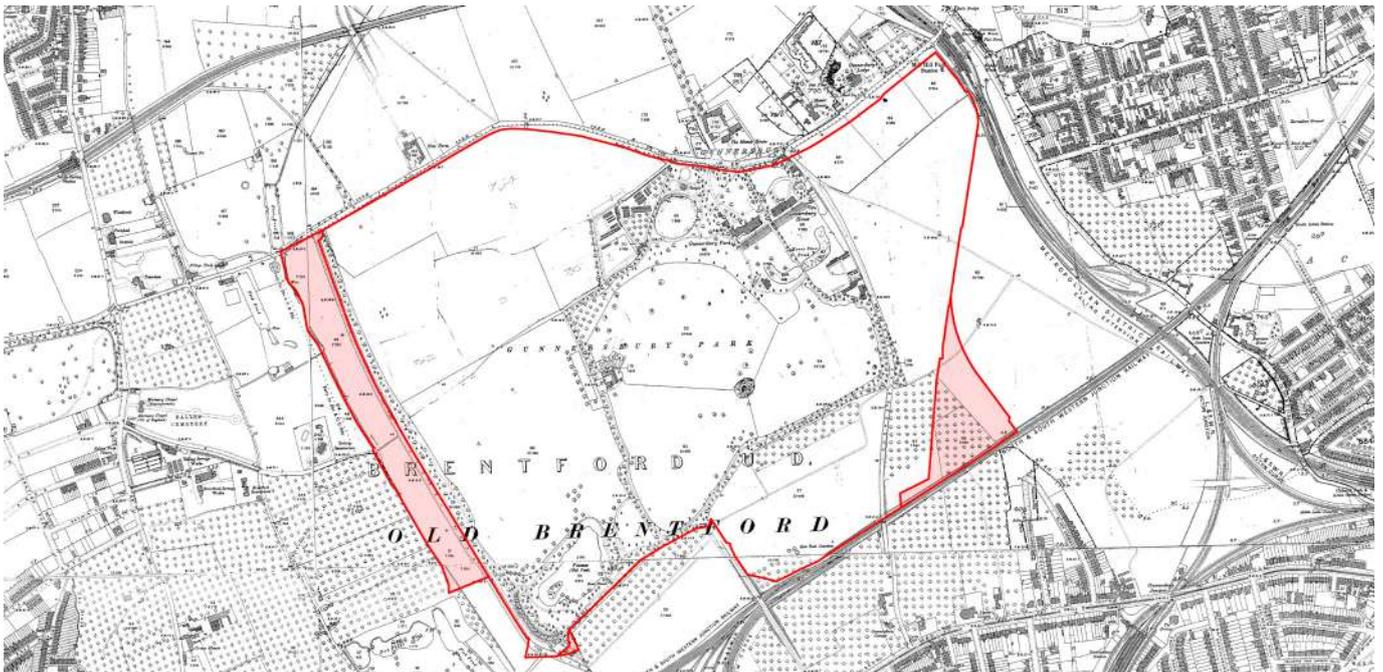
3 Historic development of the area

3.1 Historic maps

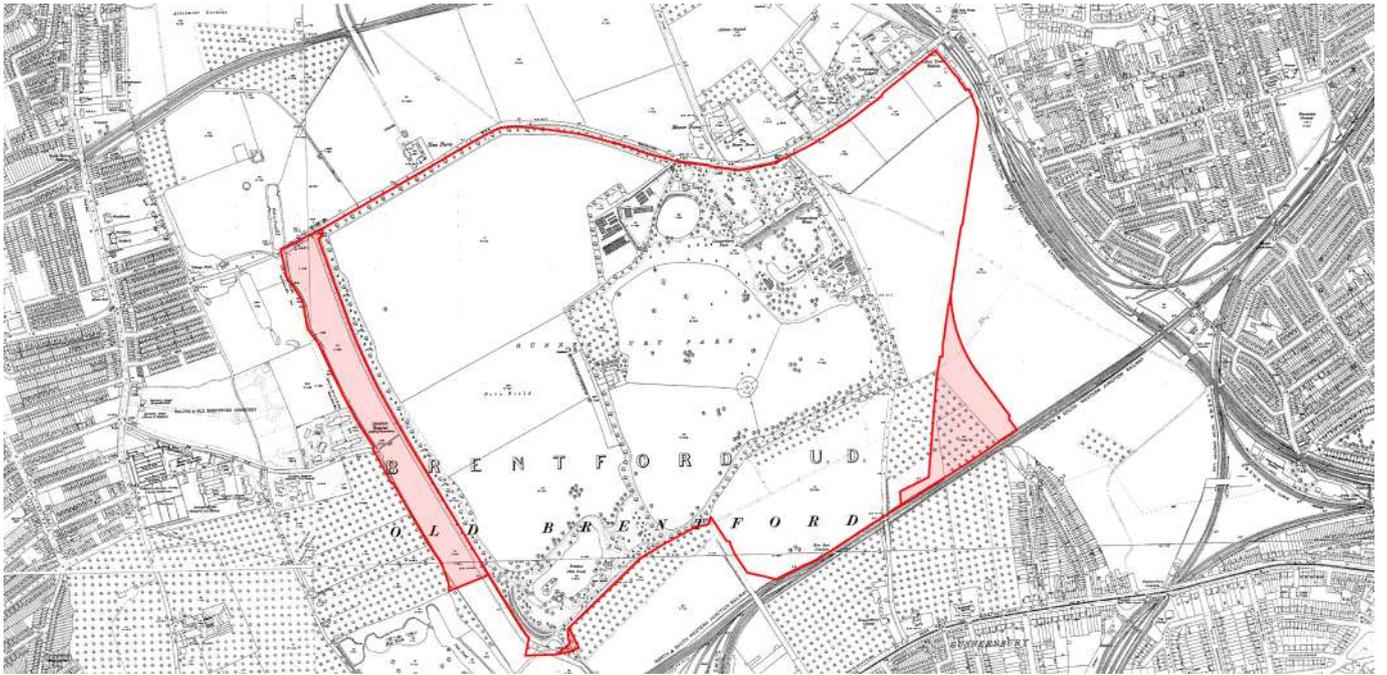
3.1.1 The following maps show how the Gunnersbury Park area and its surrounds retained their rural character until the late nineteenth century. By the 1930s, areas to the east, south and west had become almost entirely developed, with the coming of the Great West and North Circular Roads. By the middle of the twentieth century the park had established itself as an oasis in an urban and industrial landscape. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



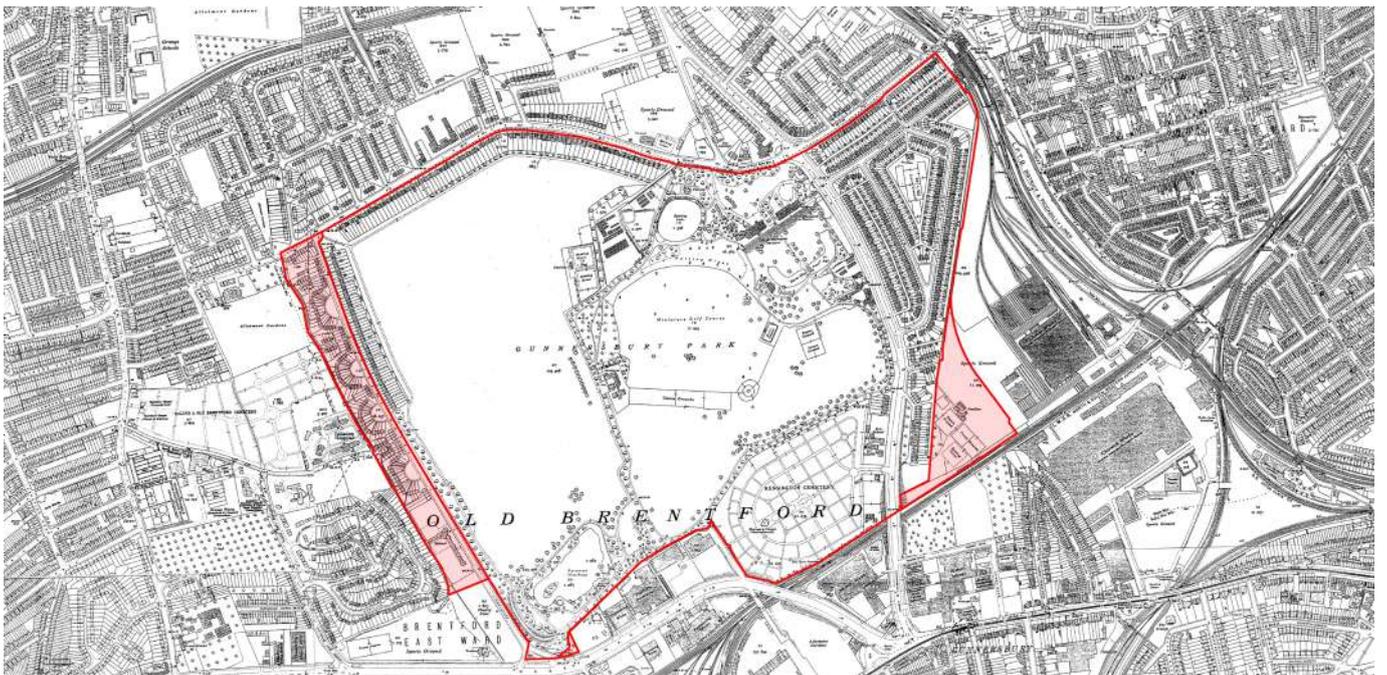
1865 Source: Ordnance Survey County Series



