



HANWORTH PARK

Conservation Area
Appraisal

January 2021



London Borough
of Hounslow

Foreword

I am pleased to present the Hanworth Park Conservation Area Appraisal. The Hanworth Park area is an important part of Hanworth and Feltham 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.

We hope this document will play a significant role in the future management of Hanworth 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 Hanworth 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 Autumn 2019, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in January 2021. 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:

Tudor Court

Hanworth Park House

St George's Church

Elizabeth Way

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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. 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 Hanworth Park Conservation Area was designated on 6 March 1984 and was extended in 2020. Additional protection to the area includes: nationally and locally listed buildings; Archaeological Priority Area; Scheduled Ancient Monument; Local Open Space; Metropolitan Open Land (park); Site of Importance for Nature Conservation (SINC) (park); and Area of Special Advertisement Control (park). Those parts of the park outside of the conservation area, as well as the school and leisure centre grounds, are designated an Area of Special Character.

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 Hanworth 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 three character areas, together with sections on the condition of the conservation area, recommendations for further designation and future development in Hanworth and Feltham. 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 Hanworth Park Conservation Area is located in the west part of Hanworth, which lies at the extreme southwestern end of the borough, approximately 20km from central London. Hanworth is bordered by Feltham to the northwest, Sunbury to the southwest and the London Borough of Richmond to the east.

1.3.2 Hanworth is crossed northeast-southwest by the A316 Chertsey Road from the east of the borough and Central London to feed the M3 motorway. It is also accessible via the A314 from Hounslow town centre. It is not directly served by railway.

1.3.3 Hanworth is predominantly residential and may be classified as postwar outer suburban. There are some large areas devoted to employment in the form of trading estates and utilities both centrally and on the fringes. Feltham provides the nearest town centre facilities as well as the nearest railway station.

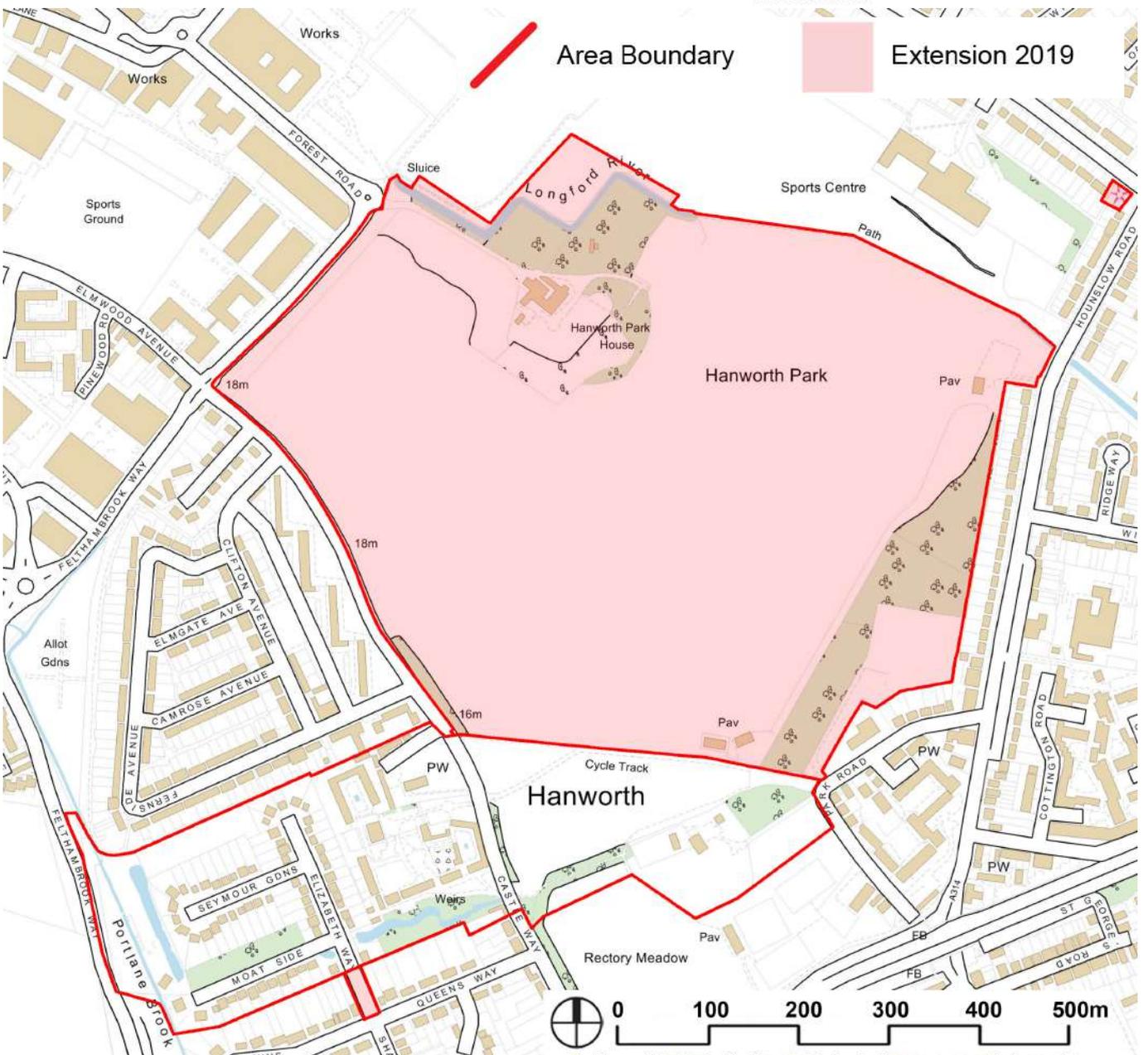
1.3.4 The historic core is focused on the parish church and the site of the manor at the south end of the very substantial Hanworth Park. Short rows of late nineteenth century houses lie elsewhere within the area.

1.3.5 The urban environment is generally of fair to good quality with an even distribution of open spaces and local centres. Areas adjacent to the A316 experience high levels of traffic noise.

Special Interest

1.3.6 The Hanworth Park Conservation Area comprises the historic core, including a 1950s estate, and Hanworth Park, including Hanworth Park House.

1.3.7 The conservation area's special architectural and historic interest is primarily found in the historic nature and associations of Tudor Court and the moat behind. This is the core of the conservation area together with the adjoining St George's Church and churchyard. Other interest lies in the openness of Hanworth Park, creating a rural setting for the former Rectory, and in presently derelict Hanworth Park House. There is a historic ownership link of surrounding land with the church. The twentieth century developments and infilling have been carefully planned, with landscaping respecting the original historic associations.



Hanworth Park Conservation Area

2 Planning context

2.1 National policies

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

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

2.2 Regional policies

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

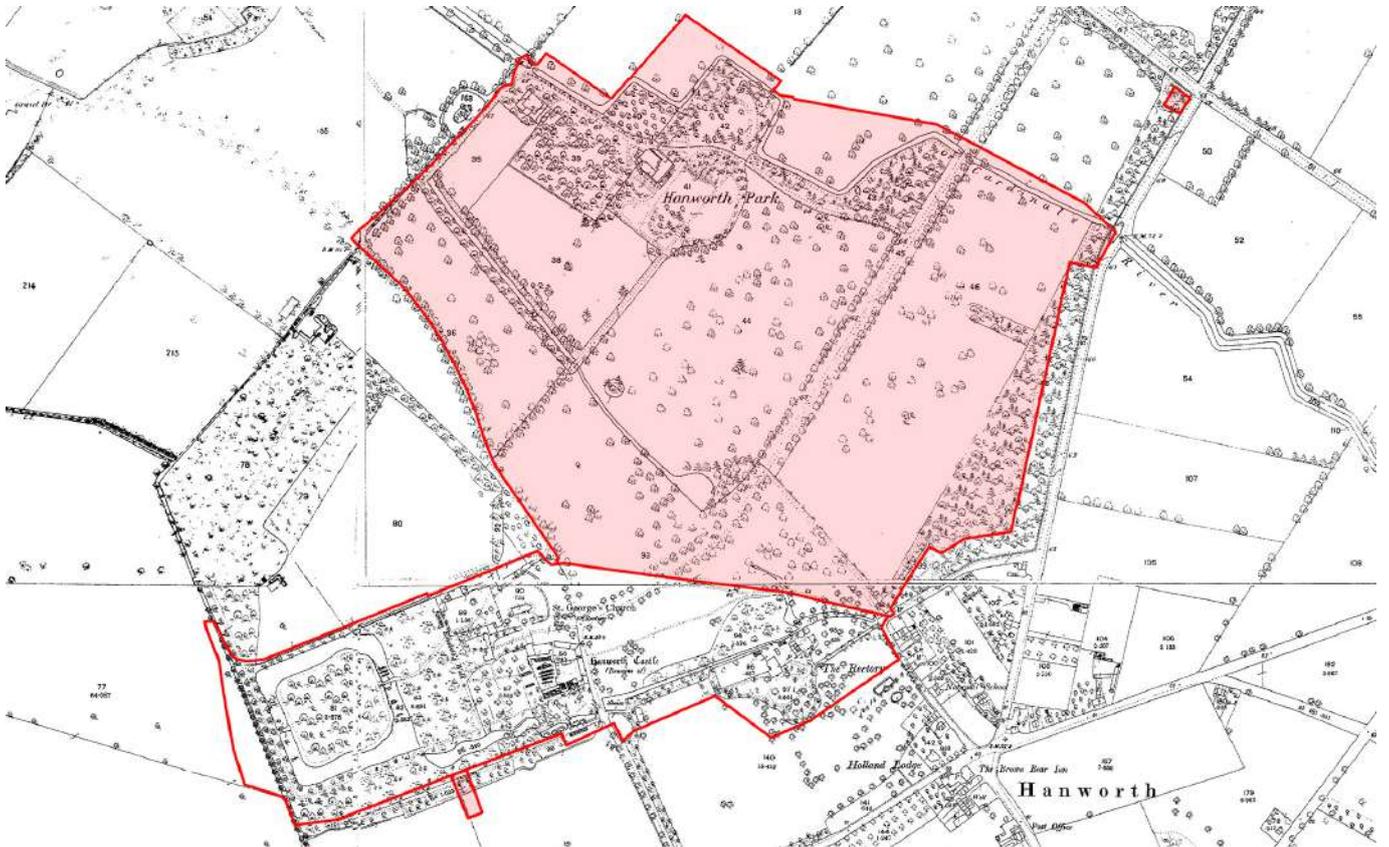
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the 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 Two adjustments have been made to the conservation area boundary. These take the form of extensions to include all of Hanworth Park to the route of the Longford River with an 'island' to include The Mount, and all of Elizabeth Way.

