



HOUNSLOW CAVALRY BARRACKS

Conservation Area
Appraisal

October 2019



London Borough
of Hounslow

Foreword

I am pleased to present the Hounslow Cavalry Barracks Conservation Area Appraisal. The Cavalry Barracks is an important part of Hounslow West 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 will also identify positive and negative contributors as well as opportunities for improvement in order to inform a comprehensive understanding of the conservation area.

The regeneration of Hounslow West offers the opportunity to improve the environment in and around the conservation area through high quality new development and improved public spaces. We hope this document will play a significant role in the future management of Hounslow Cavalry Barracks 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 Hounslow Cavalry Barracks 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 2018, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in Autumn 2019. The council's Spatial Planning Team has an extensive programme for producing or reviewing conservation area appraisals for the 28 conservation areas in the borough, will all be subject of consultation. The council is committed to ensuring it manages its heritage assets to the best of its ability.

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1 Introduction

1.1 What is a conservation area?

1.1.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are very much part of the familiar and valued local scene. It is the area 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 Hounslow Cavalry Barracks Conservation Area was designated on 14 April 1992. Additional protection to the area is provided by 14 of the buildings being listed grade II, with 19 of the remainder being on the local list.

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 Hounslow Cavalry Barracks 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 regeneration of Hounslow West. 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, context and summary of the special interest of the conservation area

1.3.1 The Hounslow Cavalry Barracks Conservation Area is located in Hounslow West, which sits almost centrally in the borough. It is approximately 18km from central London and is bordered by Cranford and Heston to the north, Hounslow to the east, Feltham to the south and London Heathrow Airport to the west. The area is relatively flat, sloping gently downhill southeastwards to the Thames, taking in the large expanse of Hounslow Heath on the way.

1.3.2 Hounslow West's built environment is predominantly inter and early postwar two storey terraced and semi-detached housing which gives the area its classic English suburban character. To the west however there are large areas devoted to big box-style trading estates. The cluster of restaurants, shops and cafes around Hounslow West underground station functions as a neighbourhood centre. Hounslow town centre itself is approximately 1km east along Bath Road.

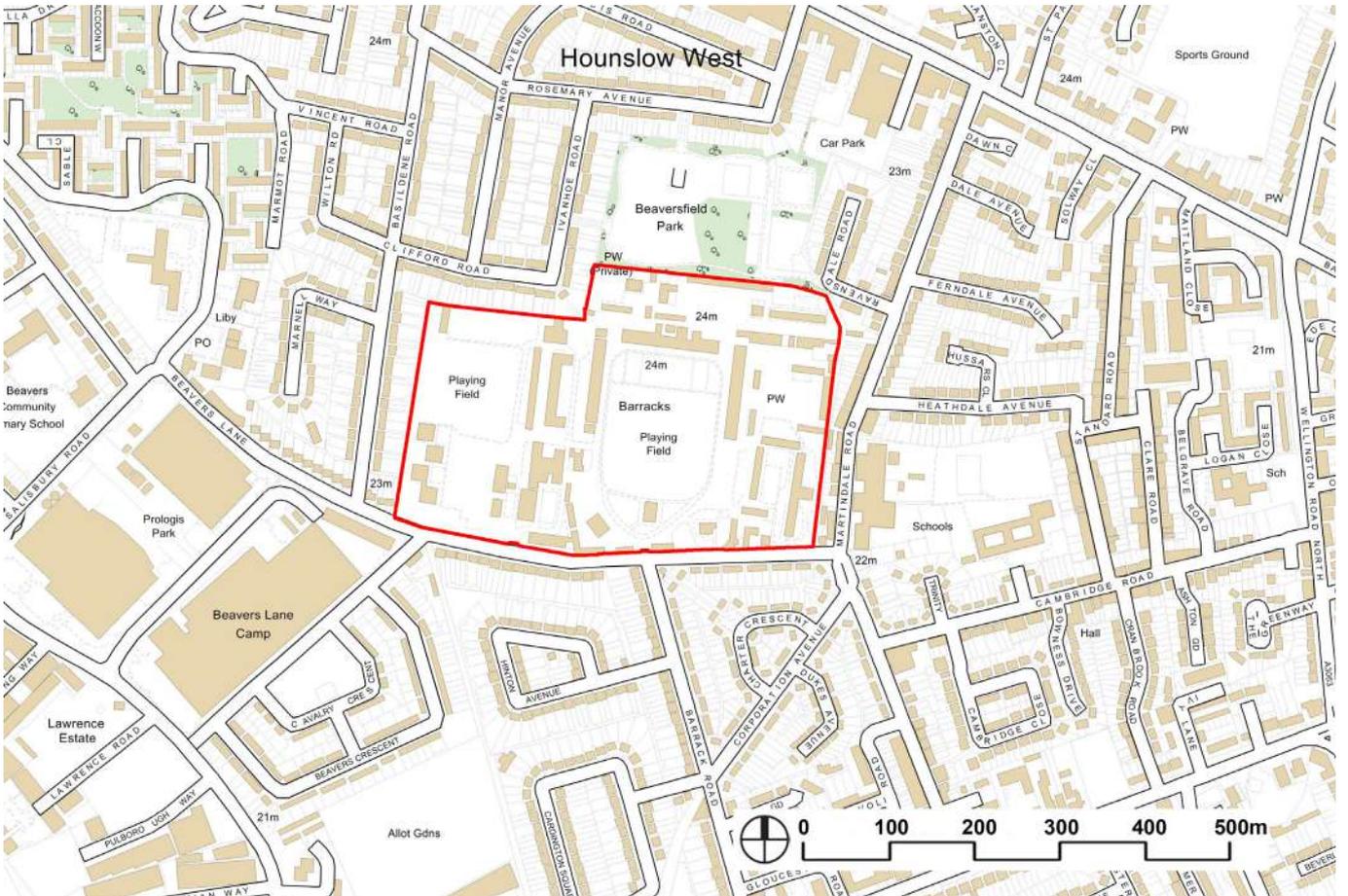
1.3.3 Hounslow West is flanked by Bath Road and Staines Road, which were the two diverging coaching roads from Hounslow and remain the principal routes to this day. Hounslow West underground station on the Piccadilly Line, is located in the northeastern part of the area, about half way along Bath Road and to the immediate north of the Cavalry Barracks. It serves the airport, other parts of the borough and points further east to Central London and beyond.

1.3.4 As a settlement, what has come to be known as Hounslow West originally evolved around the Cavalry Barracks, which was located on the north side of Hounslow Heath. The Heath had a long association with military activity, and was chosen as a location because of its proximity to London.

1.3.5 Hounslow West is economically and acoustically dominated by Heathrow Airport and is subject to particularly high levels of aircraft noise, which have led to innovative sound-proofing strategies in local schools. The area surrounding and including the Cavalry Barracks is subject to proposals for redevelopment and regeneration.

1.3.6 The Hounslow Cavalry Barracks Conservation Area itself comprises a walled enclave containing 14 grade II listed buildings, 19 locally listed buildings and a number of other buildings of lesser quality and interest. A parade ground is the focus of the original core together with extended officers' quarters, stables and dormitory ranges, former hospitals and coach houses. These were augmented during the nineteenth century with a chapel, married quarters, barracks for officers, Barrack Master's house, hospital, NAAFI and armoury. Buildings are in local brown brick and classical in style. Many buildings were refurbished and adapted, and new barracks were built between 2007 and 2013. The site is owned and operated by the Ministry of Defence (MoD).

1.3.7 **Special Interest:** The conservation area's primary architectural and historic interest lies in its importance as an eighteenth century barracks, an early and preserved survivor set in a formal landscape. The construction of barracks buildings specifically to house soldiers collectively, in strategic locations for policing within the realm rather than for defence of the realm around the coast, was both socially and politically new. Hounslow Cavalry Barracks is the last surviving entity of its period. In terms of design, the barracks buildings are formally disposed around the parade ground, such that the spatial qualities of the whole are as important as the individual buildings.