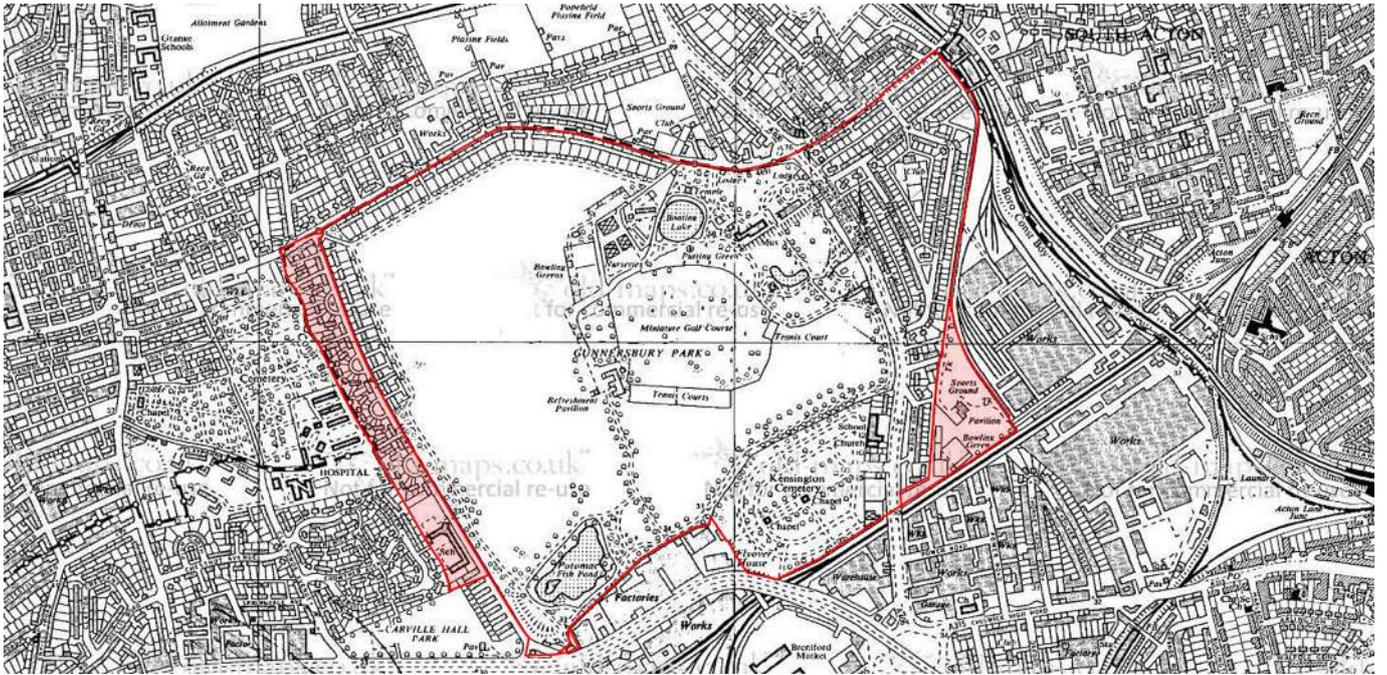
1894 Source: Ordnance Survey County Series



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 The Brentford and Chiswick area

3.2.1.1 Both Brentford and Chiswick have been places of occupation and activity from prehistoric times. Brentford, to the west, was a Roman roadside station on the road from London to the West, through what would become Chiswick. Shelter and shallow water made the Thames-side a natural port, used also by horse and foot ferries, the river itself providing easy transport for rural industries like malting and brewing and supporting watermen, boat-builders and fishing families.

3.2.1.2 Industry colonised Brentford, whilst villages grew up at Old Chiswick, Turnham Green and Strand on the Green. Between the villages lay a number of mansions with pleasure gardens and parks. The main road became increasingly important in the eighteenth century as a major coaching route, becoming Chiswick High Road.

3.2.1.3 In Brentford industrial and transport developments escalated after 1820. The water works relocated upriver from Chelsea to Kew Bridge to supply London's growing suburbs and a gas works opened in 1821. Chiswick became a desirable place to live, with many individual fine houses and large gardens. Its population grew almost tenfold during the nineteenth century, reaching nearly 30,000 by the end of the century.

3.2.1.4 By 1850, the London and South Western Railway's Hounslow Loop Line brought stations at Kew Bridge and Brentford, which immediately encouraged housing development. Later the City to Richmond line brought a station at Gunnersbury.

3.2.1.5 Estate land was purchased in the 1920s for public parks at Gunnersbury, Carville Hall and Boston Manor. House-building over agricultural land continued throughout the interwar period (1918 to 1939).

3.2.1.6 The Great West Road, later designated the A4, opened in 1925 as a bypass for Brentford. It attracted, for their time, high technology industries in factory buildings with important Art Deco facades facing the road, which was by the 1950s known as the Golden Mile.

3.2.1.7 Chiswick remains an area of high appeal and is therefore under constant pressure for renewal and intensification. In Brentford, redevelopment has continued in cleared industrial and commercial areas, now with a strong residential bias. Large sites along the Great West



The Small Mansion or Gunnersbury House, front (early C20th).



The Small Mansion or Gunnersbury House, front (2018).



The Small Mansion or Gunnersbury House, rear (early C20th).



The Small Mansion or Gunnersbury House, rear (2018).

Road, peppered with significant listed buildings and overlain with the elevated M4, are presently being redeveloped.

3.2.2 The Gunnersbury Park area

3.2.2.1 Gunnersbury Park itself originally had a large mansion built c1658-63 for Sir John Maynard by John Webb and lay between the two present houses. It was a compact Palladian villa with a pedimented first-floor loggia. From 1762-1786 it was the summer residence of Princess Amelia, George III's aunt, who improved the grounds and added many of the garden buildings. When the house was demolished in 1800 and the estate sold for building, most of the land was bought by Alexander Copland, a partner in Henry Holland's building firm. By 1802 he had built himself a house now incorporated into the present large mansion within the park. By 1835 it was bought by Nathan Mayer Rothschild and subsequently remodelled and extended for him by Sydney Smirke. This house is listed Grade II*.

3.2.2.2 The smaller house to the east is the small mansion (Grade II). This was completed in 1805 on a separate building plot and occupied from 1807-1828 by Major Alexander Morison, a retired East India Company Officer, and from 1829-1889 by the Farmer family, for whom additions were made. In 1889 the house was sold to the Rothschilds, who used it for their guests.

3.2.2.3 After 1917 the estate was split up; the houses and 186 acres were acquired by the local authorities of the time, and the grounds were opened as a public park in 1926 by Neville Chamberlain, then Minister of Health. Gunnersbury Cemetery, also known as Kensington or New Kensington Cemetery, opened in 1929.



The Orangerie and Horseshoe Pond (early C20th).



The Orangerie and Horseshoe Pond (2018).



The Potomac Lake and Gothic-style boat house (c1960)



The Potomac Lake and Gothic-style boat house (2018)

3.2.2.4 The large mansion is now used as a museum and the small mansion for events. In the grounds are out-buildings and farm, walled garden and stables blocks, orangery and many ornamental buildings and follies are also listed buildings. The park is currently jointly managed by Hounslow and Ealing borough councils. Despite the park and museum being within Greater London, and placed in the top 30% of registered parks in the country and thereby considered to be of national significance, the very high cost of building maintenance over the years has led to much decay. Not only the large mansion but eight other structures have suffered neglect to the extent that they have been placed on the at risk register compiled by the statutory body Historic England. In 2014 the managing councils were awarded two grants by the Heritage Lottery Fund to overhaul the museum and make major improvements to the park.

3.2.2.5 Gunnersbury Park Estate. The Underground Railway construction works left a triangle of land with its base on Gunnersbury Lane which became locally known as the Gunnersbury Triangle. George Edward Cooper bought this land from Lionel Nathan de Rothschild and set about laying out the Gunnersbury Park Estate next to Acton Town station. He first planned the line of the roads before he began to build. The first houses were built in Gunnersbury Lane in 1926. The estate progressed slowly, Park Drive appearing in 1928 and Manor Gardens in 1931.