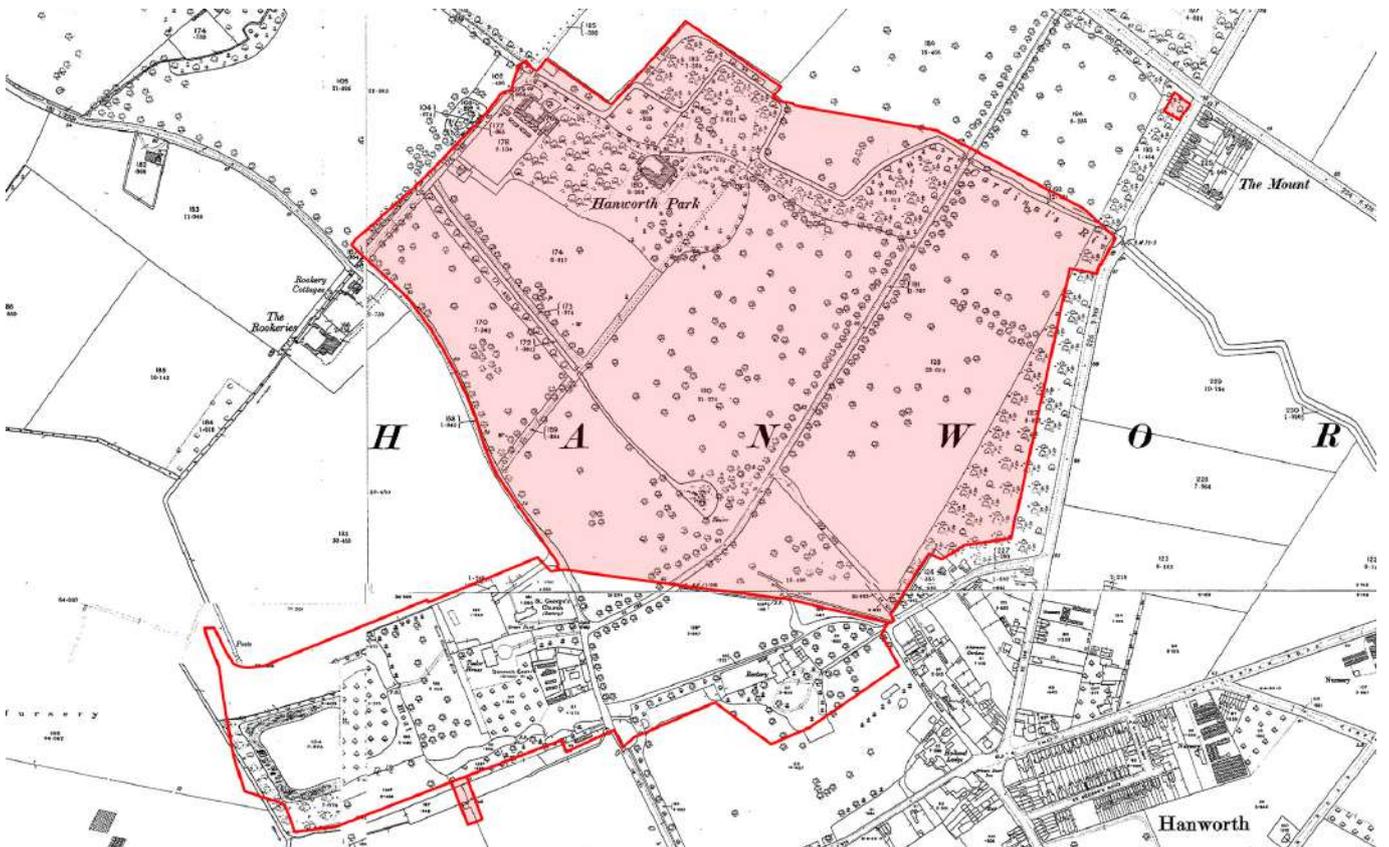
3 Historic development of the area

3.1 Historic maps

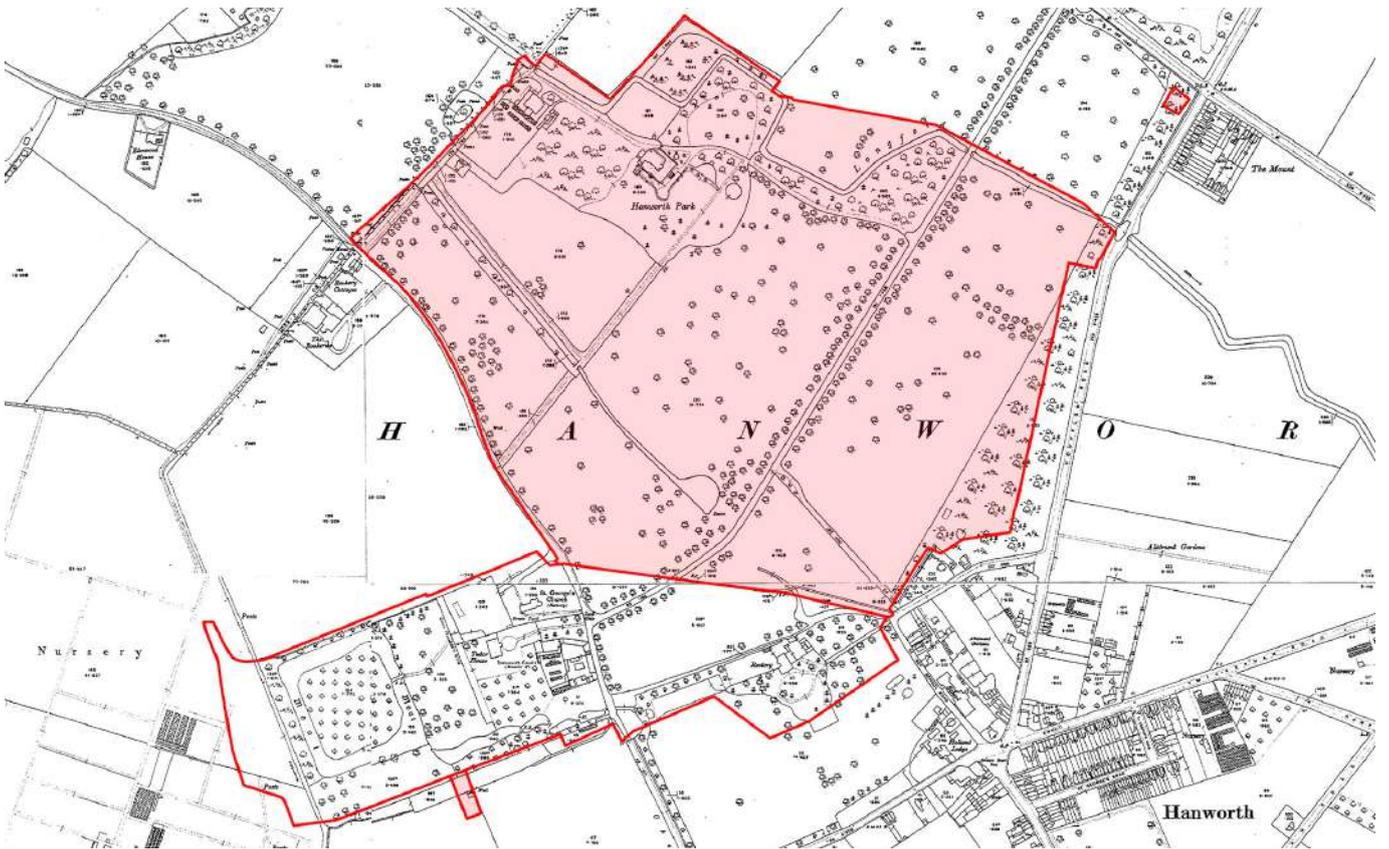
3.1.1 The following maps show how the Hanworth Park area developed. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