 Area Boundary

Hounslow Cavalry Barracks 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) (2018). 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.

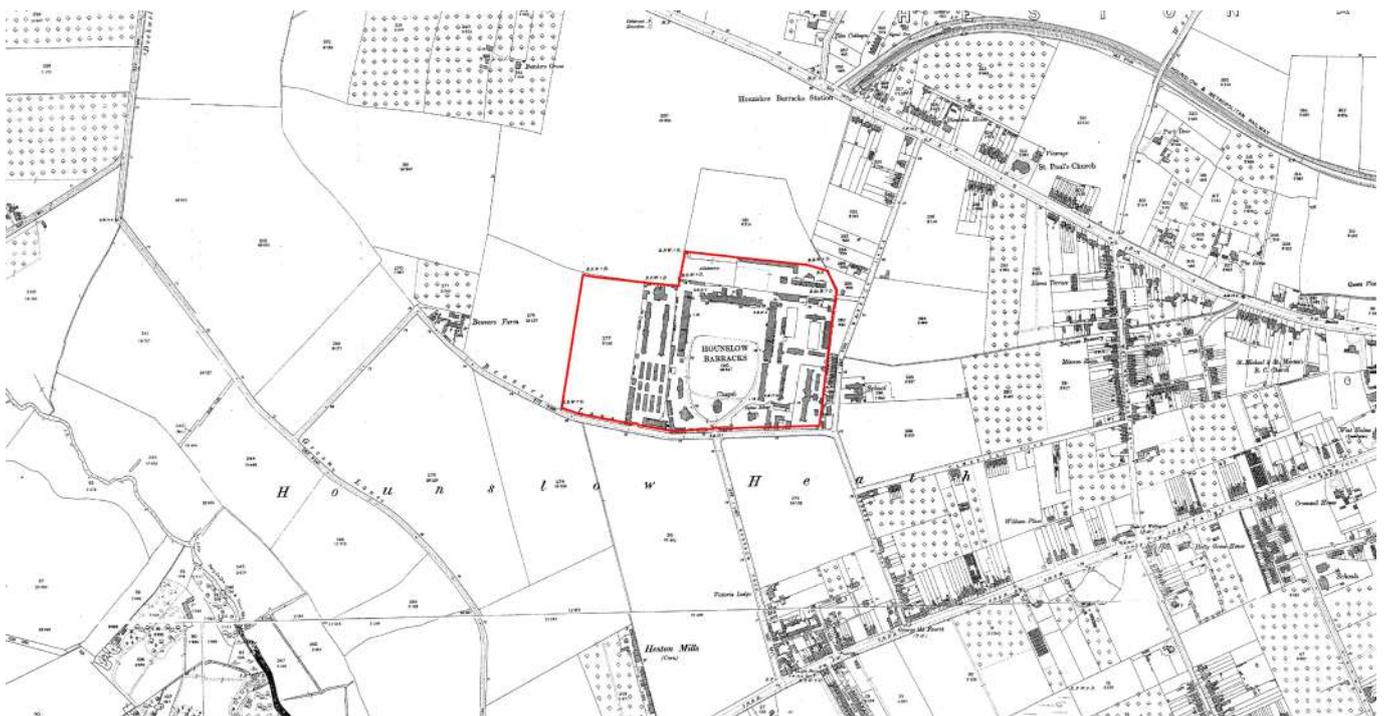
3 Historic development of the area

3.1 Historic maps

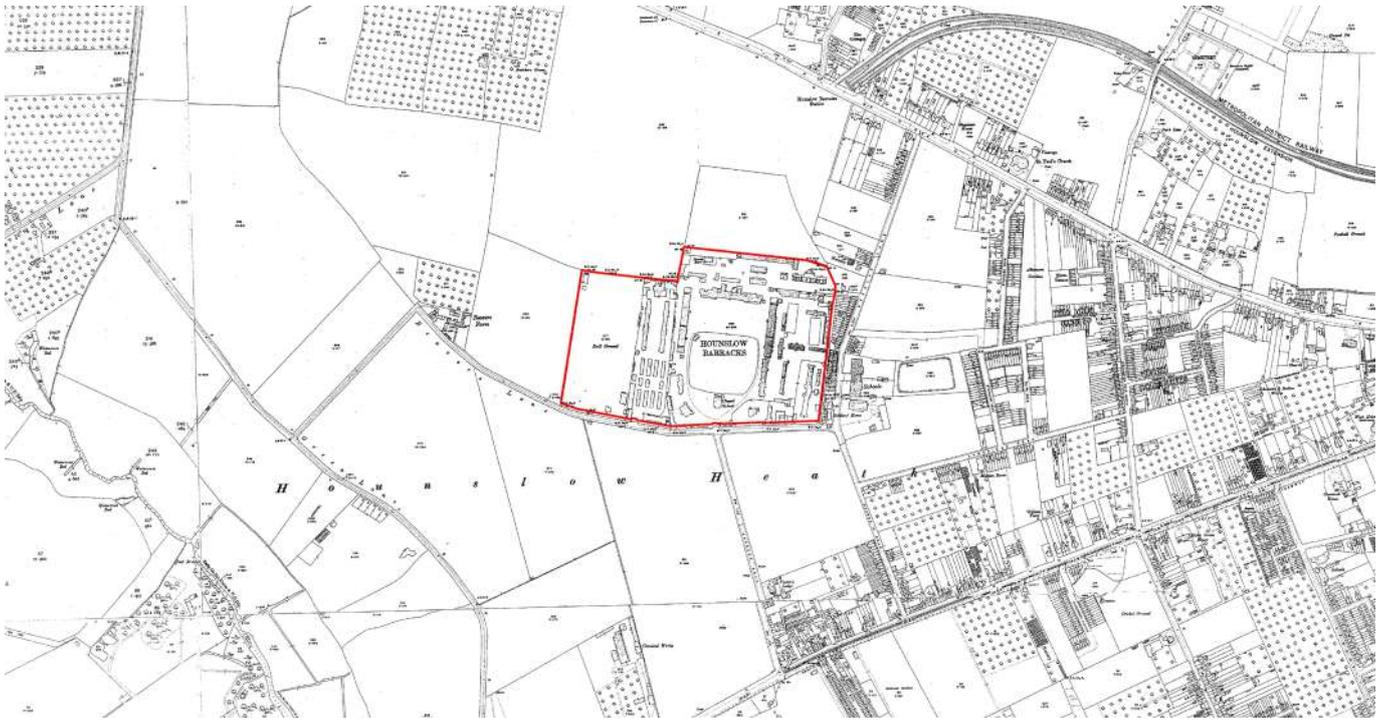
3.1.1 The following maps show how the barracks evolved from being surrounded by fields of market gardens, orchards and heathland to becoming an enclave within the suburban developments of the early twentieth century, mostly brought about by the coming of the railway line that served it. The Hounslow Cavalry Barracks Conservation Area boundary has been superimposed onto the maps, to clearly show the area that is being discussed.