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 consists of Gunnersbury Park, one of the borough's historic parks and gardens, a cemetery and surrounding well laid-out early interwar housing estates. The conservation area's surroundings comprise:

4.1.2 To the north, the mostly interwar residential streets of Acton and Ealing.

4.1.3 To the east, a London Underground maintenance facility.

4.1.4 To the southeast, an area of large footprint commercial uses.

4.1.5 To the immediate south, a group of mid-to-high rise office buildings with glass and metal exteriors, straddling the Great West Road and elevated M4, the most prominent of which is 15 storey Vantage West. Just beyond are Chiswick Roundabout and the development sites of East Brentford. Further south are the London Water and Steam Museum, with its landmark tower, the River Thames and Kew Gardens.

4.1.6 To the southwest, the six identical 25 storey 1970s residential Brentford Towers. Beyond lie the Victorian new town of St Paul's and Brentford town centre.

4.1.7 To the west, the mainly residential areas of North Brentford and Little Ealing.

4.1.8 Further information on the wider context can be found in the Chiswick and Brentford sections of the London Borough of Hounslow Urban Context and Character Study (2014).

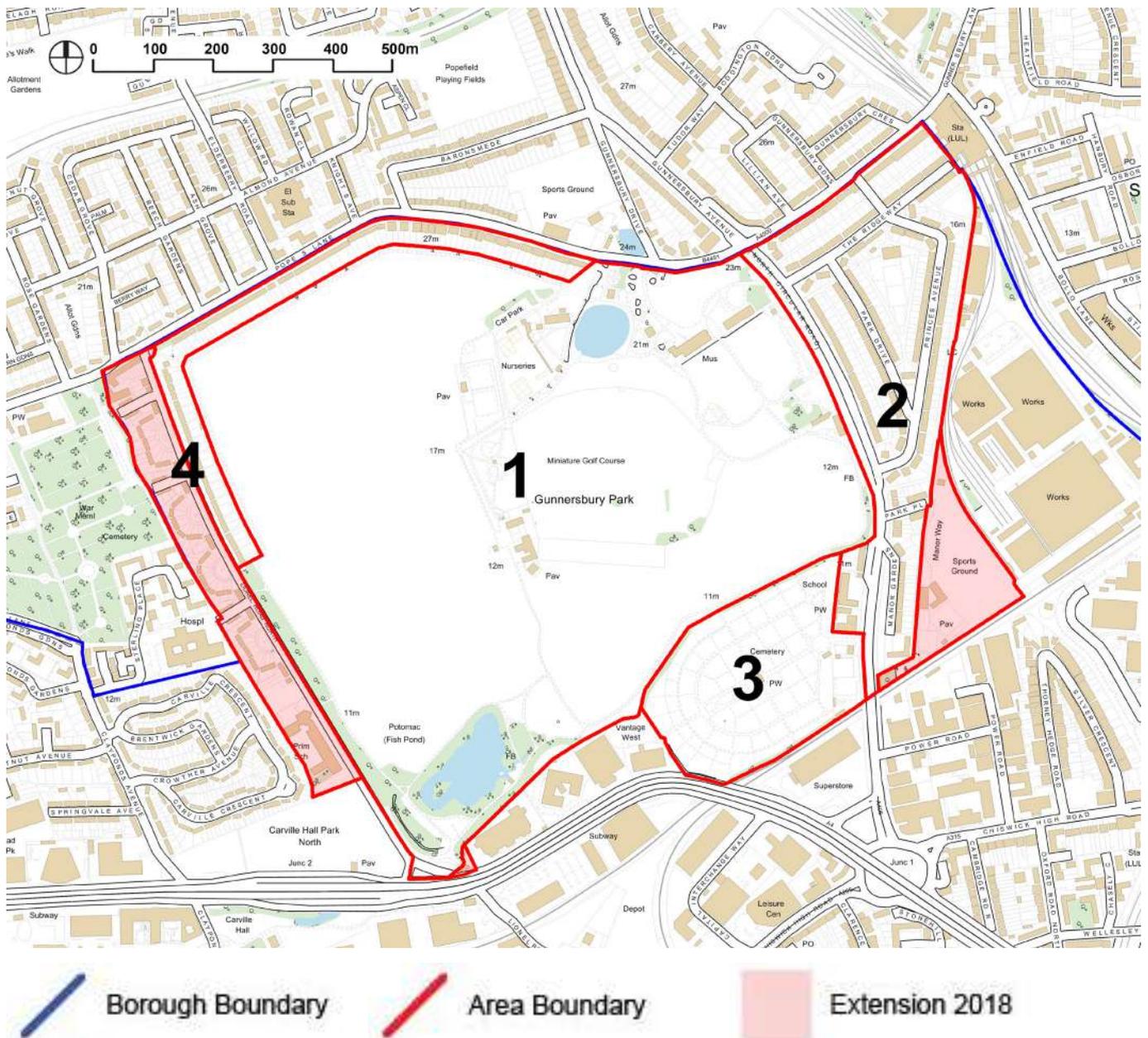
5 Character areas

The conservation area comprises four distinct character areas. For reference purposes, these are numbered roughly clockwise from the north.

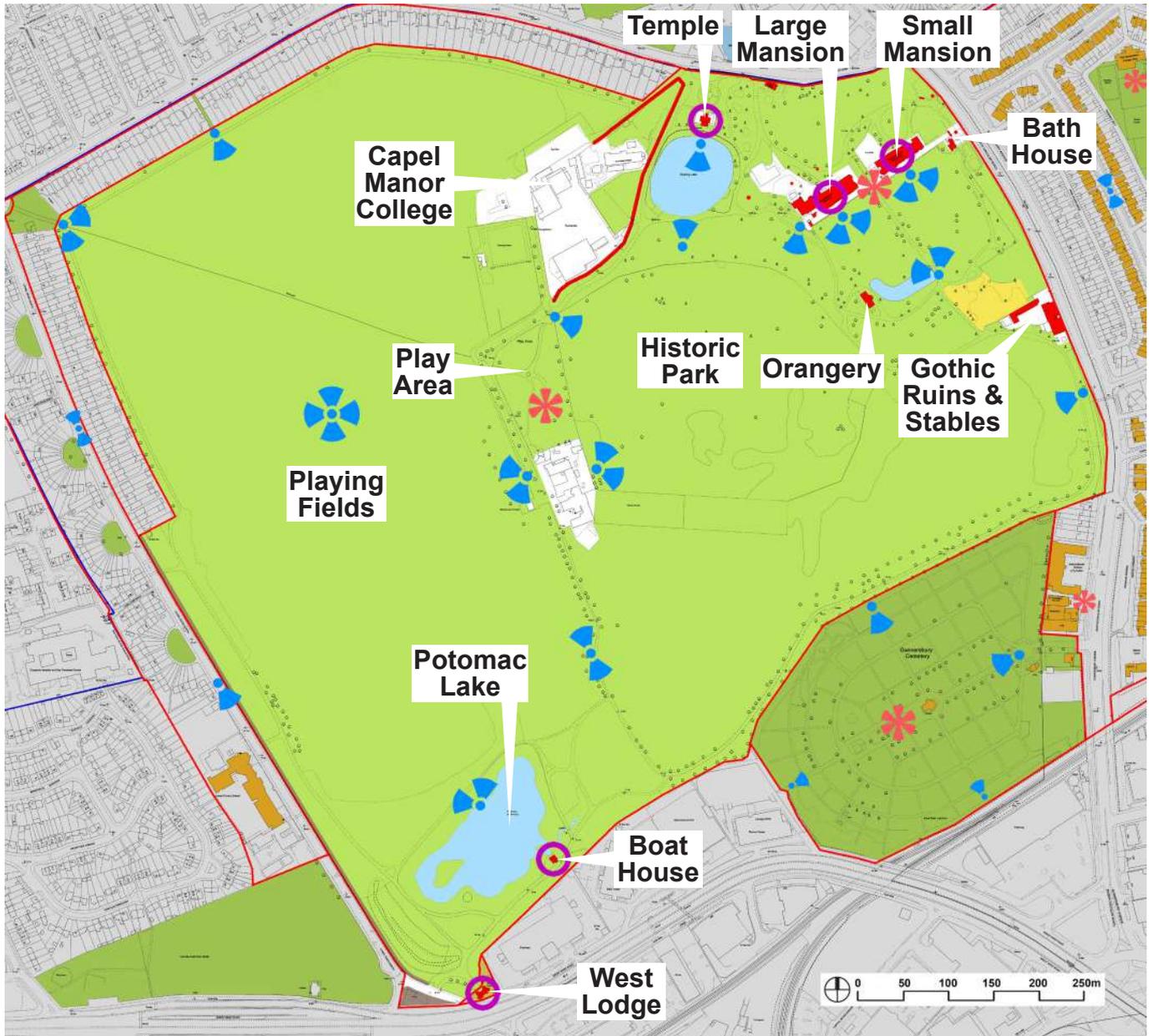
The character areas are:

1. The Park
2. Gunnersbury Park Estate
3. Gunnersbury Cemetery
4. Lionel Road North and Popes Lane

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



5.1 Character area 1: The Park



5.1 The Park character area

5.1.1 This character area consists of Gunnersbury Park itself, a 75 hectare (186 acre) registered landscape of exceptional mature trees, open grass spaces and historic buildings. These include the Georgian Large and Small Mansions, the Orangery, the Temple, Princess Amelia's Bath House, Gothic Ruins and the Stables. The Large Mansion, known as Gunnersbury Park House, is the home of the local history museum for the boroughs of Ealing and Hounslow.