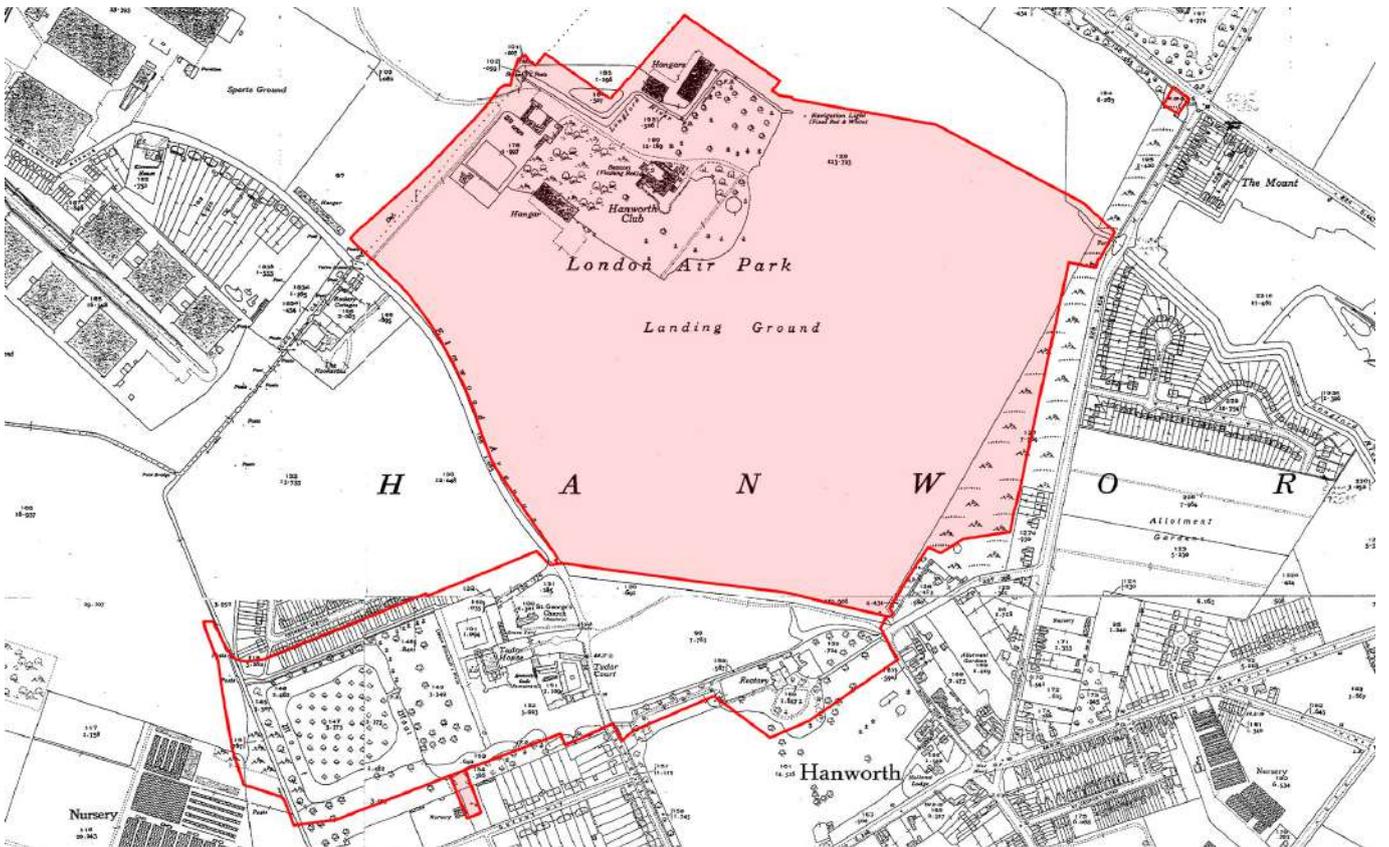
1865 Source: Ordnance Survey County Series



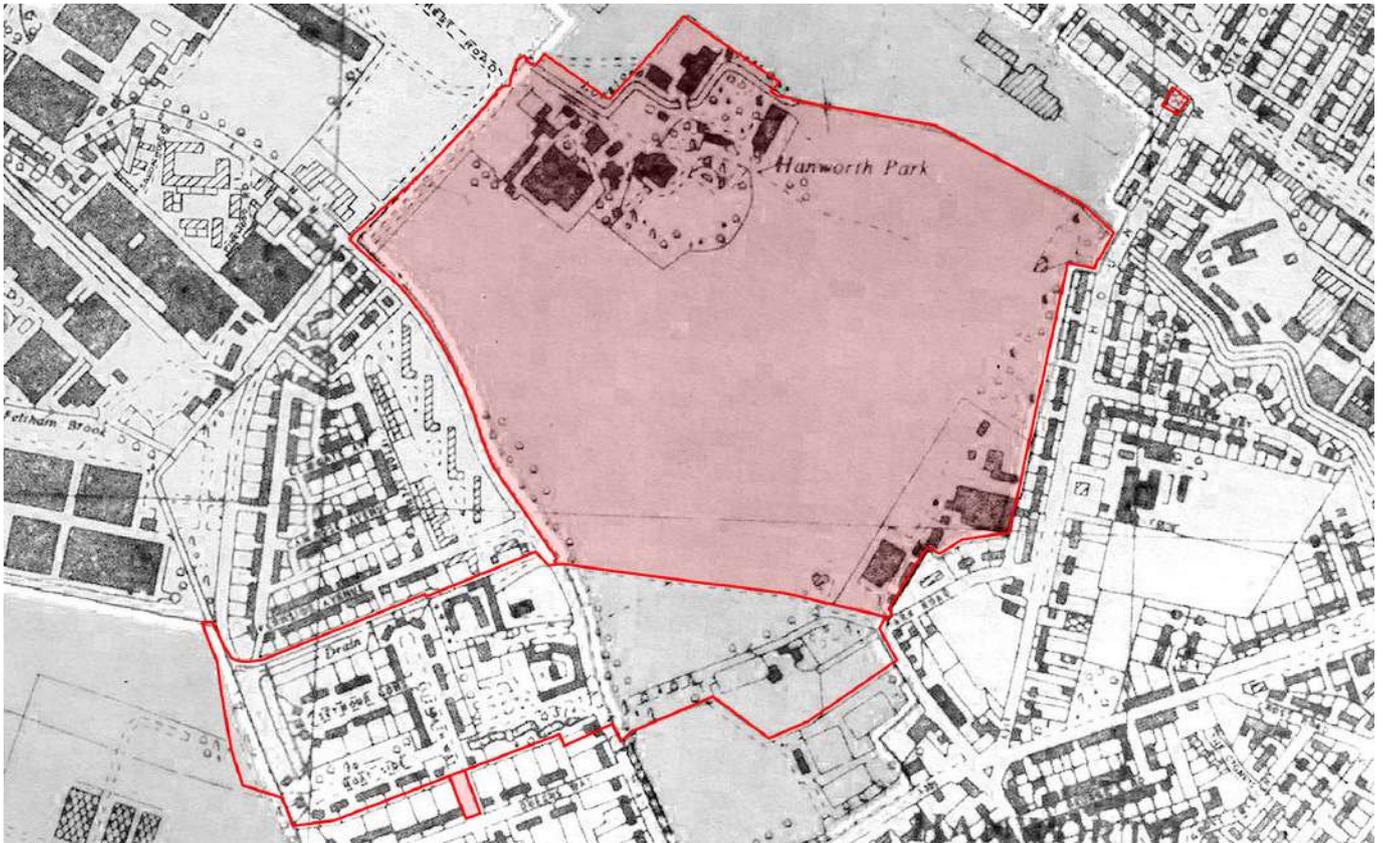
1894 Source: Ordnance Survey County Series