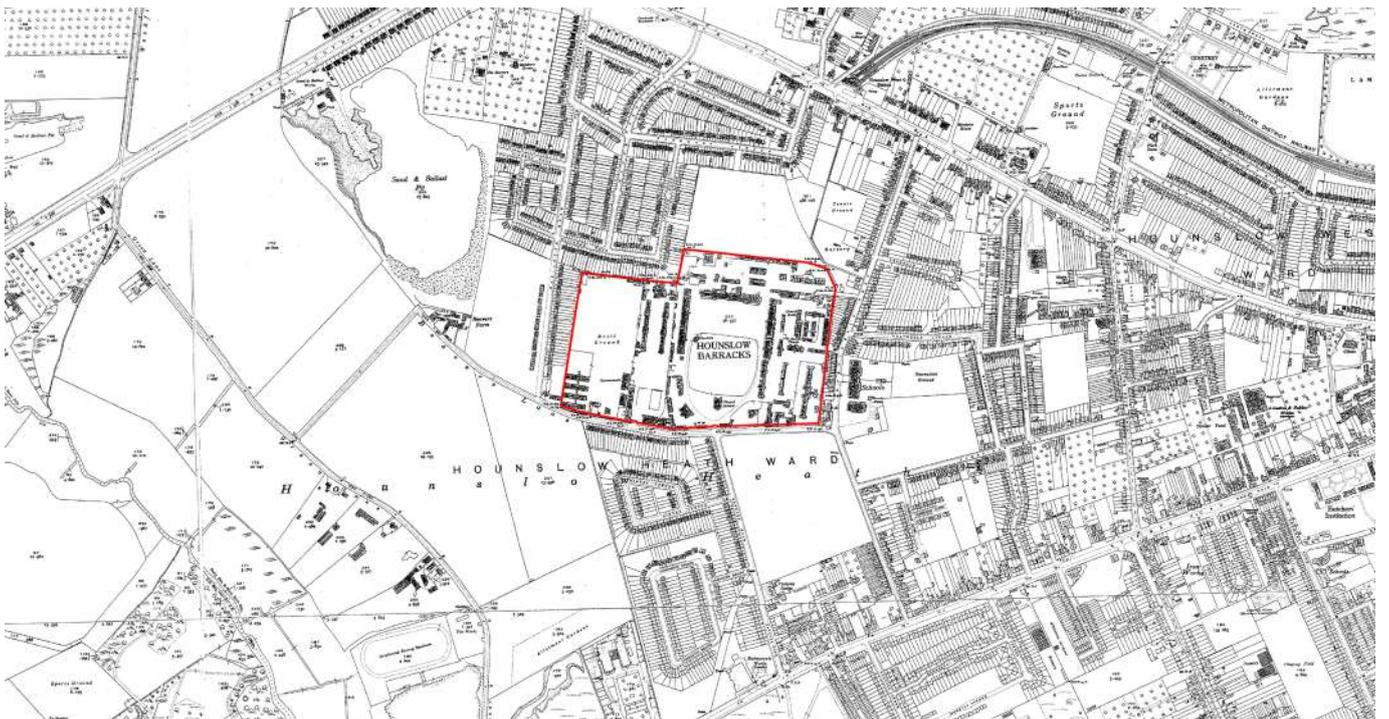
1865 Source: Ordnance Survey County Series



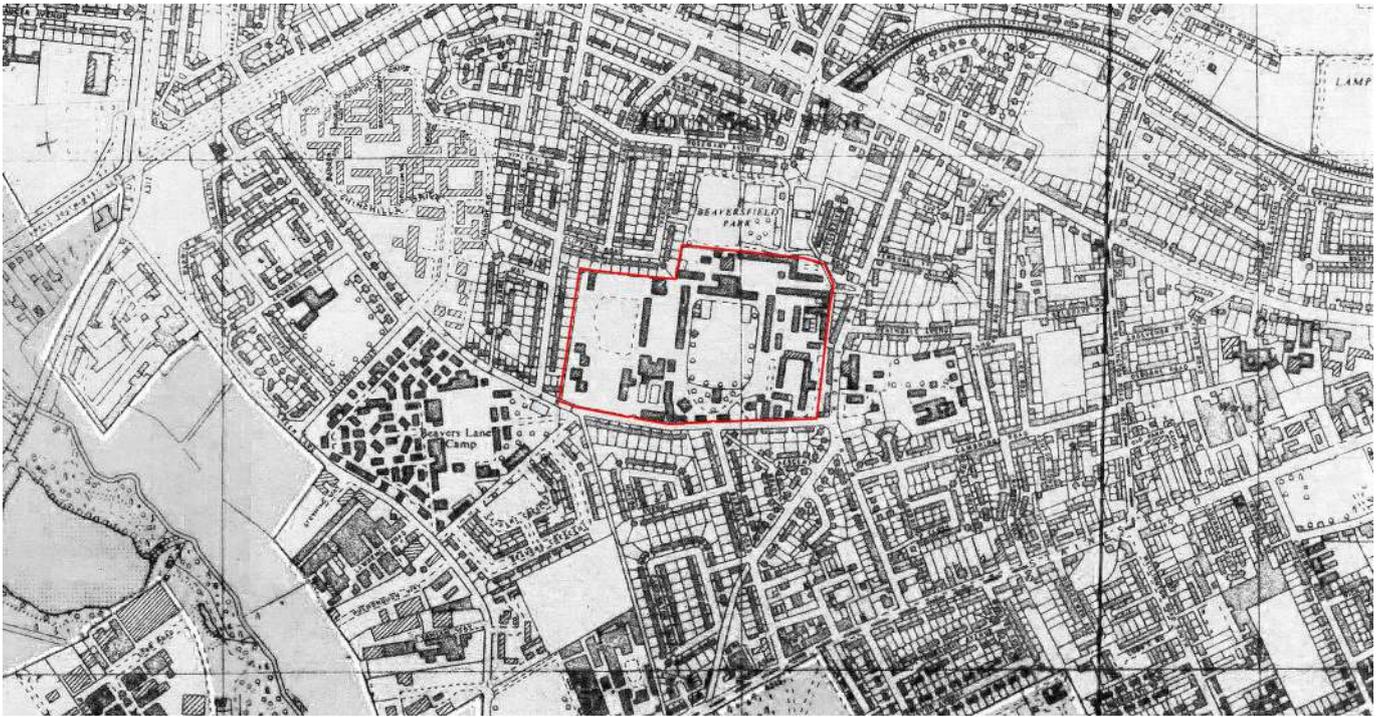
1894 Source: Ordnance Survey County Series



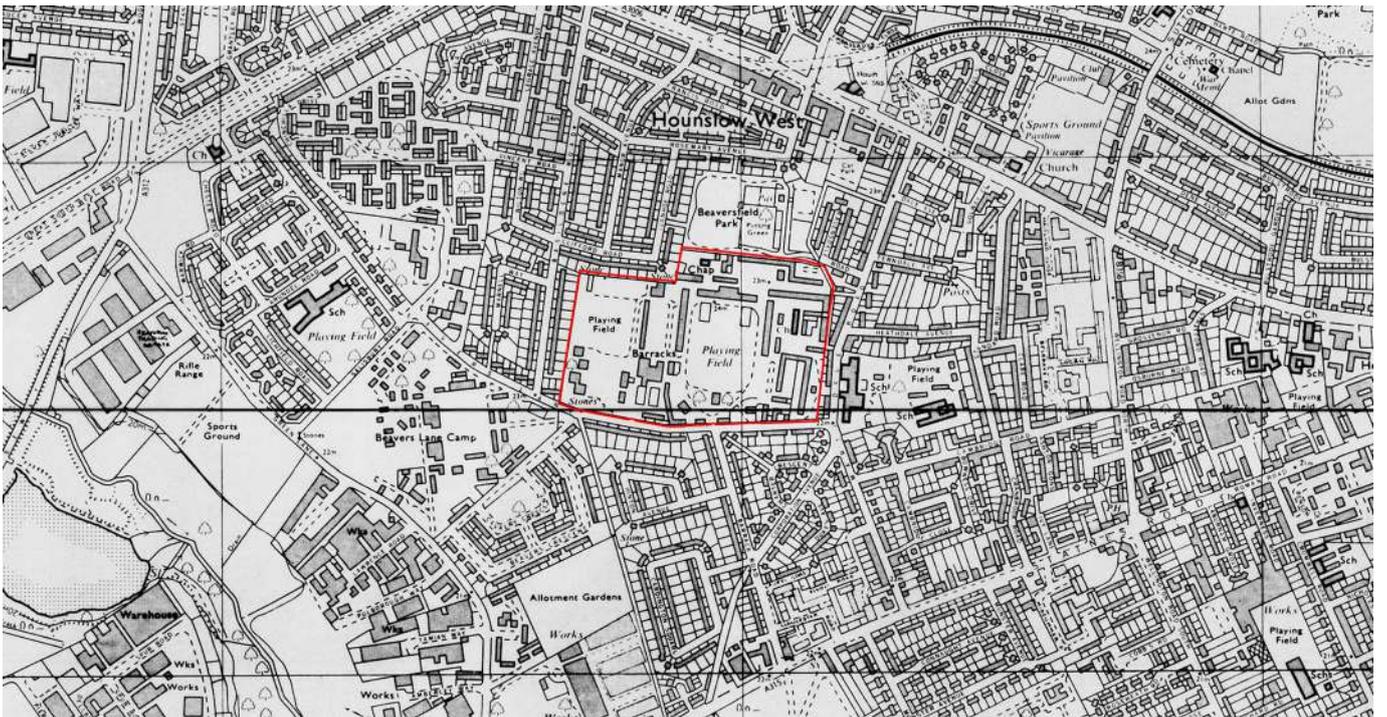
1913 Source: Ordnance Survey County Series