5.1.2 Gunnersbury Park is a Grade II* Registered Park, a designated Garden of Special Historic Interest and a heritage asset of national significance. It is an eighteenth century formal garden, the first major Rothschild garden in England, altered mid-eighteenth century with some involvement from William Kent. The grounds were developed in the later eighteenth century for Princess Amelia and extended in the mid nineteenth century by Baron Lionel de Rothschild. The Park is famous for its collection of Gothic follies, the Orangery and a large temple folly from 1760 overlooking a boating lake. The Gothic follies were designed by Pulham and Son, the eminent firm of Victorian and Edwardian landscape artists. Views played a critical role in the design of the landscape. For example, Pocock designed the Gothic ruins to hide the stables in views from the Small Mansion.

5.1.3 To the west of the mansions is a round pond, overlooked by a mid-eighteenth century temple. Close to this is a café and Italian Garden, a large children's play area and a small golf course. The walled garden now houses Capel Manor College. Nearby there is a bowling green and a large open field with pitches for football, cricket and rugby. To the south is the Potomac Lake fishing pond with woodland and a hidden Gothic-style boat house.



Large Mansion or Gunnersbury Park House, front.



Large Mansion or Gunnersbury Park House, rear.



Small Mansion or Gunnersbury House, front.



Small Mansion or Gunnersbury House, rear.

5.1.4 The mansions are the focal point of the park and are surrounded by their associated landscapes, including ornamental buildings, follies and lakes. The mansions are sited on high ground, and are therefore a popular viewing point. The tall brick perimeter walls give an enclosing and gated appearance from the north and east.

5.1.5 The Grade II* listed Large Mansion, a former country house in stucco with slate roofs, gives the conservation area its grandiose atmosphere. Some of the ornamental buildings, including Princess Amelia's Bath House and the Orangery, have been restored, but some of the follies are in need of restoration. A strip of land adjacent to the north east corner is not used, but has ecological potential. The more formal park has many good surviving garden buildings and the parkland has many rare and large trees of interest. The main lake and its temple are both elegant and form a walking destination.

5.1.6 A cafe, in a modern structure, has been provided and play areas established. Other uses have been established in the less sensitive areas further from the formal park, of a generally horticultural nature, with separate road access from northwest of the mansion. These commercial activities utilise the walled and former kitchen gardens. There are also more standard recreation pitches over a considerable part of the western side. The former miniature-castle West Lodge gatehouse is used for two private dwellings, and no longer allows access through the central arch. Although originally an attractive feature it is sadly diminished by the elevated motorway nearby and the disruption of the A4 beneath.

More information on the character of the Park area can be found in the Gunnersbury Park Conservation Management Plan.

Information on individual historic buildings, structures and sites can be found on the National Heritage List for England (NHLE): <https://www.historicengland.org.uk/listing/the-list/>.



Panoramic view of the Orangery, the Horseshoe Pond and Gunnersbury Park House.

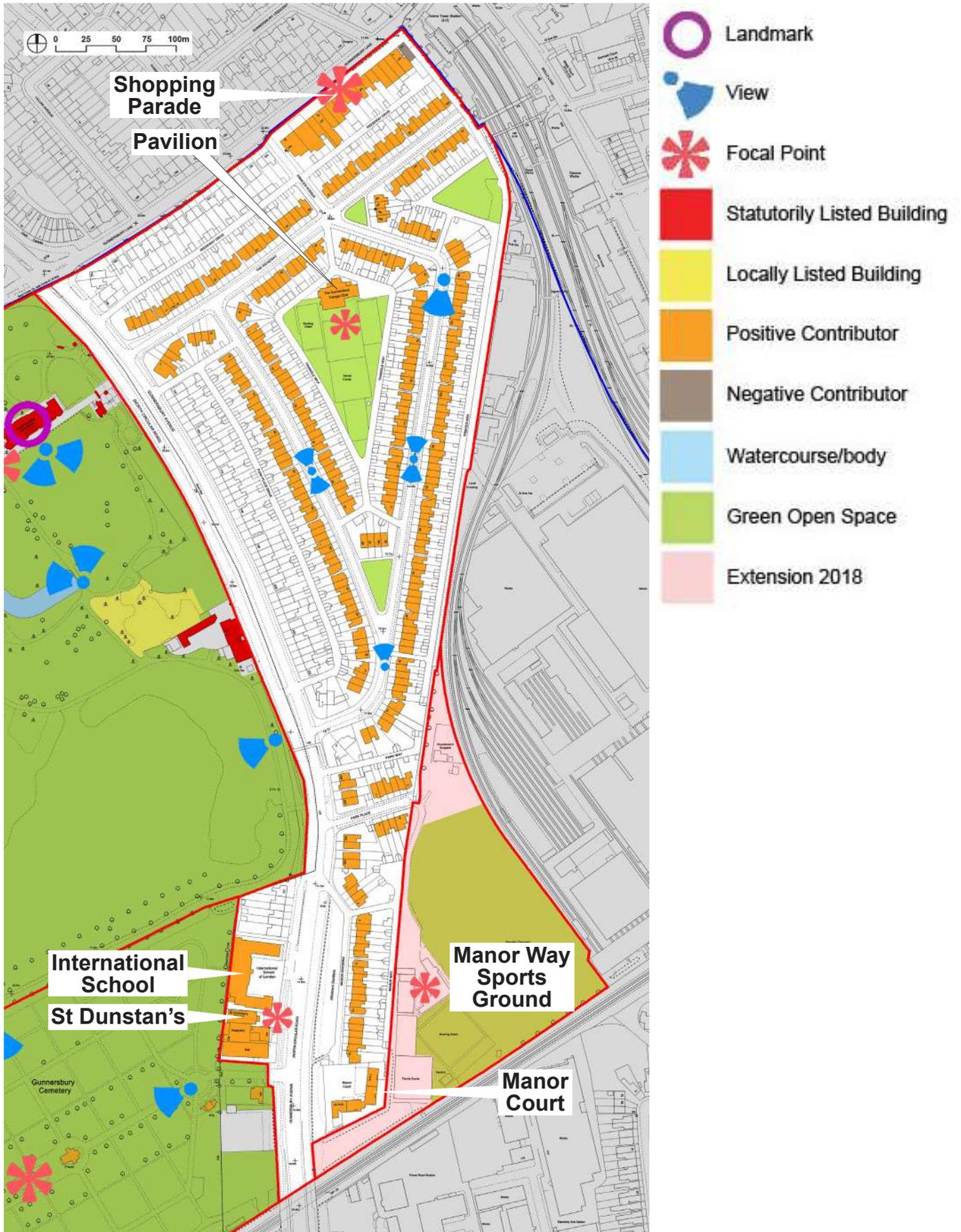


The Temple and Lake



The Gothic-style boat house at Potomac Lake

5.2 Character area 2: Gunnersbury Park Estate



5.2 Gunnersbury Park Estate character area

5.2.1 This character area consists primarily of the interwar housing of the Gunnersbury Park Estate and its associated recreation and retail facilities. It also contains the group of institutional buildings, including the International School, on the west side of Gunnersbury Avenue, and the sports ground to the south of the estate.

5.2.2 Gunnersbury Park Estate. The estate is on a roughly triangular site on the east side of Gunnersbury Avenue opposite Gunnersbury Park. Gunnersbury Avenue functions as the A406 North Circular Road, and is an extremely busy thoroughfare which creates strong severance to the west and the park itself

5.2.3 It is a formally laid-out late 1920s estate of two storey short terraced and semi-detached houses, with typical rear service/access lanes, neat verges with trees, well-tended corner green spaces, and a central sports ground with a pavilion. It is served by local shops and an underground station to the north. Though it has no relationship in style or historic development with the park, the estate forms part of the its eastern setting and was intended to be integral to it. The Gunnersbury Park Estate exhibits a coherent design approach and a consistency of character that have been repeated across the borough.



Small triangular public garden, corner of The Ridgeway and Princes Avenue.



House sub-type with half-timbering, The Ridgeway.



House sub-type with M-gable fronts and catslides, The Ridgeway.



House sub-type with M-gable fronts and half-timbering, The Ridgeway.

5.2.4 Designed by George Edward Cooper, the houses were mainly built in long terraces with half-timbering. They originally had small front gardens with a larger back garden leading out to a service road and garage and most of this original layout remains. Some streets feature period lighting. The tight centre of the estate was difficult to lay out for more houses and therefore was left for recreation purposes. The parade of shops built next door to the station is also by Cooper and number 5 was used as his offices. His initials are still on the shop and manhole covers within the estate. Some features particularly windows, doors and original boundaries have been altered, though the general character and appearance remains. The estate is subject to an Article 4 Direction (see separate policies) to protect what remains of the original features. An annotated example of an original Gunnersbury Park Estate window is found in 9 Condition of the conservation area, maintenance and alterations.