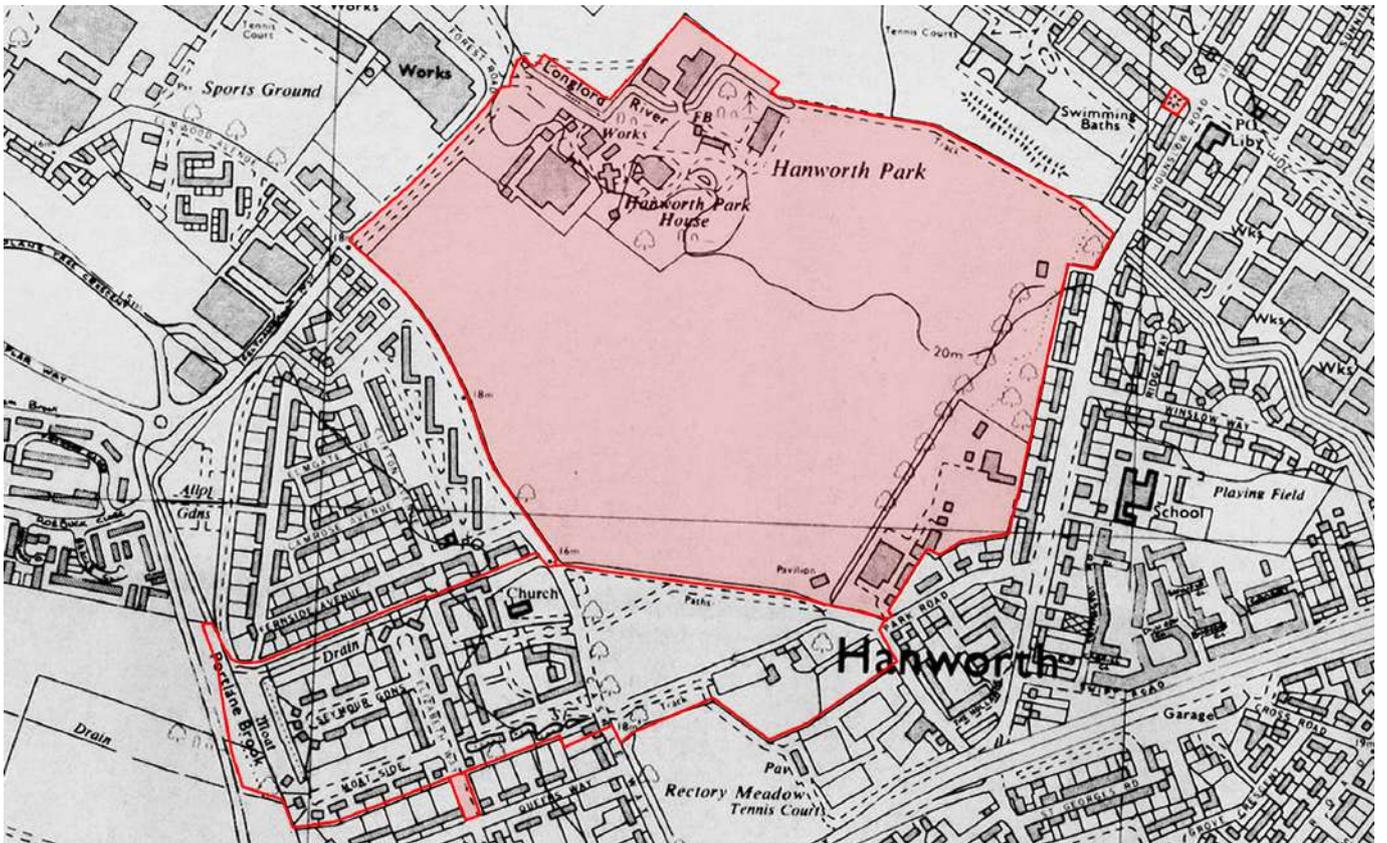
1913 Source: Ordnance Survey County Series



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 first evidence of settlement in Hanworth dates back to Saxon times. The name Hanworth is derived from two Saxon words *haen* and *worth* meaning small village.

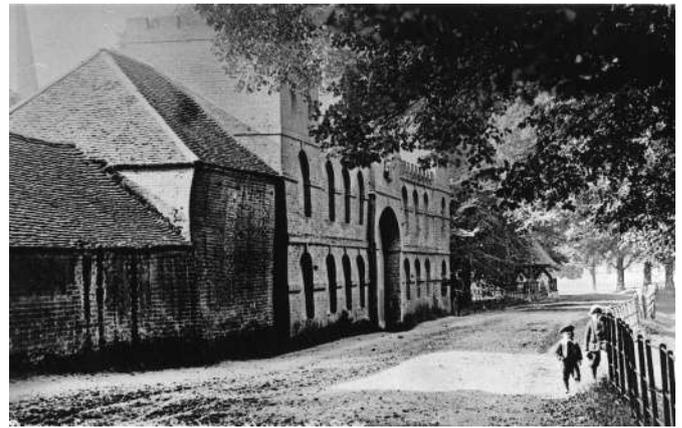
3.2.2 Much of Hanworth's earlier history revolves around the park and its manor house, forest for hunting in and open land for agriculture. Water has been plentiful in the area, managed by many ditches and streams such as the Portlane Brook to the west of the Tudor moat. The Longford River traverses the north side of Hanworth Park on its way southeast to supply the Bushy Park and Hampton Court fountains, although now much has been culverted. The park, with lines of trees, is shown to the north and east of the manor buildings and church on seventeenth century maps. The actual village of Hanworth evolved at and along the roads to a large crossroads to the southeast of what is now the park.

3.2.3 The moat is possibly the oldest feature in the conservation area, the remains of which lie to the south of Tudor Court and to the west of Seymour Gardens. The original moat was roughly square in shape and would have encompassed Seymour Gardens were it intact today. There are several ideas as to its origins, one being that the Saxon village of Hanworth stood within the moat for the defence of the community during the Danish occupation. Another theory is that the moat surrounded a Danish or Saxon Castle, but there is no documentary evidence to prove either theories.

3.2.4 The original Hanworth Park House was used as a lodge by Henry VII while hunting on Hounslow Heath. On his death in 1509, the manor passed to his son Henry VIII and became known as The Royal Manor of Hanworth, and the house as the Palace of Hanworth. In 1547, after the death of Henry VIII, the Manor of Hanworth was left to Katherine Parr, who lived there for some time whilst bringing up Princess Elizabeth.

3.2.5 Tudor Court itself was built around 1770 as stables for Hanworth Park. During the First World War, it was used as a hospital and in the mid-1920s converted into flats.

3.2.6 On March 26th 1797 disaster struck Hanworth Palace, when a fire destroyed most of the buildings. The palace was totally destroyed by the fire. The rebuilding of Hanworth Palace as Hanworth Park House, on a new site, commenced in 1798 and was completed in 1802.



Tudor Court, Castle Way (c1900)



Tudor Court, Castle Way (2019)



Tudor House, off Castle Way (c1915)



Tudor House, off Castle Way (2019)

3.2.7 The rest of the conservation area contains notable buildings of the Victorian era, which include Tudor House, 1875, on the site of a house which was thought to have burnt down in the fire of 1797, and St George's Church, which has medieval origins. It is thought that the church suffered in the fire of 1797 also.

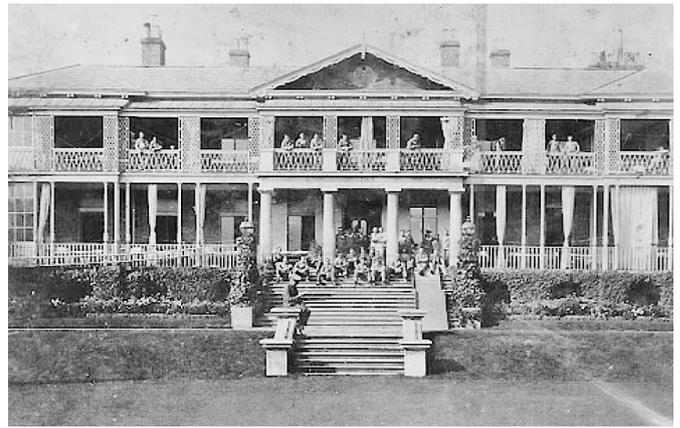
3.2.8 Hanworth Park House became a country house after extensions throughout 1828. It still stands today, with a west wing and clock tower added circa 1860. Since then the house has changed hands several times. It was used as a military hospital during WWI and later as a country club and hotel for members of Aircraft Exchange and Mart who now owned the park which had been converted into an airfield.

3.2.9 London Air Park, originally known as Hanworth Aerodrome and also known as Hanworth Air Park, was a grass airfield in the grounds of Hanworth Park House, operational from 1917 to 1919 and from 1929 to 1947. In the 1930s, it was best known as a centre for private flying, society events, visits by the Graf Zeppelin airship and for aircraft manufacture by General Aircraft Limited. Amelia Earhart flew to Hanworth after landing in Ireland at the end of her 1932 crossing of the Atlantic.

3.2.10 Hanworth Park's use as an aerodrome led to the culverting of the Longford River and loss of avenues of trees, except for around Hanworth Park House and the former Rectory. Avenues have become built-up roads alongside the park, although there is still considerable open space on the west side.

3.2.11 Hanworth Park House continued as a hotel after the Second World War until 1953 when it was purchased by Middlesex County Council and, in 1956, the house was opened as a nursing home. In 1965 its administration was taken over by the London Borough of Hounslow. The nursing home shut in 1992 and planning permission was granted in 2003 for the building to be converted into an 84 room hotel. This development did not take place and a further bid to open a 166 room hotel fell by the wayside in 2007.