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 Hounslow West evolved between the Roman Road and the later Bath Road for travellers to the south west. In eighteenth century maps Staines (Roman) Road is described as the Great Western Road leading to Salisbury. The Bath Road, turnpiked in 1717, was shown as leading to Maidenhead and Reading. Both had become important seventeenth and eighteenth century coaching routes as they radiated out from Hounslow across Hounslow Heath. This was a large area of lonely heath land covering some 1,600 hectares at its peak.

3.2.2 The military importance of the area related to the wide-open spaces following deforestation in the mid thirteenth century and the strategic relationship between London, Windsor and Hampton Court. The slightly raised, drier ground west of Hounslow enabled hunting and large scale training exercises, especially for cavalry and encampment. It was notably used by Cromwell at the end of the Civil War (1647). General Roy was able to set out the base-line for triangulating what became the Ordnance Survey, in 1794, across the Heath.

3.2.3 Halfway between the two roads is the site of the Cavalry Barracks, begun in 1793 partly in response to threats of Napoleonic invasion. To the south of the barracks, Hounslow Heath remained open as far as the earlier sixteenth century millstream and reservoirs alongside the River Crane and the Hounslow gunpowder mills, now outside the borough boundary. The main approach to the barracks is from the Roman road, facing south towards the Heath.

3.2.4 The Heath between Staines Road and Hanworth Road along the southern edge (partly outside the borough) was not enclosed in 1818 but passed to the War Office as a Military Exercise Review Ground. Very little development occurred until after World War One apart from a cluster (pubs, chapel, villas and stables) around the access road junctions. By 1865 this was mapped as Barracks Road, with Barracks Lane (now Martindale Road) leading down from the north past a small school. A road from Beavers Farm ran around the south wall of the barracks.



View northwest across the parade ground to the Officers' Quarters and Mess (1870)



View northwest across the parade ground to the Officers' Quarters and Mess (2017)



View northwest across the parade ground to the Officers' Quarters and Mess and the West Wing Stables (c1910)



View northeast across the parade ground to the Officers' Quarters and Mess and the East Wing Stables (2017)

3.2.5 Due to its strategic importance the barracks was itself formative. Access to the expanded Barracks brought the railway further west and, to the south along Staines (Roman) Road, the tramway from Shepherds Bush terminated just west of Barrack Road in 1901.

3.2.6 Along the Bath Road intermittent groups of early Victorian housing appeared. St Paul's Church was built in 1874 between large villas and a street-edging terrace. The Metropolitan District Railway arrived and Hounslow Barracks station was built on Bath Road in 1884 between the church and barracks lane. Further east the enclosed land was grid-infilled along Wellington Road and Cromwell Road.

3.2.7 The station was reconstructed in Art Deco style as Hounslow West in 1925 and is grade II listed. In conjunction with suburban infill of the 1930s the station formed a community focus, with a bank, a post office, a pub and shops, and for a while a cinema. In the 1970s the Piccadilly Line was extended further west to Hatton Cross and ultimately to Heathrow Airport.



Entrance to the barracks from Beavers Lane (c1905)



Entrance to the barracks from Beavers Lane (2017)



Quatermaster's Quarters, Offices and Store from Beavers Lane (c1920)



Quatermaster's Quarters, Offices and Store from Beavers Lane (2017)

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 sits centrally in Hounslow West and consists solely of the Cavalry Barracks, which has been present in the area since the late eighteenth century. It is the oldest built feature in the area, full of listed and locally listed buildings, and has a strong, well-defined presence to this day. Bounded on its southern edge by a high brick wall with its entrance on Beavers Lane, its other edges back onto the rear gardens of surrounding housing. The formal arrangement of the buildings around the parade ground are a defining characteristic and from Beavers Lane it is possible to see the grand edifice of the Main Building. The conservation area's surroundings comprise:

4.1.2 To the immediate east, a residential area consisting of a mixture of late Victorian, Edwardian and interwar housing set on narrow to medium wide streets, in a perimeter block layout of long, narrow blocks. Further east is Hounslow town centre.

4.1.3 To the immediate north lies a small park partly surrounded by a mixture of inter and early postwar two storey terraced and semi-detached houses of the type that dominates much of Hounslow West. A little further north is Bath Road with its shops, restaurants and underground station.

4.1.4 To the immediate south lies more low density housing typical of the overall area. A little further south is Hounslow Heath, a large expanse of open space bounded by Staines Road to the north, the River Crane to the west and residential areas to the south and east.

4.1.5 To the immediate southwest is a physically and visually isolated area of military housing. A little further west are a number of large business parks and industrial estates, including the Heathrow International Trading Estate. Beyond lies Heathrow Airport itself.

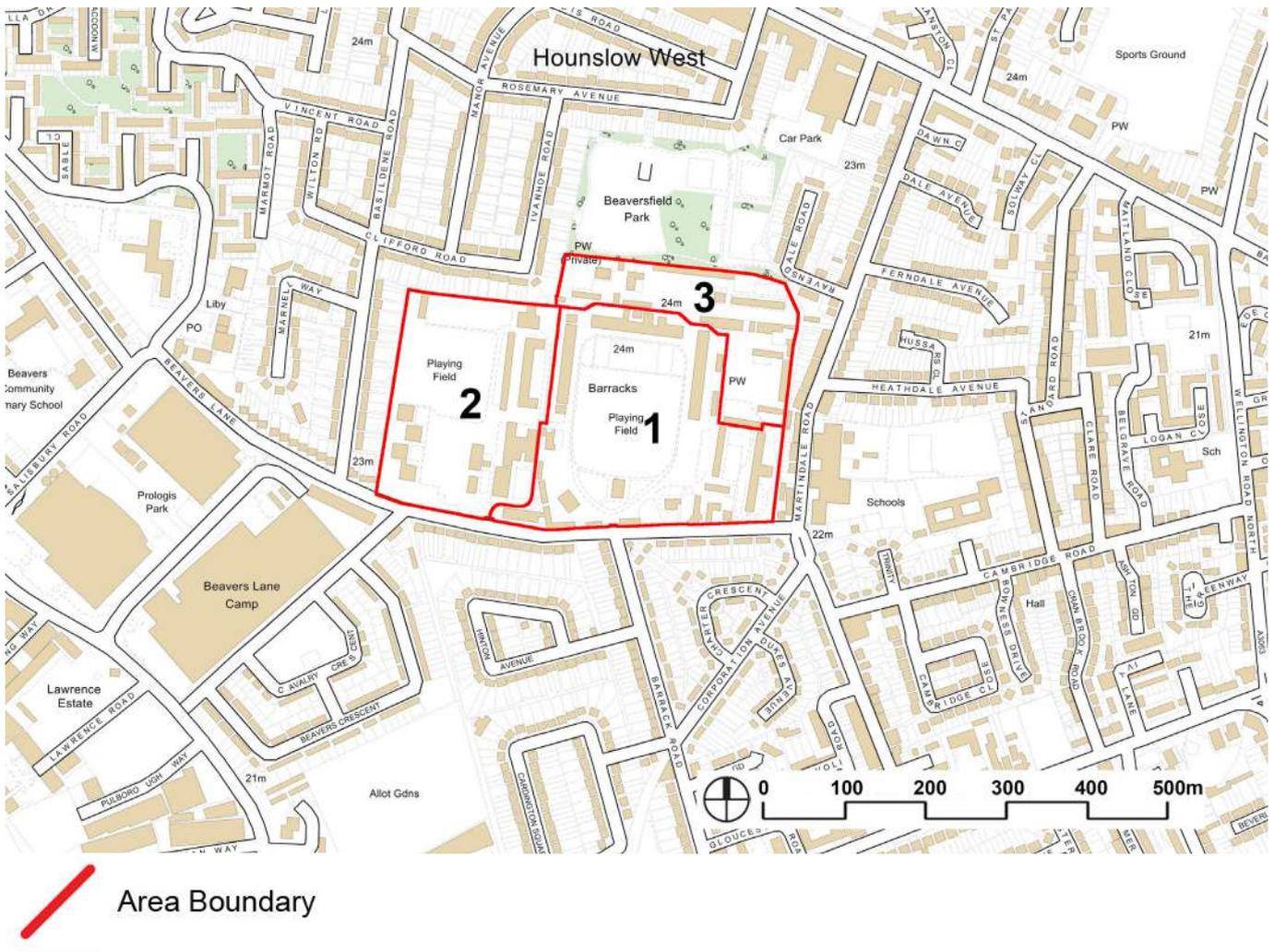
4.1.5 Further information on the wider context can be found in the Hounslow West section of the London Borough of Hounslow Urban Context and Character Study (2014).