5.2.5 To the south is the attractive 1939 Manor Court Art Deco apartment development. It consists of two linked three storey blocks in an L-plan around parking and green space. The 2010s addition of a fourth storey has not been entirely successful in terms of materials.

5.2.6 International School. By the entrance to Gunnersbury Cemetery is a Roman Catholic Grammar School, which was built in 1932 on land from the Rothschilds with a church, St Dunstan's. It is now an International School and the church remains. This group of buildings complements the adjoining Gunnersbury Park Estate having been built at roughly the same time. It does not relate to the park and, although traditionally constructed in brick and detailed, it has a Modern Movement appearance.



Gunnersbury Triangle Club pavilion.



Manor Court, Manor Gardens.



St Dunstan's Church, Gunnersbury Avenue.



International School, Gunnersbury Avenue.

5.3 Character area 3: Gunnersbury Cemetery



5.3 Gunnersbury Cemetery character area

5.3.1 This character area consists of Gunnersbury Cemetery, also known as Kensington or New Kensington Cemetery. Established in 1929 on park land that was once owned by the Rothschild family, it covers about nine hectares and aesthetically continues the open nature of Gunnersbury Park. Its key characteristic is, despite its location adjacent to the motorway its open, quiet and reposeful garden-like intimate atmosphere, with views through it broken up by tree trunks, which give a depth to the site. The cemetery has numerous floral displays and shrubberies, and a simple brick chapel.

5.3.2 The southern part of the cemetery is largely reserved for Roman Catholic burials, with many Polish, East Europeans and White Russians buried here, including the Romanoff Vsevolod, Prince of Russia (d.1973). The Roman Catholic chapel was destroyed by bombing in World War 2 and on its site the Katyn Memorial was later erected, a black obelisk designed by Louis Fitzgibbon, dedicated to the Polish victims of the Katyn massacre of 1940. Interments include the film director Carol Reed, a Dambuster pilot and Beryl Evans of 10 Rillington Place.



Central area, Gunnersbury Cemetery.



Chapel, Gunnersbury Cemetery.

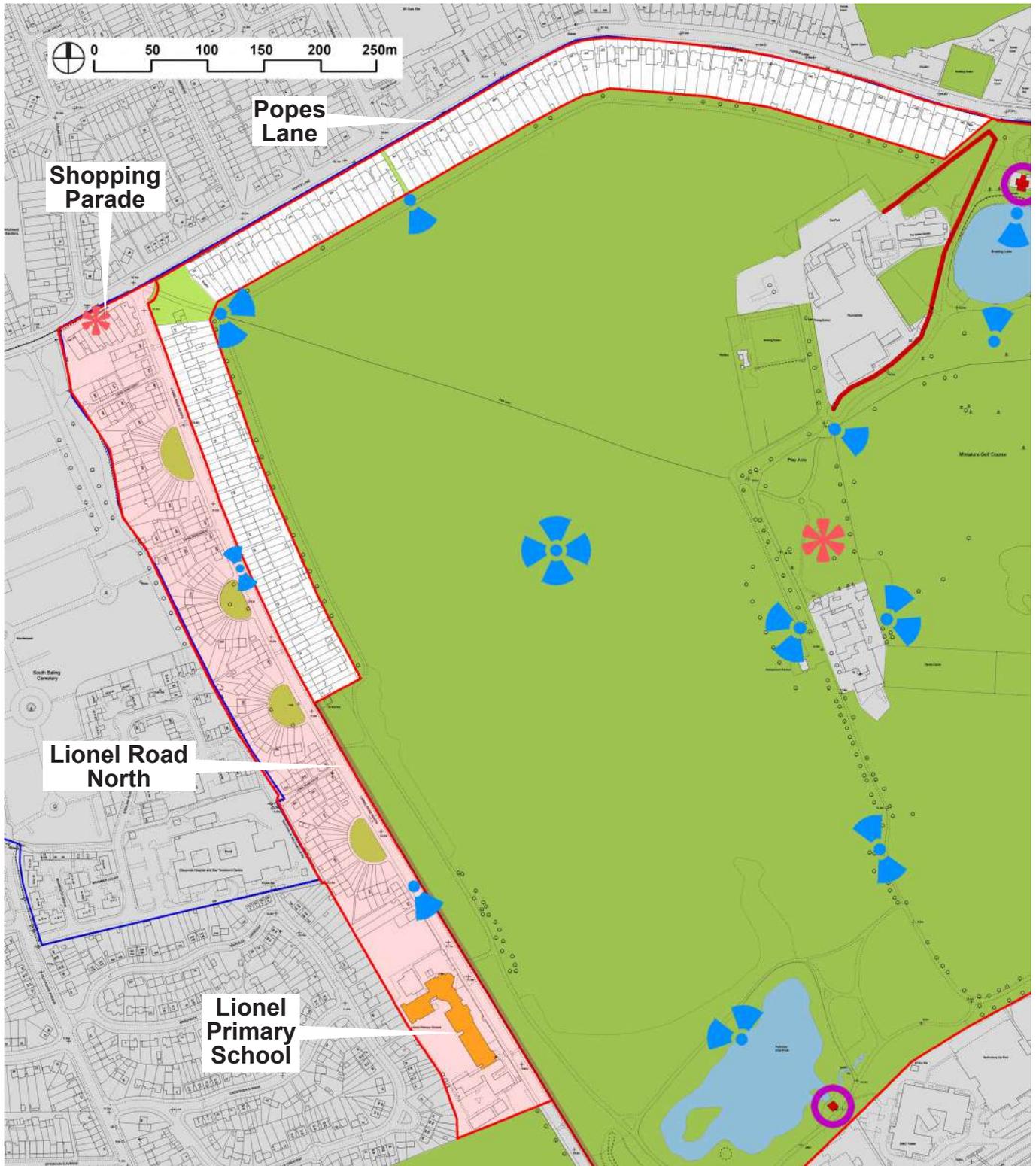


Entrance building, Gunnersbury Cemetery.



Katyn Memorial, Gunnersbury Cemetery.

5.4 Character area 4: Lionel Road North and Popes Lane



5.4 Lionel Road North and Popes Lane character area

5.4.1 This character area consists of a ribbon development of houses along the northwest inner perimeter of the park, with a more planned linear housing development and school to the west.

5.4.2 The former, along the south side of Popes Lane and the east side of Lionel Road North, consists of a typical interwar speculative development of two storey houses progressing east to west from linked detached through on the northern stretch to short terraces on the western stretch. The detached houses feature full height semi-circular bays with gables. There are gates to the park, onto which the houses back, at either end and at two points in the middle of the development.

5.4.3 The latter, along the west side of Lionel Road North, consists of an early 1920s linear estate of two storey short terraced houses with some semi-detached. It was built on former park land which was cut off from the rest of the park by the construction of Lionel Road in the late nineteenth century. The houses are fairly uniform in treatment, with red painted brick ground floors, white rendered first floors with half timbering, and hipped roofs. The estate is laid out in a Garden Suburb-style sequence of green crescents and rural-feeling short cul-de-sacs. At the south end is roughly contemporary Lionel Primary School, in brown brick with Arts and Crafts affinities.



Popes Lane, south side.



Lionel Road North, east side.



Cul-de-sac off Lionel Road North, west side.



Lionel Road North, west side.

6 Recent/new developments and their impact

6.1 The built-out nature of the residential parts of the conservation area, with few exceptions, offers little scope for new development other than refurbishments, conversions and extensions of existing buildings.

6.2 The park and its historic buildings and structures are undergoing an extensive programme of restoration. The most significant addition has been the new cafeteria and associated buildings, to the immediate west of Gunnersbury Park House. It is constructed mostly of timber and features a loose colonnade which echoes that of the House.



The restored Gunnersbury Park House.



The cafeteria, Gunnersbury Park.

7 Key views, local views and focal points

7.1 The main views are those from and of the mansions in the northeast of the park and from and of the temple and the round pond. Also important are the panoramic views from the northwest of the park and from the centre of the playing fields.

7.2 The higher ground to the north of the conservation area makes development along the Great West Road particularly visible from Gunnersbury Park and its mansions. Vantage West and adjacent properties that back on to the park, particularly those with light or reflective cladding, have a negative effect on its setting and skyline. The views south are at risk of being further compromised by tall building developments along the Great West Corridor.

7.3 Other views take the form of street-enclosed vistas within the housing estates and formal panoramas across the cemetery.