3.2.12 The house has now been empty since 1992, when the nursing home closed.



Hanworth Park House (c1915)



Hanworth Park House (2018)
(Picture: Friends of Hanworth Park House)

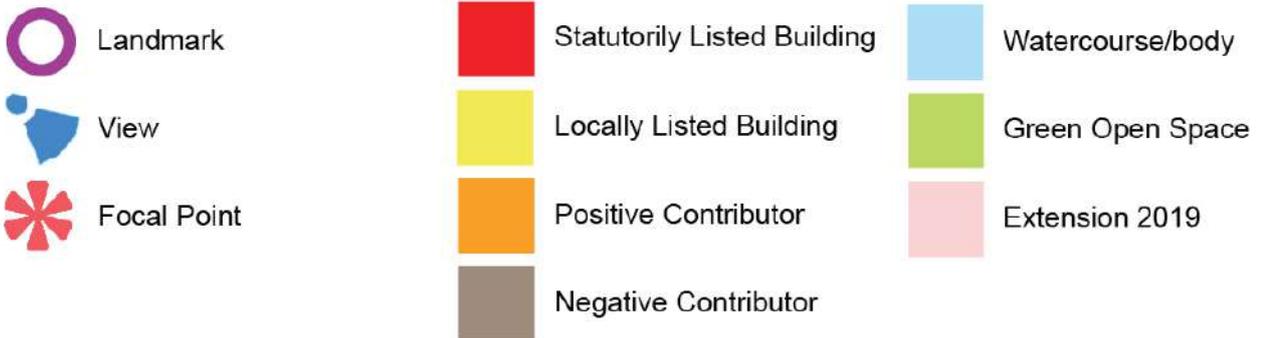
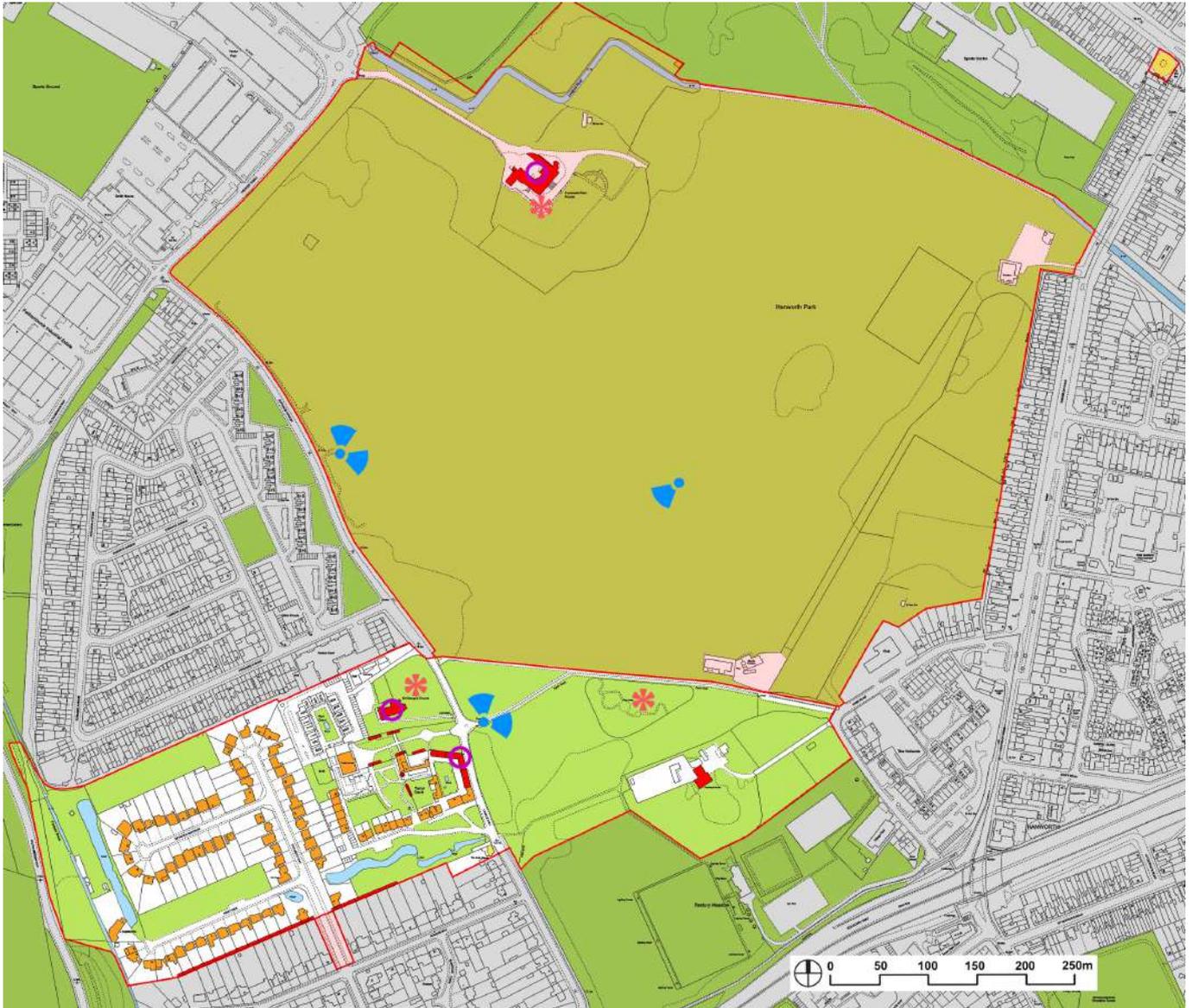


Hanworth Park House (c1935)



Hanworth Park House (2017)
(Picture: Friends of Hanworth Park House)

4 The conservation area and its surroundings



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 Hanworth Park, which includes the grounds of Hanworth Park House, and a small but varied residential area based on the historic focus of Hanworth. The conservation area's surroundings comprise:

4.1.2 To the north, an area of extensive trading estates/business parks and a large school. Beyond is Feltham town centre.

4.1.3 To the east, a leisure centre, a mostly late interwar and early postwar residential area though with some late postwar estates, an extensive shopping parade and a trading estate.