5 Character areas

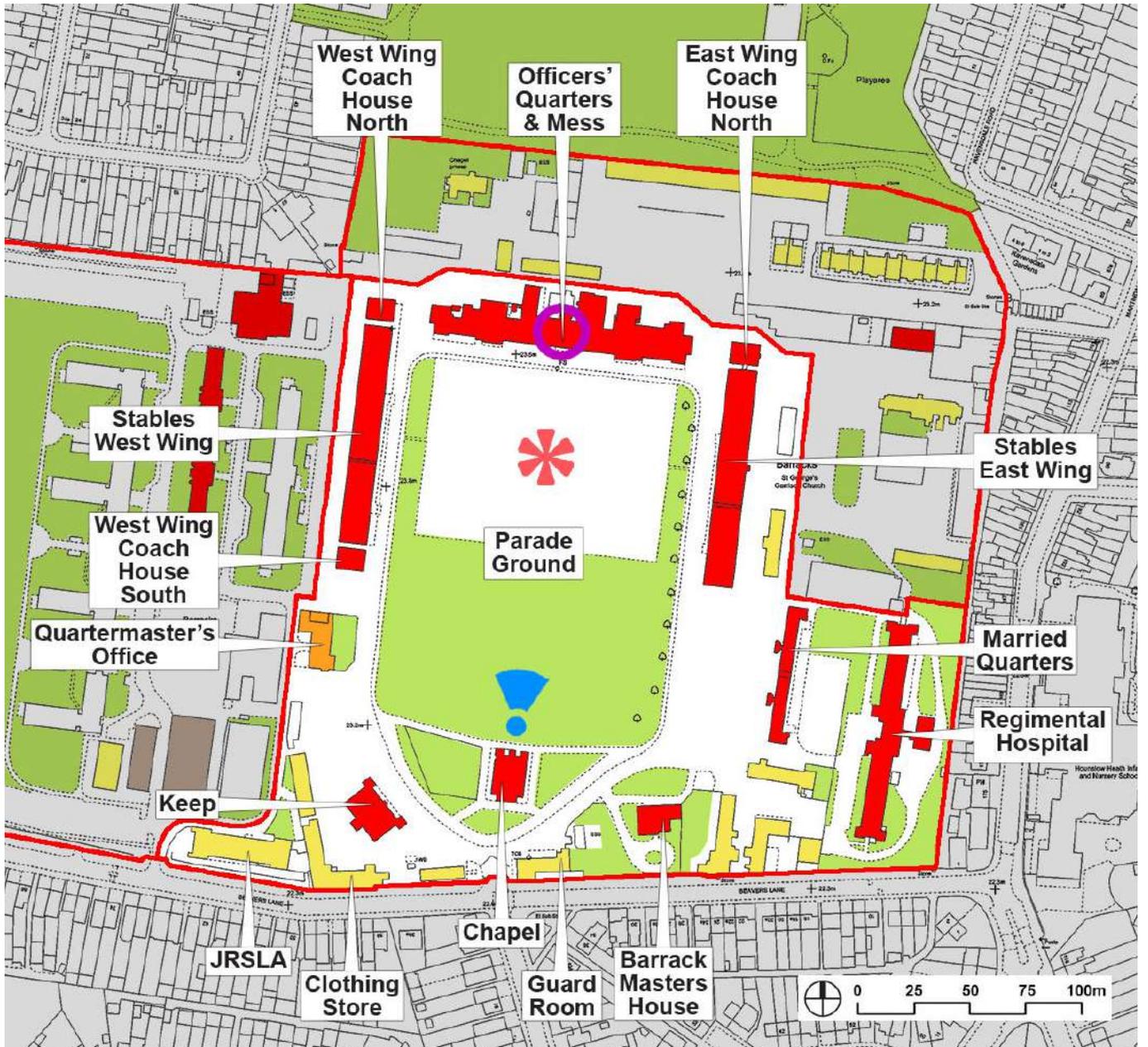
The overall character of the conservation area is defined by the military buildings contained within the site and their formal positioning, use and hierarchy. The first of 40 barracks built during the Napoleonic Wars, Hounslow Cavalry Barracks was begun in 1793, under James Johnson, and added to in the mid-nineteenth century. There are also major extensions and buildings designed by Colonel CB Ewart in 1876. The Barracks shows substantial survivals of the first phase, with the main buildings, formally arranged on three sides of a large parade ground, still reflecting the orderly layout of the late eighteenth century design. Later additions are neatly arranged around the periphery. The conservation area comprises three distinct character areas. The character areas are:

1. Central
2. West
3. North

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



5.1 Character area 1: Central



5.1 Central character area

5.1.1 This character area comprises the original late eighteenth century core of the barracks, which consisted of the three main buildings arranged around the parade ground. There follows a brief description of each of the most important buildings and structures within the character area. Building names refer to former uses and building numbers are MoD designations.

5.1.2 **Officers' Quarters and Mess (Building 1).** The grade II listed principal building of the barracks, facing south at the head of the parade ground, was originally built by Johnson circa 1793, but extended and re-fronted in a major programme of extensions and new buildings by Ewart in 1876. Johnson's plainer, two-storied work can be seen from the rear. The main front has a three-storey centre block of fifteen irregular bays, the centre five gabled with a clock, the rest with semi dormers. It is all in yellow brick with gault clay bands and arches. There is a slate roof and small central portico.

5.1.3 **East Wing and West Wing Stables (Buildings 4 and 5) and East Wing and West Wing Coach Houses (Buildings 44, 45 and 6).** Located on the east and west sides of the parade ground and grade II listed, these are long two-storey buildings, originally by Johnson (1793). They are built of multi-coloured London stock brick with irregular fenestration, as numerous windows have been inserted. Much altered for other uses, the ground floor was originally stables and the upper floor troopers' dormitories. Verandas were added to the parade ground facing centre parts by Lothian Nicholson in 1861. At the north and south ends of the West Wing and at the north end of the East Wing, though missing from the south end, are the former Coach Houses, also much altered for other uses.