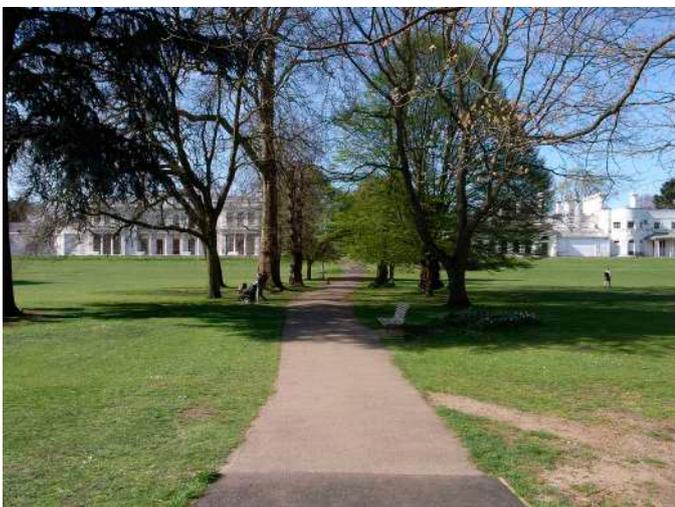
7.4 The main focal points of the conservation area are the mansions, the recreation area to the centre of the park and the cemetery. Lesser focal points are the parades of shops to the northeast and the northwest, the school and church to the southeast and the recreation areas in the Gunnersbury Estate.

7.5 More detailed discussion of views and the impact of development upon them is in 11 Strengths/Weaknesses/Opportunities/Threats (SWOT) Analysis.

7.6 The following photos illustrate the character of views and focal points within the conservation area. See also photos in 5.1 The Park character area.



Panoramic view southeast from Gunnersbury Park House.



View northwest towards Gunnersbury Park House and Gunnersbury House.



View southwest from Gunnersbury Park House.



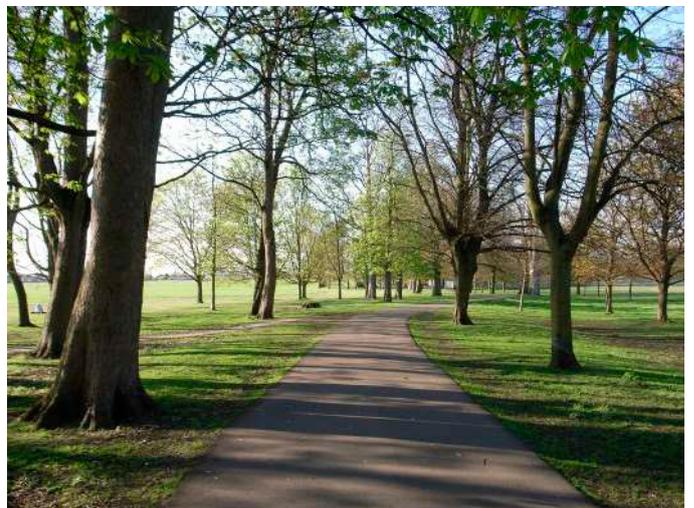
View southeast from Gunnersbury House.



View southeast across pond from temple, Gunnersbury Park.



View southeast across historic parkland, Gunnersbury Park.



View northwest along central avenue, Gunnersbury Park.



Panoramic view southeast from north edge of Gunnersbury Park playing fields..



View southwest across playing fields from central avenue, Gunnersbury Park.



View southeast across Gunnersbury Cemetery towards chapel.



View south along Princes Avenue, Gunnersbury Estate.



View southeast along Lionel Road North.



Children's play area, Gunnersbury Park.



Shopping Parade, Gunnersbury Estate.

8 Open spaces and trees

8.1 Designated Local Open Spaces are:

- Gunnersbury Triangle Club ground
- Manor Way sports ground
- Lionel Primary School ground
- Four grassed areas off west side of Lionel Road North
- Northwest entrance to Gunnersbury Park

The entire park is designated Metropolitan Open Land and the historic grounds are listed Grade II* on the Historic England Register of Parks and Gardens of Special Historic Interest.

8.3 The Gunnersbury Triangle Club sports ground, the four semicircular grassed areas off the west side of Lionel Road North, and other green streetscape features, typical of the interwar period, make positive contributions to the residential areas.

8.4 Street trees make a positive contribution to the Gunnersbury Estate and to a lesser extent the residential strips to the north and west of the park.

8.5 As well as providing a positive visual impact, the open green and blue spaces are also beneficial for the environment and ecology. The park is a designated Site of Importance for Nature Conservation (SINC).

8.6 The following photos illustrate the very significant, positive, impact of trees, planting and soft landscaping on the varied character of open spaces throughout the conservation area.



Typical grass verge, Gunnersbury Estate.



Small triangular public garden, Gunnersbury Estate.



Small allotment, Gunnersbury Estate.



The Gunnersbury Triangle Club sports ground, Gunnersbury Estate.



One of four semicircular grassed areas off the west side of Lionel Road North.

9 Condition of the conservation area, maintenance and alterations

9.1 The condition of the conservation area is mostly good throughout: this includes the maintenance of buildings, structures, public realm, highway, green and blue spaces. The Gunnersbury Estate is subject to an Article 4(2) Direction.

9.2 The most severe detractor is the severance caused by the North Circular Road. The western perimeter of the park is marred by an unattractive and unwelcoming chain-link and barbed wire fence, and there is a long-unkept triangle of planting and street furniture at southwest entrance to the park. There is an out-of-character early postwar office building on the shopping parade to the northeast.

9.3 There are small, scattered, examples of graffiti in the conservation area. All areas of graffiti are detrimental to the appearance of the conservation area and are harmful to the quality of environmental amenity. All graffiti should be carefully cleaned off and vulnerable areas monitored on an ongoing basis. For advice on removal, refer to: Graffiti on historic buildings and monuments - Methods of removal and prevention (1999) Historic England: <https://historicengland.org.uk/images-books/publications/graffiti-on-historic-buildings-and-monuments>

9.4 Vegetation should not be allowed to grow on building fabric (buildings, walls, other structures) or grown close to it. This will help avoid damage to the fabric, either by roots growing into or on the surface, or holding damp next to the fabric. Vegetation growing on building fabric should be appropriately killed, allowed to dry, carefully removed and made good to match existing.

9.5 Windows and doors are key features in any building's character. An Article 4 Direction applies to properties in the Gunnersbury Park Estate meaning planning permission is needed to change windows and doors. An annotated example of an original Gunnersbury Park Estate window is found below.

9.6 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.

9.7 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.

9.8 For advice on residential extensions, the current document that should be referred to is: London Borough of Hounslow – Residential Extension Guidelines 2017.

9.9 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.



Original Gunnersbury Park Estate window.

10 Regeneration of the Great West Corridor and Brentford East

10.1 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 Gunnersbury Park 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.

10.2 It is not impossible for Brentford and Gunnersbury Park 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.

10.3 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.

10.4 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.

11 Strengths/Weaknesses/Opportunities/Threats (SWOT) Analysis

The Gunnersbury Park Conservation Area is notable for the mansion, small mansion, garden buildings, outbuildings and park, which have been highlighted by statutory listing. The flanking residential areas are considered to be complete and relatively unspoilt examples of 1920s garden suburb estate design. However, a number of negative features have impacted 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 for the entire conservation area in the future. Points are not made in any order of priority.

11.1 Strengths

- A great deal of effort has been put into the protection and enhancement of the significant historic views of the landscape in the restoration work.
- The views and vistas in the Park are essential elements of the landscape design. Long views, frequently to distant objects, seek to entice the viewer along their path. Frequently the view is to the main houses, a piece of statuary or a garden building, often with the length of the view emphasised by the planting of trees to establish sight lines. In some cases, the object to be emphasised is framed by trees planted at either side or behind as a backdrop. In Gunnersbury Park several such vistas have been established. Many are currently retained while others are obscured by planting, but the aspiration is that they can be restored through eventual landscape management.
- The following key views and vistas are among the views which are some of the strengths of the conservation area (this list is not considered exhaustive):
- Views of the Mansions and Bath House from the Lawns.
 - The views from the Mansions over the designed landscape, including the Orangery and Horseshoe Pond. Glimpsed views of Kew Steam Museum within this view set the Park both geographically and historically, with planting hiding or partially obscuring more recent intrusions of mid-rise height.
 - The view from the Boating Lake towards the Parkland.
 - The view from the Boating Lake towards the Temple.
 - Views around the Potomac Tower.
 - The view within the Park of the Stables.
 - Panoramic views across the cemetery
- The new café and toilet facilities are well designed and complement the historic landscape.
- Similarly the new sports hub respects its context, still affording broad open views of the sky and a wide panorama of the western skyline overlooking the Park, which is a complete contrast to the parkland to the east and surrounding densely developed urban area. Taller buildings are largely limited to this section of the skyline, the more sensitive eastern section being much less intruded upon.
- The Gunnersbury Park Garden Estate, a largely compact 1920s garden suburb/Arts and Crafts residential estate and associated community facilities.
- Overall similarity of architectural detail.
- Attractive tree-lined streets and rear gardens.
- Integrity of existing detail and scale of features on buildings is retained.