4.1.4 To the south, mostly early postwar residential, north of the M3 feeder road.

4.1.5 To the west, a large area of green open space mostly in recreational use.

4.1.6 To the immediate northwest, mostly late interwar residential with a 1960s estate of four four-storey blocks.

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

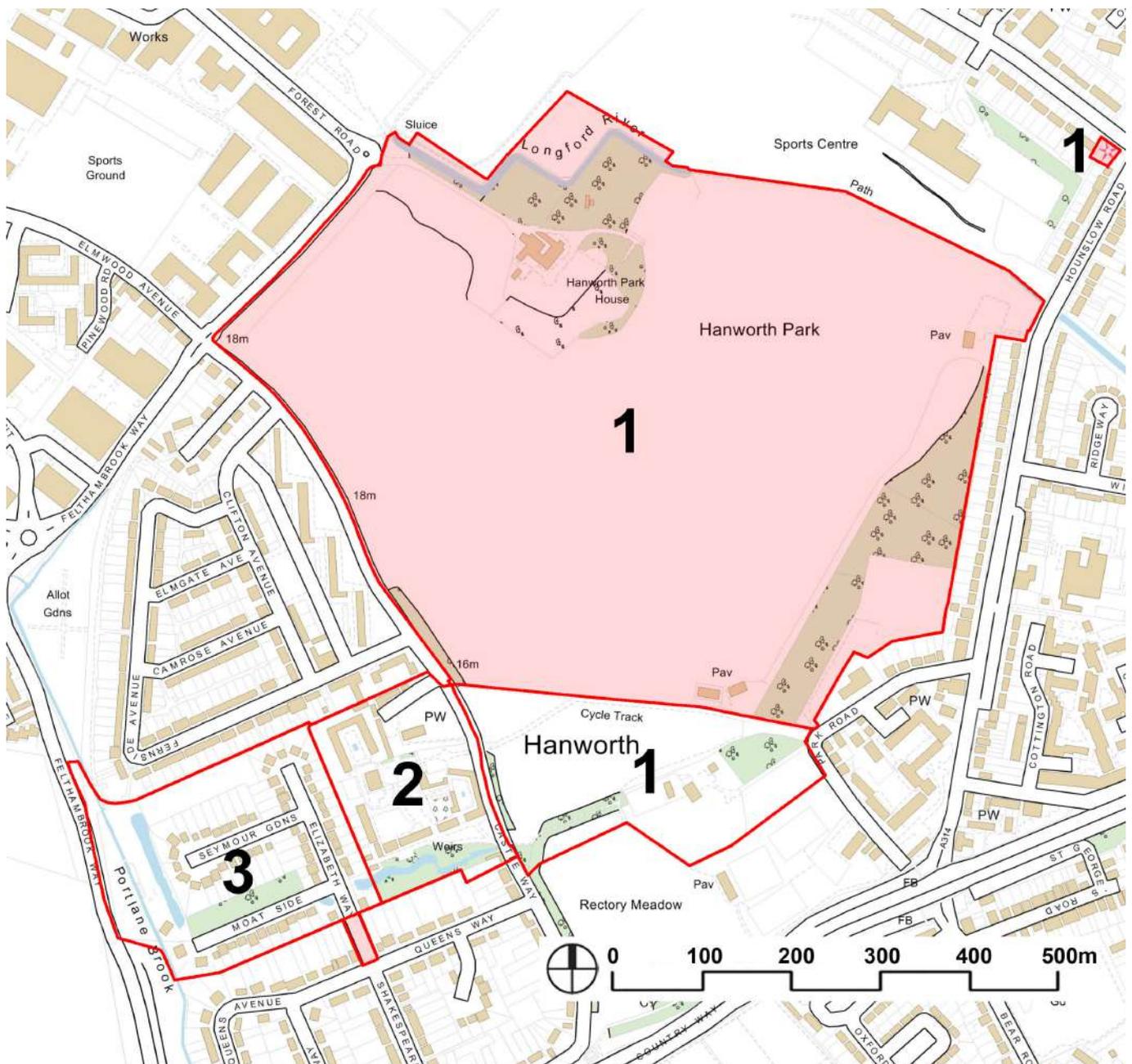
5 Character areas

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

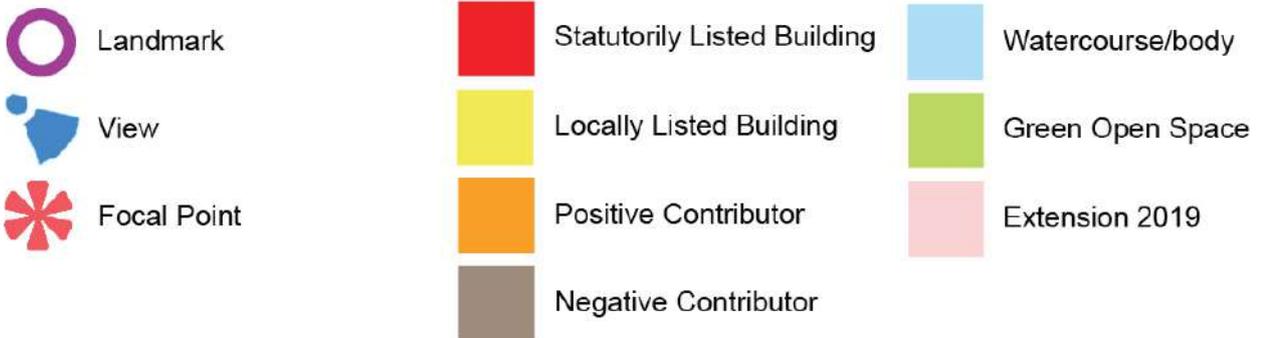
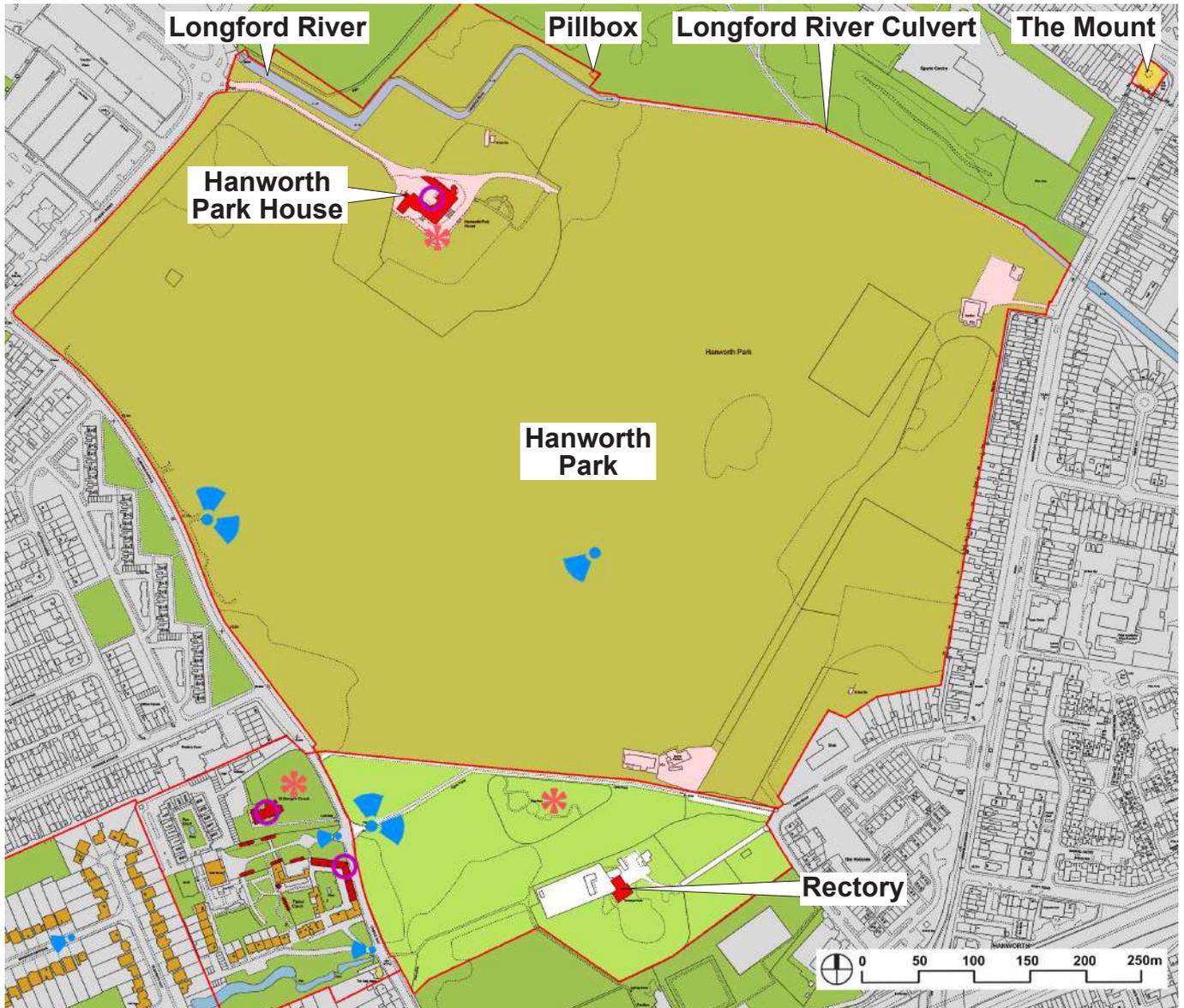
The character areas are:

- 1 Park and House
- 2 Tudor Court
- 3 Moat

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



5.1 Character area 1: Park and House



5.1 Park and House character area

5.1.1 This character area consists of most of Hanworth Park itself and includes Hanworth Park House and its grounds.

5.1.2 Hanworth Park is one of the borough's Historic Parks and Gardens, formerly a Royal Park and later the site of Hanworth Aerodrome/London Air Park. Its use is mostly informal recreation with more formal sports facilities to the south. See also 7: Key views, local views and focal points, and 8: Open spaces and trees.

5.1.3 The artificial, and for much of the way culverted, Longford River runs across the north of the park. It was partly re-routed from its original course and culverted in the 1930s to make way for the expanded Hanworth Air Park. It remains a marker of this historically and technologically significant early twentieth century site.

5.1.4 A now-culverted stream runs from Park Road to Tudor Court just north of the former Rectory, across the southern edge of the main body of the park. This stream appears to have been related to the Tudor Court moat, parts of which remain visible. Another stream ran northwest-southeast across the west side of the park, terminating in front of St George's Church. Its route can be traced as an informal path.

5.1.5 A lane provides an east-west route across the park between St George's Church, the spire making a strong landmark, via the former Rectory, to the Hanworth hamlet (just outside the conservation area) on the east side of the park. This contains cottages dating from the mid-nineteenth century, although much has been redeveloped.

5.1.6 To the east, at the crossroads of Uxbridge and Hounslow Roads, is The Mount. Situated at the former edge of Hanworth Park, it is believed to be the former ice house of Hanworth Park House, built around 1865 by Algernon Perkins who resided at the house. Previously there was a summerhouse on the site, which played a role in General Roy's late eighteenth century map-making exercises. Although covered by soil, The Mount remains a unique architectural feature of the local area, visible from the crossroads, and forms the first indication of the heritage of the park behind. It is locally listed.



The south end of Hanworth Park with the spire of St George's Church.



An exposed section of Longford River at the east end of Hanworth Park.

5.1.7 Hanworth Park House and its grounds are situated in the north of the park. The house is a Grade II listed 1802 resited rebuild of Hanworth Palace. Drawing on the Historic England listing, it is a two storey yellow London stock brick structure with a tall basement. It has an impressive 11 French casement windows on both floors, opening onto balconies, a central open pediment and a hipped slate roof. The ground floor has cast iron columns and iron trellis balustrades. A flight of 17 wide steps, in Portland stone with plain balustrades and cast-iron lanterns, leads to the house. The southwest side has a balcony on brackets to the ground floor and a veranda.

5.1.8 The front upper level balconies of Hanworth Park House have views over formal gardens, now enclosed by mature trees. The Longford River forms the northern limit of the grounds. Just across the river is a Second World War pillbox.

5.1.9 The Grade II listed former Rectory (1808), known as Fortescue House and now a school, is very much hidden away in the Rectory Meadow part of Hanworth Park.



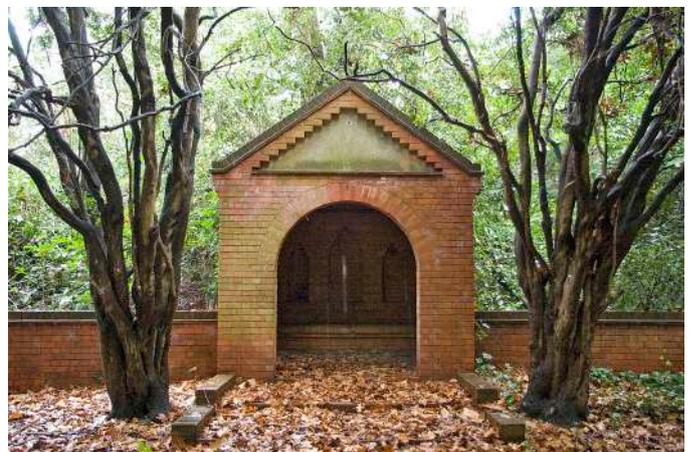
Hanworth Park House southeast elevation (late 2014)



Hanworth Park House southwest elevation (late 2014)