5.1.4 **Chapel (Building 14).** Built between 1845 and 1851 and grade II listed, this is a key building located at the south end of the parade ground near to the entrance to the barracks. In yellow stock brick with a slate roof, the only obvious external ecclesiastical features are the four-light tracery, the diamond panes at the sides of the entrance and the applied mock-classical entrance façade.



Officers' Quarters and Mess (c1793 and 1876), the grade II listed principal building of the barracks.



Grade II listed East Wing Stables (c1793)



Grade II listed West Wing Stables (c1793)

5.1.5 Married Quarters (Building 16). Dated 1860 and probably by Lothian Nicholson, this grade II listed building is a very early example of purpose-built married quarters, with one room per family. Of three storeys in yellow stock brick, the east elevation has eighteen bays with slightly projecting end wings linked by verandas at all three levels. There is an iron stair in an open ‘tunnel’ through the centre with big gauged brick arches.

5.1.6 Regimental Hospital (Building 24). This grade II listed building was constructed in 1862 according to the recommendations of the Royal Commission for Improving the Sanitary Condition of Barracks and Hospitals, and to the design of hospital reformer Captain Sir Douglas Galton. It is representative of the then new ‘pavilion’ mode of construction. Relative to its neighbours it is both little altered and unusual in its appearance, being of cream-coloured terracotta blocks with red brick arches, quoins and plinth. Other features include eight bay ward wings with big flat-arched, sash windows, and a hipped slate roof. The end pavilions are similar but with narrower windows.

5.1.7 The Keep (Building 12). Part of Ewart’s building programme of the mid 1870s, this grade II listed, roughly square plan, three storey building is in yellow stock brick with gault clay bands. It features four storey stair towers at two corners and in the centre of the opposite rear side. There are blind panels in the top storeys of the towers, then brick eaves brackets and pyramid roofs. Some of the windows have cast iron internal shutters.

5.1.8 Barrack Master’s House (Building 3). This informal grade II listed two storey house close to the main gate was built by Ewart in 1876. It is in yellow stock brick with gault clay bands, and features slated roofs with some windows on the north side breaking through the eaves as semi-dormers.

5.1.9 Clothing Store and Farrier’s Shop (Building 11). Locally listed, this once quite distinguished two-storey yellow brick building of circa 1840 features five bays with recessed panels and big sash windows with gauged flat arches and a hipped slate roof.



Grade II listed East Wing North Coach House (c1793)



Grade II listed West Wing North Coach House (c1793)



Grade II listed West Wing South Coach House (c1793)



Grade II listed Chapel (1845-1851)



Grade II listed Married Quarters (1860)

5.1.10 **Quartermaster's Quarters, Offices and Store (Building 20).** This locally listed two storey yellow stock brick building was built by Ewart in 1876. Features include decorative brickwork to the gables and eaves, a hipped slate roof with large chimney stacks and irregularly spaced sash windows which are particularly tall in the ground storey. The front elevation faces north with thirteen bays and projecting gabled ends, the right-hand one with arched windows on the first floor. The south, street-facing elevation features a balcony on the second storey.

5.1.11 **Guard Room (Building 13).** This locally listed single storey yellow stock brick building was built by Ewart in 1876, and lies just to the east of the main gate.

5.1.12 **Other features of interest.** The unlisted 1938 Arts and Crafts-style Quartermaster's Office (Building 2), situated just south of the West Wing Stables, is a late but strong representative of its interwar period. Along the Beavers Lane boundary (but not continuously) are simple spearhead railings with fleur-de-lys standards with a concrete plinth on a brick base. By the Fusiliers' Block/JRSLA is a pair of brick piers probably by Ewart, and vehicular and pedestrian gates of a plain spiked pattern separated by cast iron posts of twisted design, all disused. Spearhead railings continue partly around the hospital enclosure also.



Grade II listed Regimental Hospital (1862)



Grade II listed Keep (1876)



Grade II listed Barrack Master's House (1876)



Locally listed Clothing Store and Farrier's Shop (1840)



Quartermaster's Quarters, Offices and Store (1876)



Locally listed Guard Room (1876)



Quartermaster's Office (1938)



Spiked railings with lamp posts and brick piers, southern perimeter

5.2 Character area 2: West



5.2 West character area

5.2.1 This character area comprises additions to the barracks, west of the original late eighteenth century core, ranging from the 1870s to the 2000s, and includes a recreation ground. There follows a brief description of each of the most important buildings and structures within the character area. Building names refer to former uses and building numbers are MoD designations.

5.2.2 **Canteen, Reading Room and Sergeants' Mess (Building 9).** This grade II listed irregular, roughly square plan, two storey yellow stock brick building was built by Ewart in 1876. Features include single storey additions to the sides and back; mostly segmental window arches on the ground floor with some semi-circular; flat window arches on the upper floor; brick bracketed eaves and a slate roof; and a stone faced clock turret with tile-hung casing behind.

5.2.3 **Hardinge Block (Building 8).** This grade II listed former soldiers' quarters, located just west of the original core and south of the former Sergeants Mess, was added between 1872 and 1880 at the time when the barracks was made into a double-battalion localisation depot. It is of three storeys with a 38 window range in yellow stock brick with paler bands and with a slate roof. The east elevation has two projecting three window gabled stair sections with a two storey round-arched recess either side of the middle eight-window section. The west elevation has bowed abluton towers with half conical roofs either side of a narrow gable to the rear of the stair sections.

5.2.4 **Other features of interest.** The locally listed circa 1900 CM's Store is two storeys in height with gable ends and built in yellow stock brick. It is relatively plain in comparison to most of its neighbours with consistent segmental arched windows on all elevations and both storeys. The south, street-facing end is presently shored up. In the extreme north west corner of the area is a single storey barn-like building of the same period with interesting brick piers and roof features.



Grade II listed Canteen, Reading Room and Sergeants' Mess (1876)



Grade II listed Hardinge Block, east elevation (1872-1880)