11.2 Weaknesses

- Adjacent housing: Roof extensions affecting the skyline, particularly (at north and west sides), where backing onto the park; some have been particularly ugly in shape.
- In the Triangle: there is continued pressure for uPCV, double-glazing and insensitively proportioned doors and windows, and infilling of porches. Some parts of the Gunnersbury Park Garden Estate were badly affected by earlier Permitted Development.
- Within the Park many trees have been planted in historically inappropriate locations, blocking views and vistas and obscuring the historic structure of the Park. Conversely, designed trees have fallen and not been replaced.
- Poorly placed TV aerials and satellite dishes.
- Gunnersbury Avenue, between the Park and the housing estate, experiences heavy traffic and creates strong severance as the A406 North Circular Road.
- The west side of the park is bounded by an unwelcoming-looking chain link fence topped with barbed wire.
- There is a long-unkempt planted traffic island at the junction of Lionel Road North and Great West Road outside the southwest entrance to the Park.
- The density of later tree planting, which postdates the original landscape design serves to partially screen a number of tall office buildings and high-rise flats from the present view which are more intrusive than the later planting scheme. However, this screening serves as a false premise when consideration to allow development occurs, as their retention conflicts with the aim of restoring the lost landscape and views through tree removal and puts the continued retention of registered status at risk.

11.3 Opportunities

- Continued removal of inappropriate or opportunistic tree-planting to restore historic designed views.
- Preservation of the Park's setting and views even where at some distance: not just heights but colour and materials can have an impact.
- Reinstatement of the Japanese Garden and other landscape features.
- Infill proposals should relate to the grain and scale of the conservation area, using high quality design and materials.
- Retention or reinstatement of original detailing, using replacements of authentic and sympathetic design and materials.
- 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 discourage car parking in front settings.
- Retain strong front boundaries and resist the creation of any new crossovers, to avoid vehicular access and car parking.
- Updating of the borough's Local List of Buildings and Structures of Townscape Merit, in order to ensure that designations are up to date.
- Gunnersbury Triangle Club central recreation area:
 - original pitched roof to rear extensions should be maintained
 - side dormers on prominent corners obtrusive
 - pitched roof and garages to rear should retain their original roofshapes
 - extension to rear of shops- take opportunities to improve design
 - retention of 'low key' fences to the inner area
- Lionel Road/Popes Lane – large dormer windows and extensions can be viewed from the park and affect the skyline, so must be carefully designed.
- Great care is required to preserve what remains of key views from the cemetery. The existence of these and other views elsewhere in the conservation area should help determine the height of new buildings in adjacent areas, particularly around the Katyn Memorial.

11.4 Threats

- The higher ground to the north of the conservation area makes development along the Great West Road particularly visible from Gunnersbury Park and its mansions. Vantage West and adjacent properties that back on to the park, particularly those with light or reflective cladding, have a negative effect on its setting and skyline.
- That the current Local Plan review documents, which represent a planned approach to development in the backdrop to the area are not adopted.
- There are important views available both from and to both Mansions and the Temple. The landscape is punctuated by various structures of historic interest, each of these designed to form a 'set piece' in their own right. The structure of the seventeenth and eighteenth century designs are present although not obvious and are at risk of further erosion and loss. Ironically the gradual and appropriate removal of inappropriately planted trees to restore these designed views at the same time exposes in those views even more of the twentieth and twenty-first century buildings in the rear skyline which are harmful to the vista. This cannot be mitigated, although further harmful intrusions into the skyline can be managed, particularly in views in the eastern side of the Park from the Mansions and other listed and important structures and from the Cemetery and the Potomac Pond area in the west.
- Much could be written here about the need to tackle the future of the Park. A concerted conservation plan/management exercise and attempts for major funding programmes have recently been successful, but there is still work to be done. The Small Mansion, Stables and Potomac Tower are among the structures seeking sustainable new uses.
- Several buildings feature on the Register of Listed Buildings at Risk. The Stables are now secured against weather and further immediate deterioration, but repeated attempts to use the Stables and other buildings for 'enabling works' have been resisted because the effect on the remaining atmosphere and character is considered to be too high a price.
- Beneficial use for the many listed buildings at risk is essential, but can cause conflict with the historic fabric and integrity; and possibly with users and surrounding residents.
- Gunnersbury Avenue, between the Park and the housing estate, is heavily trafficked as the A406. Attempts to reuse buildings have been thwarted by the issue of being able to provide safe vehicular access from this road.
- Again, there is demand for larger roof extensions, including on end-of-terrace locations, fuelled by Permitted Development pre-Article 4(2) Direction, and the preference to stay in the area.
- Because of the service road around the central recreational area, the rears of most of the properties are also affected by the Article 4(2) Direction and this leads to difficulties during development control procedures.
- Gunnersbury Parade has lost most of its rear gardens to ancillary commercial development, and aspirations are to continue this trend. Loft conversions are visually dominant because of their position on the highest ground and additional rear commercial buildings impinge on other residents.
- Continued pressure for insensitively proportioned replacement windows.
- Continued pressure to convert garages and resultant pressure to create front crossovers to accommodate off-street parking
- Loss of chimney stacks and their pots, leading to an erosion of characterful roofscapes.
- Subdivision of domestic properties to create several units, especially where inappropriate extensions are sought to facilitate.
- Inappropriate development around the area can result in light pollution affecting the biodiversity within the designed landscape, particularly around the Potomac Pond, which is part of the character of the designed landscape.
- Cumulative impact of all of these issues resulting in Gunnersbury Park Conservation Area staying on Historic England's at Risk Register.

11.5 Management plan

This appraisal should be used as the starting point for further guidance for development in the area. A Management Plan for the entire conservation area could be developed in future to provide more specific design guidance, and to identify specific projects required to improve and enhance the area.

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. As of 2016, the council has set aside funding to programme this work in the near future, with the assistance of local amenity groups and residents. The process will include consultation before formal adoption by the council.

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
- Institutional buildings such as places of worship
- Commercial buildings such as shopping parades

Appendix 2: Schedule of listed and recorded heritage assets in the conservation area

| Statutorily listed buildings | | Grade of listing |
|------------------------------|--|------------------|
| Gunnersbury Avenue | Gunnersbury Park House - Large Mansion | II* |
| Gunnersbury Avenue | Temple | II* |
| Gunnersbury Avenue | Conservatory | II* |
| Gunnersbury Avenue | East Stables | II* |
| Gunnersbury Avenue | Gunnersbury House | II |
| Gunnersbury Avenue | Gothic Boathouse and Pavillion on South Shore of Potomac Fish Pond | II |
| Gunnersbury Avenue | West Stables | II |
| Gunnersbury Avenue | Gothic Ruins on Borders of Former Japanese Gardens | II |
| Gunnersbury Avenue | Boundary Wall | II |
| Gunnersbury Avenue | Gateway near Princess Amelia's Bath House | II |
| Gunnersbury Avenue | Gothic Outbuildings including Arcade Grotto Shelter and Princess Amelia's Bath House | II |
| Gunnersbury Avenue | East Lodge | II |
| Gunnersbury Avenue | Archway to Gunnersbury Park | II |
| Gunnersbury Avenue | Archway at East End of Terrace | II |
| Gunnersbury Avenue | Archway to South West of Gunnersbury Park House | II |
| Gunnersbury Avenue | Stone Fountain | II |
| Gunnersbury Avenue | Dairy | II |
| Gunnersbury Avenue | Six Iron Lampstandards | II |
| Gunnersbury Avenue | Kitchen Garden Wall | II |
| Gunnersbury Avenue | North Entrance Gateway | II |
| Gunnersbury Avenue | North Lodge | II |
| Lionel Road North | West Lodge | II |

Locally listed buildings

Gunnersbury Avenue Former Japanese Gardens, Gunnersbury Park

Local open space

Designated Local Open Spaces are:

- Gunnersbury Triangle Club ground
- Manor Way sports ground
- Lionel Primary School ground
- Four grassed areas off west side of Lionel Road North
- Northwest entrance to Gunnersbury Park

Other designations

Gunnersbury Park is a Grade II* Park and Garden

See also 1.1.5 above.

Designation information resources

To check the designation of buildings and places within the borough of Hounslow, visit www.hounslow.gov.uk. Enter 'local plan' in the search box, select the first listed option, then scroll down to the 'interactive policies map'. Then enter the address in the search box, which will come up with a map and key with all current designations.

To find listing descriptions of a wide range of national designated buildings and places, visit www.heritagegateway.org.uk. This website allows you to cross-search over 60 resources, offering local and national information relating to England's heritage.