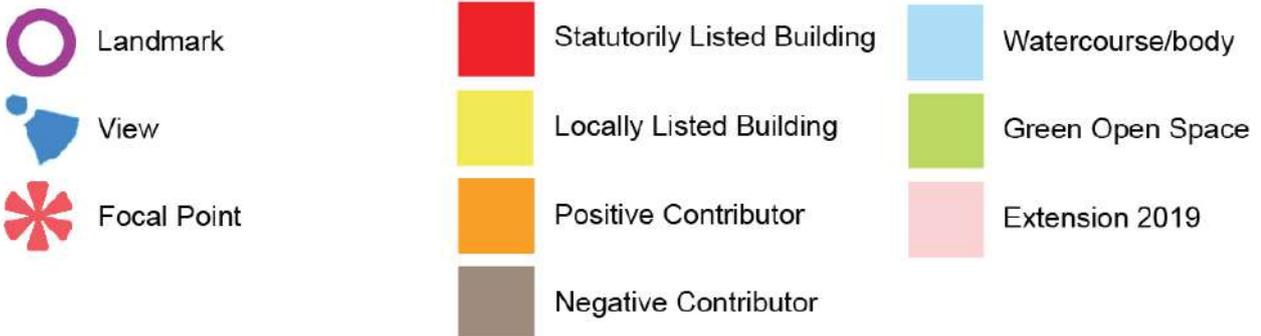
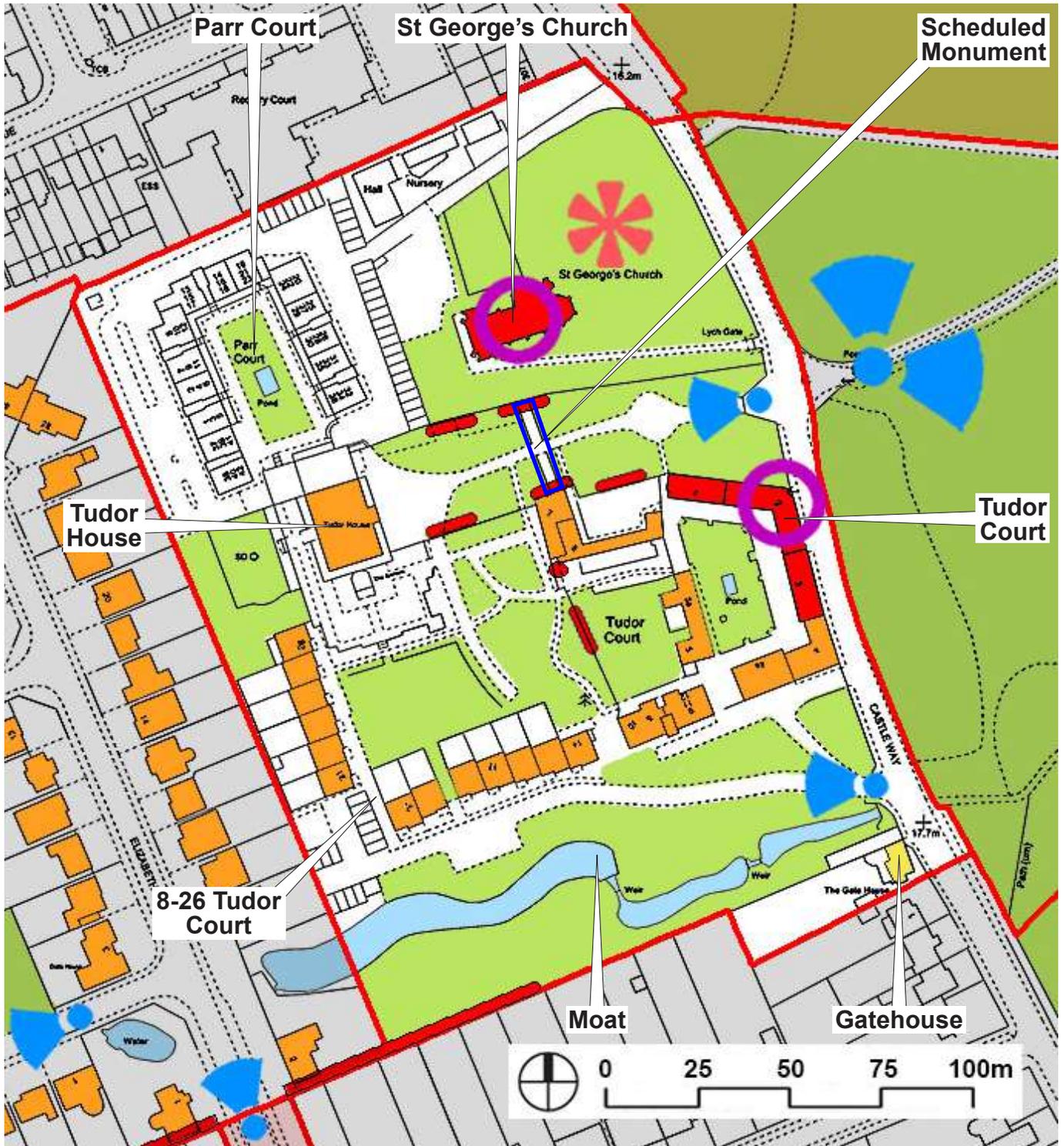


Hanworth Park House northeast elevation (late 2014)



Hanworth Park House garden shelter (late 2014)

5.2 Character area 2: Tudor Court



5.2 Tudor Court character area

5.2.1 This small but complex character area comprises an intricate mosaic of discrete but mostly interconnected spaces, each with their own identity. This cellular structure derives from a medieval layout which dates from the Saxon era to the reign of Henry VIII. Functionally, it has a mix of residential and community uses and provides a historic focal point for Hanworth as a whole.

5.2.2 The main features are St George's Church, Tudor Court and Tudor House and their associated surrounding spaces, which give the area a village feel.

5.2.3 Grade II* listed St George's Church is of early origin. It contains medieval remnants, although it was considerably rebuilt between 1808 and 1815 by James Wyatt. This in turn was overlaid by a rebuilding of 1865 by SS Teulon, who also added the apsidal chancel and tower. It has a notable lych gate. The church is a major local landmark, the spire being highly visible across the park.

5.2.4 Grade II listed Tudor Court is the most interesting building within the conservation area and functions as a landmark along Castle Way. Built in about 1770 in Tudor 'Gothick' style reusing original deep red-brown Tudor brick, it formed the stable and coach house belonging to the Tudor Palace of Hanworth, which burnt down in 1797. It was converted into flats with a communal garden in the 1920s.



St George's Church and churchyard



St George's Church lych gate



Tudor Court, Castle Way east elevation



Tudor Court, north elevation

5.2.5 Unlisted Victorian era Tudor House (1875), was built on the site of a house which was thought to have burnt down in the fire of 1797. It is in the neo-renaissance style, built of yellow London stock brick and of three storeys with a central four storey tower. It is set well back off Castle Way and approached along an elegant driveway via a number of medieval remnants.

5.2.6 To the south, on Castle Way, is the locally listed Gatehouse, essentially two connected early nineteenth century brick cottages, one with a hipped roof, the other flat.

5.2.7 Surviving remnants of the Tudor Palace complex, many Grade II listed, include: remains of the Tudor Palace itself; surrounding high brick boundary walls; alcove features; ornaments in the eighteenth century garden; and part of the moat system (pools and waterfalls/weirs). The remnants of an eighteenth century garden pavilion in the gardens are designated as a Scheduled Monument.

5.2.8 The remaining part of the character area is made up of more recent developments of the postwar period. 8-26 Tudor Court, Castle Way is an L-shaped group of short terraces and pairs of two storey houses, which shows the influence of architect and urban designer Eric Lyons' Span housing of the 1960s. Modest in scale and well-landscaped, this carefully designed and integrated development respects the courtyard layout of Tudor Court. Similarly, three storey Parr Court, though unexceptional in design, is set around a garden and is clearly modern but small in scale. To the rear is a row of ancient Yew trees which once marked an important boundary within the Tudor palace grounds.



Tudor House



North alcove in garden of Tudor House

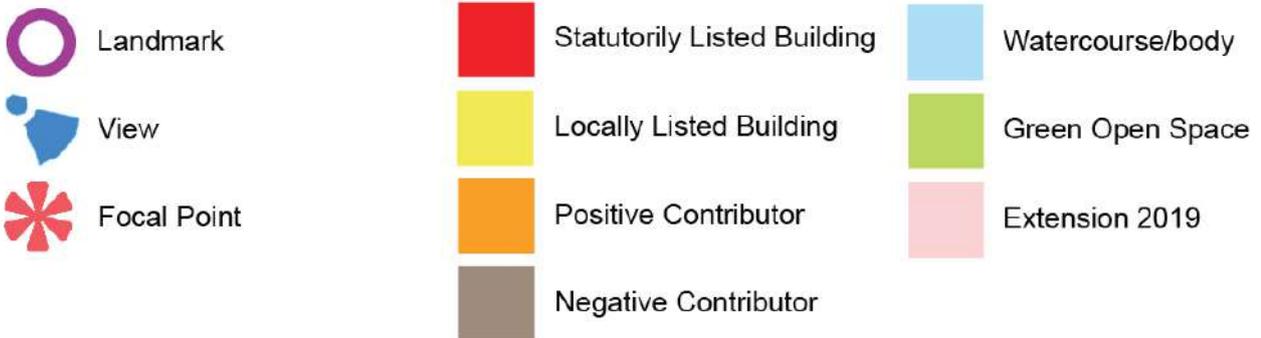


8-26 Tudor Court, Castle Way



Ancient Yew trees, Parr Court

5.3 Character area 3: Moat



5.3 Moat character area

5.3.1 This character area consists of the 1950s estate of Elizabeth Way, Seymour Gardens and Moatside. Architecturally fairly typical of its period, the estate consists almost solely of two storey detached houses on generous plots. It is well laid out, giving the appearance of spaciousness due to its open plan front gardens and large central tree-planted green space.