Hardinge Block, east elevation detail

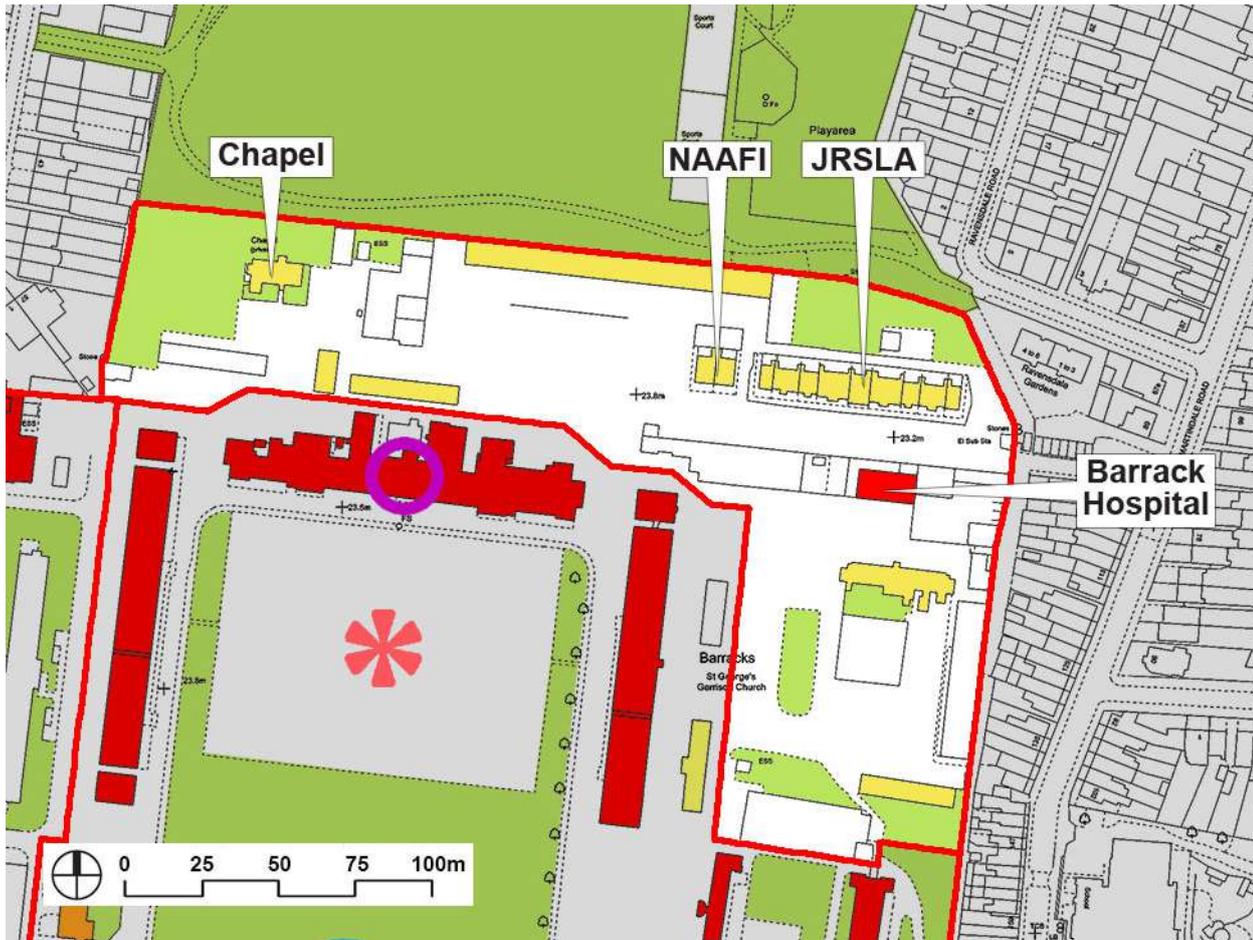


Hardinge Block, west elevation detail



Locally listed CM's Store (1900)

5.3 Character area 3: North



5.3 North character area

5.3.1 This character area comprises additions to the barracks, roughly to the north of the original late eighteenth century core, ranging from the 1860s to the 2000s (with one exception), in a less orderly and more ad hoc arrangement. There follows a brief description of each of the most important buildings and structures within the character area. Building names refer to former uses and building numbers are MoD designations.

5.3.2 **Barrack Hospital (Building 42).** Part of the original plan of the barracks, this grade II listed building was originally by Johnson (1793) but it has been much altered. It is three storeys in height with five bays in multi-coloured stock brick with segmental arched windows. It aligns with the much-degraded Riding School and the Officers' Quarters and Mess to the west.

5.3.3 **Junior Ranks Single Living Accommodation (JRSLA) (Buildings 18 and 19).** Locally listed, this is a complex, picturesque group consisting of a terrace with a semi-detached pair at the western end. Built in 1876, they feature gables of varying sizes as well as projecting porches, large chimney stacks and some dormers.

5.3.4 **Chapel (Building 100).** Built circa 1900, this locally listed chapel building is of the 'tin tabernacle' type. This is a type of prefabricated ecclesiastical building made from corrugated galvanised iron, the production of which began in the mid-nineteenth century and continued until the 1910s.



Grade II listed Barrack Hospital (1793)



Locally listed JRSLA terrace (1876)



Locally listed JRSLA semi-detached pair (1876)



Locally listed Chapel (c1900)

6 Recent/new developments and their impact

6.1 The only recent development within the conservation area has been that of the accommodation blocks of circa 2010 (Character Areas 2 and 3). These are of a similar height, scale and massing to the larger of the historic buildings, in particular the Hardinge Block, and do not have a detrimental effect on the area as a whole.

6.2 There have been no recent developments in the immediate environs of the conservation area.

7 Key views, local views and focal points

7.1 The most important views within the conservation area are the panoramic ones across the parade ground to the landmark Officers' Quarters and Mess (Character Area 1).

7.2 The sheer lengths of many of the buildings provide lesser but dramatic views along their sides.

7.3 The Officers' Quarters and Mess and the parade ground to its immediate south provide the main focal point of the conservation area.

8 Open spaces and trees

8.1 The most important open space within the conservation area is the parade ground (Character Area 1), which comprises hard standing to the north and grass to the south which is used for recreation.

8.2 In addition to the parade ground, there is an area of grassed and landscaped open space at the west end of the conservation area which is used for recreation (Character Area 3).

8.3 There are a few mature trees at the south end of the parade ground, and there are trees and shrubs marking parts of the boundary of the barracks.



Panoramic view north across the parade ground to the Officers' Quarters and Mess, Character Area 1



View north along the west elevation of the Hardinge Block, Character Area 2



Open space at the west end of the conservation area, Character Area 3



Cluster of trees at the south end of the parade ground, Character Area 1

9 Condition of the conservation area, maintenance and alterations

9.1 The majority of the statutorily listed buildings are in use and in a good state of repair. The interior of the Officers' Quarters and Mess and the Barrack Master's House retain high ground floor ceilings, ornate iron stair cases, Georgian style skirting boards and moulding. As with all barracks the rank of those intended to use the building is still obvious in the level of architectural detailing. Some of the buildings where junior accommodation is provided still demonstrate basic provisions for heating.

9.2 Some of the historic buildings are out of bounds, with access prevented by temporary security fencing. Some buildings require re-roofing, and in their current poor condition have been habitually occupied by pigeons and bats with some resultant water ingress. Out of bounds buildings include The Keep (Building 12, Grade II listed), Married Quarters (Building 16 Grade II listed), Boiler House (Building 21, locally listed), Mechanical Transport Offices (Building 37, locally listed), Shop (Building 41) and the CM's Store (Building 53, locally listed). The NAAFI (Building 19, locally listed), Boiler House (Building 21, locally listed), and the tin tabernacle-type Chapel (Building 100, locally listed) are all disused.

9.3 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.

9.4 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.

9.5 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.

9.6 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.

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

9.8 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.

10 Regeneration of Hounslow West

10.1 There are ambitious plans for regeneration in Hounslow West, in line with Hounslow Council's vision for the West of Borough as a key area for sustainable growth, with opportunities for employment and housing growth both for Hounslow and London as a whole, supported by infrastructure improvements and high-quality open space.

10.2 The site has been formally announced for release by the Government/Ministry of Defence.

10.3 The site is currently allocated in the Hounslow Local Plan 2015-2030. A review of potential development capacity has been undertaken and the site has a potential to help meet the borough's London Plan housing target during the plan period.

10.4 A Planning Brief and Design Brief are pending.

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

The conservation area is currently unique in the borough in that it represents a single use, and user group, which has influenced its development and the type of buildings (in terms of size and scale) and this has led to its unique, unified and distinctive identity, which is its greatest strength.

This SWOT analysis and the general appraisal are written in the knowledge that the Army is likely to vacate the site permanently from c2020.

The details below summarize the main issues within the conservation area, both now and for future safeguarding of its unique character and which could provide the basis of a management plan in the future. Points are not made in any order of priority.

11.1 Strengths

- Hounslow Cavalry Barracks is important as an intact eighteenth century barracks, an early and preserved survivor set in a formal landscape and with a formal spatial relationship of buildings and spaces. These buildings, whether in the same or altered uses, make a strong statement about the historic development of the military both locally and nationally.
- Statutory and locally listed buildings and structures.
- Attractive elements and details: For example, the Staffordshire Blue pavilions around the Stable Blocks and the chimney pots on the Terrace and the Old Fusiliers' block.
- High quality open/green space provided in the form of the Parade Ground and Playing Fields.

11.2 Weaknesses

- Some scattered poor quality boundary treatments (permanent and temporary).
- Some losses of boundary treatments and parking cars in front settings, leading to loss of historic and group character.
- Use of double glazing for fenestration which fails to respect the historic proportions of the original windows.
- Some poorer quality later era buildings.