Appendix 3: Schedule of properties in the conservation area

FLATS 1-6, 127 GUNNERSBURY AVENUE W3 8LE
 INTERNATIONAL SCHOOL 139 GUNNERSBURY AVENUE W3 8LE
 OFFICE, GUNNERSBURY CEMETERY, 143 GUNNERSBURY AVENUE W3 8LE
 THE PRESBYTERY, ST DUNSTANS, 141 GUNNERSBURY AVENUE W3 8LE
 137 GUNNERSBURY AVENUE W3 8LE
 CARETAKERS HOUSE, INTERNATIONAL SCHOOL OF 139 GUNNERSBURY AVENUE W3 8LE
 CHURCH HALL, ST DUNSTANS RC CHURCH, 141 GUNNERSBURY AVENUE W3 8LE
 GROUND FLOOR, 144 GUNNERSBURY AVENUE W3 8LA
 FIRST FLOOR AND SECOND FLOOR, 144 GUNNERSBURY AVENUE W3 8LA
 146 GUNNERSBURY AVENUE W3 8LA
 148 GUNNERSBURY AVENUE W3 8LA
 152-232 (EVEN) GUNNERSBURY AVENUE W3 8LB
 234-246 (EVEN) GUNNERSBURY AVENUE W3 8LD
 248A GUNNERSBURY AVENUE W3 8LD
 248B GUNNERSBURY AVENUE W3 8LD
 FIRST FLOOR FLAT, 194 GUNNERSBURY AVENUE W3 8LB
 FLAT FIRST FLOOR, 196 GUNNERSBURY AVENUE W3 8LB
 FLAT GROUND FLOOR, 196 GUNNERSBURY AVENUE W3 8LB
 1-6 CHALLENGER HOUSE, 125 GUNNERSBURY LANE W3 8LH
 131-161 (ODD) GUNNERSBURY LANE W3 8HP
 163-205 (ODD) GUNNERSBURY LANE W3 8LJ
 ACTON SERVICE CENTRE, 17 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 ACTON SERVICE CENTRE, 18 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 CASERECCIO, 10 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 CHALLENGER HOUSE, 125 GUNNERSBURY LANE W3 8LH
 DIGITAL VILLAGE, 14 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 FIRST FLOOR AND SECOND FLOOR FLAT, 167 GUNNERSBURY LANE W3 8LJ
 FLATS 1-5, 199 GUNNERSBURY LANE W3 8LJ
 GROUND FLOOR FLAT, 167 GUNNERSBURY LANE W3 8LJ
 HAVEN FUNERAL SERVICE, 13 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 PAUL ET VIRGINE, 1 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 PLUMBING AND HEATING, 12 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 SAINSBURYS, 15-16 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 SMART FOOD & WINE, 7 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 TOWN & COUNTRY BOOKMAKERS, 9 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 WALKER CHEMIST, 6 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 WHITESTON & PARTNERS, 5 THE BROADWAY, GUNNERSBURY LANE W3 8HR
 WISDOM DENTAL SURGERY, 11 THE BROADWAY, GUNNERSBURY LANE W3 8HR

1 WEST LODGE, LIONEL ROAD NORTH TW8 9QS
 2 WEST LODGE, LIONEL ROAD NORTH TW8 9QS
 1-101 (ODD) LIONEL ROAD NORTH TW8 9QZ
 142-198 (EVEN) LIONEL ROAD NORTH TW8 9QT
 200-298 (EVEN) LIONEL ROAD NORTH TW8 9QU
 300-380 (EVEN) LIONEL ROAD NORTH TW8 9QX
 LIONEL PRIMARY SCHOOL, LIONEL ROAD NORTH TW8 9QT
 SCHOOL CARETAKERS HOUSE, LIONEL ROAD NORTH TW8 9QT

1-24A MANOR COURT, MANOR GARDENS W3 8JX
 1-24 MANOR GARDENS W3 8JU

1-61 (ODD) PARK DRIVE W3 8ND
 2-68 (EVEN) PARK DRIVE W3 8NA
 70-92 (EVEN) PARK DRIVE W3 8NB

1-11 PARK PLACE W3 8JY

CLUB, GUNNERSBURY SPORTS AND SOCIAL GROUND, PARK PLACE W3 8JY

GROUNDSMANS BUNGALOW, GUNNERSBURY SPORTS AND SOCIAL GROUND, PARK PLACE W3 8JY

KLYWORLD EARLY YEARS CENTRE, GUNNERSBURY SPORTS AND SOCIAL GROUND, PARK PLACE W3 8LJ

LONDON TRANSPORT SPORTS GROUND, 12 PARK PLACE W3 8JY

GUNNERSBURY PARK, POPES LANE W3 8LQ

GUNNERSBURY PARK MUSEUM, GUNNERSBURY PARK, POPES LANE W3 8LQ

THE CAFE, GUNNERSBURY PARK, POPES LANE W3 8LQ

THE FUNCTION ROOM SMALL MANSION, GUNNERSBURY PARK, POPES LANE W3 8LQ

NORTH LODGE, GUNNERSBURY PARK, POPES LANE W5 4NX

ART CENTRE SMALL MANSION, GUNNERSBURY PARK, POPES LANE W3 8LQ

CAPEL MANOR COLLEGE, THE WALLED GARDEN GUNNERSBURY PARK, POPES LANE W3 8LQ

FLAT AT CAPEL MANOR COLLEGE, THE WALLED GARDEN GUNNERSBURY PARK, POPES LANE W3 8LQ

131-291 (ODD) POPES LANE W5 4ND

1A-D THE PAVEMENT, POPES LANE W5 4NG

2A THE PAVEMENT, POPES LANE W5 4NG

3 THE PAVEMENT, POPES LANE W5 4NG

3A THE PAVEMENT, POPES LANE W5 4NG

4A THE PAVEMENT, POPES LANE W5 4NG

6A THE PAVEMENT, POPES LANE W5 4NG

7A THE PAVEMENT, POPES LANE W5 4NG

8A THE PAVEMENT, POPES LANE W5 4NG

9A THE PAVEMENT, POPES LANE W5 4NG

10A THE PAVEMENT, POPES LANE W5 4NG

ANK FOODFARE, 4 THE PAVEMENT, POPES LANE W5 4NG

CARACLEAN, 7 THE PAVEMENT, POPES LANE W5 4NG

FIRST CUT HAIR & BEAUTY, 6 THE PAVEMENT, POPES LANE W5 4NG

FLATS, 279 POPES LANE W5 4NH

GREENSCENE, THE NURSERY, GUNNERSBURY PARK, POPES LANE W3 8LQ

GUNNERSBURY GATE ESTATE AGENTS, 10-10A THE PAVEMENT, POPES LANE W5 4NG

LOOP CAFFEE, 5 THE PAVEMENT, POPES LANE W5 4NG

MIRAN NEWS, 8 THE PAVEMENT, POPES LANE W5 4NG

PREMIER, 2 THE PAVEMENT, POPES LANE W5 4NG

NORTHUMBERLAND HOUSE, 11 THE PAVEMENT, POPES LANE W5 4NG

THE PAVEMENT, POPES LANE W5 4NG

WONDERFULS, 9 THE PAVEMENT, POPES LANE W5 4NG

1-11 (ODD) PRINCES AVENUE W3 8LZ

2-52 (EVEN) PRINCES AVENUE W3 8LS

15-79 (ODD) PRINCES AVENUE W3 8LX

54-144 (EVEN) PRINCES AVENUE W3 8LT

81-99 (ODD) PRINCES AVENUE W3 8LY

146-160 (EVEN) PRINCES AVENUE W3 8LU

1-59 (ODD) THE RIDGEWAY W3 8LW

2-16 (EVEN) THE RIDGEWAY W3 8LL

18-44 (EVEN) THE RIDGEWAY W3 8LN

46-74 (EVEN) THE RIDGEWAY W3 8LR

61-103 (ODD) THE RIDGEWAY W3 8LP

FLATS, 42 THE RIDGEWAY W3 8LN

FLATS 1-5, 2 THE RIDGEWAY W3 8LL

GUNNERSBURY TRIANGLE CLUB, 44 THE RIDGEWAY W3 8LN

GUNNERSBURY TRIANGLE CLUB, THE PAVILION, THE RIDGEWAY CHISWICK, W3 8LN

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

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

Note: In 2019, 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

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

To raise concerns on street trees and the maintenance of public green spaces, contact Carillion, the council's contractor. To contact Carillion tel. 0845 456 2796 or email:
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 Urban Context and Character Studies (2014) for Brentford and Chiswick

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

London Borough of Hounslow Great West Corridor Local Plan Review Draft (2017)

London Borough of Hounslow Brentford East Supplementary Planning Document Draft (2017)

Publications and sources of information on Brentford:

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

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

The History of Brentford - A Timeline of Brentford History: <http://www.brentfordhistory.com>

Brentford & Chiswick Local History Society: <http://brentfordandchiswicklhs.org.uk/>

Gunnersbury Park and Museum: <http://www.visitgunnersbury.org/>

Friends of Gunnersbury Park & Museum: <https://gunnersburyfriends.org/>

Gunnersbury Park (London Borough of Hounslow): http://www.hounslow.gov.uk/index/leisure_and_culture/local_history_and_heritage/gunnersbury.htm

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-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)

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 Georgian Group is the conservation organisation for the preservation of historic buildings and planned landscapes of c.1700 - 1840 in England and Wales.

The Georgian Group
6 Fitzroy Square
London W1T 5DX
Tel: 020 7529 8920
Email: office@georgiangroup.org.uk
Website: <https://georgiangroup.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
Website: <http://www.victoriansociety.org.uk/>

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

The Twentieth Century Society
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