5.3.2 The estate was specifically designed to blend in with the form and history of the site. It was built within the confines of the original Saxon moat and the two gateways situated at the beginning of Elizabeth Way are continuations of the Tudor Palace's Grade II listed perimeter wall. To the west is a remnant of the moat and the historic artificial watercourse of Portlane Brook.



Seymour Gardens



Elizabeth Way



Elizabeth Way



Moatside

6 Recent/new developments and their impact

6.1 With the exception of the proposed renovation of Hanworth Park House and redevelopment of its grounds, the built-up nature of the historic core and the protected status of the park has meant that there is very little scope for development beyond the refurbishment, renovation and extension of existing buildings and improvements to public realm.

7 Key views, local views and focal points

7.1 Views in the conservation area fall into two broad categories:

- Panoramas across Hanworth Park
- Vistas along streets and entrance ways

7.2 The most important views in the conservation area are those across Hanworth Park towards landmark St George's Church on its west side. The clock tower of Hanworth Park House may also be glimpsed in views from the northwest side of the park.

7.3 Views within the built-up part of the conservation area take the form of enclosed vistas along streets and entrance ways, characterised by a combination of the avenue-effect of street and garden trees and vista-terminating buildings.

7.4 The focal points of the conservation area are St George's Church, the children's play area in the Rectory Meadow part of Hanworth Park and, putatively, Hanworth Park House.



Panoramic view west across Hanworth Park towards landmark St George's Church.



Panoramic view northeast across Hanworth Park, with glimpse of Hanworth Park House clock tower.



Vista along entrance drive towards Tudor House off Castle Way.



Vista north along Elizabeth way, with gateways.

8 Open spaces and trees

8.1 Designated Local Open Spaces are:

- St George's Churchyard
- Land south of Tudor Court
- Land surrounding Seymour Gardens

Hanworth Park is designated Metropolitan Open Land (formerly Metropolitan Green Belt).

8.2 The extensive park (60ha) features formal recreation spaces, areas of natural scrubland and meadow, and woodland, particularly around Hanworth House. It is also bisected by the artificial Longford River, though much of its route is culverted.

8.3 The Tudor Court area features more formal communal garden spaces, though the linear space with the moat relic to the south is more naturally wooded.

8.4 Street trees are surprisingly sparse in the 1950s estate, though they are compensated for by well-maintained front garden planting and mature trees in the large greensward area on Moatside (the upkeep of which is the responsibility of residents).

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



Meadow flowers and woodland, Hanworth Park



Longford River, Hanworth Park



Formal communal garden, Tudor Court



Mature trees in large greensward area on Moatside

9 Condition of the conservation area, maintenance and alterations

9.1 With one major exception, the condition of the conservation area is good to very good throughout: this includes the maintenance of buildings, structures, public realm, highway, green and blue spaces. As is common elsewhere some buildings suffer from poor boundary and front space treatments.

9.2 The major exception is Hanworth Park House. The house has now been empty since 1992. It was left to deteriorate and is now in very poor condition, with collapsed ceilings and floors. The current owner has plans to restore the building and also build houses to help pay for the restoration. The house would be used for private accommodation and for community use.

9.3 The mid-2010s saw major improvements to the pathways of Hanworth Park including the introduction of some new routes.

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, 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.

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.



Hanworth Park House in late 2014



Mid-2010s improvements to pathways in Hanworth Park

10 Regeneration of Feltham

10.1 Although the conservation area does not lie within the Feltham Masterplan 2017 area, the Masterplan will impact on the areas immediately outside its boundary and further afield in Feltham.

10.2 The council has ambitious plans for the regeneration of Feltham, which will include redevelopment to provide additional housing, commercial premises and associated infrastructure. Much of Feltham Town Centre was designated as a Housing Zone by the Mayor of London in March 2016, which means that investment has been earmarked for new housing and infrastructure. Feltham Masterplan, approved by the Council in September 2017, masterplans the Town Centre to ensure a comprehensive approach to knitting new development into the area together with improvements and conservation. The Council has also undertaken a Local Plan review of the 'West of Borough', which provides policies for the management of development, regeneration and conservation in Feltham, and is due to be adopted in 2020.

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

10.4 To see existing and any reports that postdate publication of this appraisal, see: www.hounslow.gov.uk.

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

The Hanworth Park Conservation Area is notable for comprising the historic core of Hanworth and its associated large open space. 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 in the future. Points are not made in any order of priority.

11.1 Strengths

- A rich and diverse built heritage
- A number of important listed buildings, features and a scheduled ancient monument
- High quality twentieth century buildings
- The large open space of Hanworth Park with a number of paths

11.2 Weaknesses

- Condition and need for repair of some of the historic fabric
- Condition and need for repair of some of the twentieth century housing
- Water supply of moats seems to be intermittent, with no explanation
- Inappropriate signage

11.3 Opportunities

- The restoration of Hanworth Park House through sensitively designed enabling development
- Restorative works to Church
- Deculverting of Longford River in Hanworth Park
- Restoration of key views across the parkland to the house
- The development of a conservation plan or landscape maintenance plan for the landscape entrance area of Tudor Court, especially the scheduled ancient monument and the church boundary area
- Careful tree replacement and landscaping enhancements, including a landscape plan for the formal avenues into Tudor court, and alongside the church
- Areas both adjacent to and outside the conservation area are under redevelopment pressure for regeneration. It will be important to ensure that the density, scale, design, details and materials of new development respects and relates well to the existing character of the conservation area.
- Sensitivity should be given to the previous access routes and waterways across the park as shown on historic maps, and it should be ensured that any changes are respectful to these.
- The restoration of the pools between the former waterfalls/weirs (part of the moat system) in Tudor Court character area, and their opening up as a feature

11.4 Threats

- Extensions which fail to respect the character of the original building
- Alterations to reduce maintenance e.g. UPVC windows, double glazing, loss of concrete gutters
- Threats deriving from vandalism along Castle Way, and to the moat
- Trees: potential loss of tree cover, and their condition and maintenance needs, and resistance to replacement in areas such as along former rides, within churchyard, avenues and the moat (including conflicts with other special interests)
- Vandalism/fires in Hanworth Park
- Loss of open streetscene
- Increasing use of the church grounds for community facility buildings and access/parking
- Infilling in areas of land between properties is likely to harm original layouts.

11.5 Management plan

This appraisal should be used as the starting point for further guidance for development in the area. A Management Plan could be developed in future to provide more specific design guidance, and to identify specific projects required to improve and enhance the conservation 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
- Structures associated with water courses, including bridges, locks and other features
- Characterful historic features such as cobbled areas

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

Statutorily listed buildings		Grade of listing
Castle Way	Church of St George	II*
Castle Way	Tudor Court	II
Castle Way	Boundary Wall to Tudor House and Parr Court	II
Castle Way	North Alcove in Garden of Tudor House	II
Castle Way	Forecourt Wall to Tudor House	II
Castle Way	South Alcove in Garden of Tudor House	II
Castle Way	Boundary Wall Between Tudor House and Tudor Court	II
Castle Way	Fireplace Arches to West, South West Of Tudor House	II
Castle Way	Garden Wall to East of Tudor House Grounds	II
Park Road	The Rectory	II
Queens Avenue	Boundary Wall to Rear of Number 33-59	II
Queens Way	Boundary Wall to Rear of Numbers 13-23	II
Uxbridge Road	Hanworth Park House	II
Scheduled Ancient Monument		
Eighteenth century garden feature at Hanworth Park (within Tudor Court)		
Locally listed buildings		
Castle Way	Gatehouse	
Uxbridge Road	The Mount	
Local open space		
Castle Way	St George's Churchyard	
Castle Way	Land south of Tudor Court	
Seymour Gardens	Land surrounding Seymour Gardens	

Other designations

See 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

GATEHOUSE, CASTLE WAY TW13 7NW
1-42 PARR COURT, CASTLE WAY TW13 7QF
1-7 TUDOR HOUSE, CASTLE WAY TW13 7QG
1-26 TUDOR COURT, CASTLE WAY TW13 7QQ

1-29 (ODD) ELIZABETH WAY TW13 7PF
2-28 (EVEN) ELIZABETH WAY TW13 7PH

HANWORTH PARK HOUSE, FOREST ROAD

EDDIES SOCIAL CLUB, HOUNSLOW ROAD TW13 6PX

1-16 MOATSIDE TW13 7PG

PAVILION 2, HANWORTH PARK, PARK ROAD TW13 6PN
THE ST MICHAEL STEINER SCHOOL, FORTESQUE HOUSE, PARK ROAD TW13 6PN
FELTHAM RUGBY FOOTBALL CLUB, PARK ROAD TW13 6PP

1-21 SEYMOUR GARDENS TW13 7PQ

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

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 contacts

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 Lampton Greenspace 360 via 020 8583 2000

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 Hanworth and Feltham

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on the Hanworth Park area:

Friends Of Hanworth Park House: <http://www.abbcon.org/HPH/>

Feltham, Bedfont and Hanworth; Cameron, Andrea (2002)

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

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

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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