11.3 Opportunities

- Given the site has been in use for its original purpose and its historic character and buildings left largely intact any development is likely to impact on the character of the barracks as a whole. The layout of buildings, use of spaces between buildings, surface treatment, routes of footpaths or roads and proposed external materials will be required to enhance this historic character.
- The form of the new buildings should not seek to be a pastiche of the historic character, but rather pick up on the architectural nuances such as the proportion of the fenestration, rhythm of windows and doors and massing of a building need to reflect the formality of the site. Similarly the choice of surface materials and the layout of roads and paths will need to carefully consider the overall context. Such ethos will also apply to later residential and other extensions to new buildings.
- The design and layout is important to the Cavalry Barracks. It would be important to retain the open space in front of the Main Building and Stables as these are the earliest buildings and retain their formal character of that date. Careful selective refurbishment and infill development may be acceptable in other areas of the site but only site-specific and high quality design and materials would be considered.
- New development should seek to retain/create attractive and safe pedestrian links into the adjacent areas and integrate the area into the wider area without harming the historic character.
- The form of new development should not detract from the character. This can be achieved by sensitive in-filling and the creation of a series of streets and squares. The form of the central open space and the frontage onto Beavers Lane should be reinforced with buildings and landscape.
- There are opportunities to generate block footprints that reference the scale, alignment and linearity of the original layout and reinforce Ewart's later phase pavilion form buildings.

- There is an opportunity for the reappraisal of boundary arrangements to improve connectivity with neighbouring communities.
- There are opportunities to create a network of open spaces throughout the site linked to the central features of the parade ground.
- Opportunities for Public Art to celebrate the military history of the site as a way of celebrating character and introducing wayfinding are possible as part of the landscaping.
- The creation of new public spaces arising from the proposed redevelopment of the site would increase the opportunities to create increased permeability and accessibility between Hounslow West, the Morrison's site and Hounslow Heath, creating a Barracks/ Heath Quarter.
- There are opportunities to replace poor past replacement fenestration and other architectural features on existing buildings and reintroduce traditional features. These features should be incorporated in new development. This should be extended to street furniture and lighting which should enhance and complement the historic environment. Historic street furniture, such as lamp posts should be retained and carefully repaired, or reintroduced, if required.
- A tree quality and condition survey, additional tree planting and good tree maintenance.
- Any newly laid paving should be of high quality and sympathetic to historic character.
- To reveal Hounslow's archaeology, where remains exist under existing development, e.g. the Roman road that runs north of the site and previous military history of the site. New, large-scale developments may provide the opportunity to uncover and celebrate such examples in a local museum.
- Opportunities to enhance the setting by removing barbed wire and other security/anti-terrorism features.
- The Keep is on Historic England's Heritage at Risk Register and reuse of the site is a vital opportunity to reuse and restore the building.

11.4 Threats

- It is a large and specialised site that would be very easy to wreck if insensitively handled.
- With regard to the historic use of the site as a barracks and hospital (and its possible previous use as part of the historic use of Hounslow Heath for military purposes), there are a range of possible artefacts that may be revealed by ground disturbance or building works: evidence for specific regiments occupying the site through finds such as buttons, bolts, bullets or badges; evidence for historic drainage and path patterns, and key aspects of the functional use of parts of the site or lost buildings that may still survive as below ground remains. The buildings themselves will also form 'built archaeology' where hidden details (particularly on less altered buildings and those not considered architecturally important) may reveal hitherto unknown aspects of the role and function of the site.
- The parade grounds geometric arrangement is a key design element, distinguishing the overall group as the eighteenth century with nineteenth century, with spaces between buildings contributing to their designed functions. There is a risk that development pressures may lead to a built form that does not lead to a good development outcome.
- Proposals to demolish buildings will be considered on the basis of the impact on the special interest of the area. Further research into the interior layout to identify historic from later interventions will be important but in general terms the buildings are considered relatively easy to adapt, as evidenced by recent refurbishments. However, the difficulty and cost of converting some of the listed buildings to non-military residential use may result in proposals to be demolish buildings. All listed and non-listed buildings should be retained and adaptively reused.
- Non-listed and locally listed buildings may be overlooked in terms of their importance and automatically deemed to be unadaptable and therefore suitable for demolition.
- No new buildings should be taller than the existing tallest listed buildings, the Keep and the Hardinge Block, unless justified by exceptional design rationale.

- The main objective of any major design proposal should be to respect the character and form an urban village with its own distinct identity, reflecting its current own distinct identity. At the same time, the new development should not adversely impact the two-storey surrounding fabric, which is predominantly two-storey, 1950s rendered, semi-detached and terraced houses and should knit the two together.
- Views into and from the central core of historic buildings and the Parade Ground should be protected and are under threat from pressure for excessive building height.
- Outside the central core a regimented grid street pattern would not be acceptable and would detract from the historic unstructured outer ring development.
- Roof extensions to the listed buildings and any new buildings, disrupting the historic roof form and new building which respects that form.
- New pastiche development rather than complementary development may dilute the historic veracity and significance of the historic buildings.
- Loss of attractive elements and details. For example, the Staffordshire Blue paviments should be retained and the chimney pots on the Terrace and the Old Fusiliers' block should be retained and missing pots replaced. There is scope for restoration. Many of the existing buildings have been adapted and altered with unsympathetic fenestration and would benefit careful reinstatement.
- Listed buildings outside the central core being obscured by taller new buildings so as to diminish their significance and links to the main core.
- uPVC would diminish the character and appearance of the area and double glazed wood windows should be used.
- The scale of development likely to be approved is considered to be the most acceptable for the site. Consideration of an Article 4 Direction should be given to prevent extensions and alterations which would harm the character and appearance of the conservation area.

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.

Also propose to add a list of regiments that have served at the Barracks as an Appendix.

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.

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

Statutorily listed buildings		Grade of listing
Beavers Lane	Officers' Quarters and Mess	II
Beavers Lane	Barrack Masters House	II
Beavers Lane	Stables East Wing	II
Beavers Lane	East Wing Coach House North	II
Beavers Lane	Stables West Wing	II
Beavers Lane	West Wing Coach House North	II
Beavers Lane	West Wing Coach House South	II
Beavers Lane	Hardinge Block	II
Beavers Lane	Canteen, Reading Room and Sergeants' Mess	II
Beavers Lane	The Keep	II
Beavers Lane	Chapel	II
Beavers Lane	Married Quarters	II
Beavers Lane	Regimental Hospital	II
Beavers Lane	Barrack Hospital	II
Locally listed buildings		
Beavers Lane	Clothing Store	
Beavers Lane	Guard Room	
Beavers Lane	JRSLA	
Beavers Lane	NAAFI	
Beavers Lane	Married Men's Changing Rooms	
Beavers Lane	Boiler House	
Beavers Lane	Dental Centre	
Beavers Lane	Mechanical Transport Platoon	
Beavers Lane	D Company	
Beavers Lane	Anti-Tank Store	

Beavers Lane	Store
Beavers Lane	Mechanical Transport Offices
Beavers Lane	CM's Store
Beavers Lane	Ration Store
Beavers Lane	Store
Beavers Lane	Stores
Beavers Lane	Signals Office
Beavers Lane	Plant Store
Beavers Lane	Chapel

Local Open Space

There is no designated Local Open Space within the conservation area, though Beaversfield Park to the immediate north is designated as such.

Other designations

There are no other designations within the conservation area.

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

Cavalry Barracks, Beavers Lane, Hounslow TW4 6HD

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 West of Borough Local Plan Review Draft (2017)

London Borough of Hounslow: Context and Character Studies (2014) for Hounslow West

Publications and sources of information on Hounslow West:

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

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

Hounslow, Isleworth, Heston and Cranford: a pictorial history; Cameron, Andrea; 1995

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 c1700 - 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/>

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