



OLD CHISWICK

Conservation Area
Appraisal

October 2019



London Borough
of Hounslow

Foreword

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

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

The purpose of the appraisal is to provide an overview of historic developments and key components that contribute to the special interest. This appraisal will also identify 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 Old Chiswick 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 Old Chiswick 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 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.

Prepared by:

Spatial Planning and Infrastructure Team
Regeneration, Strategic Planning and Economic Development
London Borough of Hounslow
Civic Centre
Lampton Road
Hounslow
TW3 4DN

Email address: conservation@hounslow.gov.uk

Cover photographs from top to bottom:

Walpole House, Chiswick Mall

Church Street

St Nicholas' Church

Chiswick Eyot

CONTENTS

- 1 Introduction
 - 1.1 What is a conservation area?
 - 1.2 Format of the conservation area appraisal
 - 1.3 Location and context of the conservation area
- 2 Planning context
 - 2.1 National policies
 - 2.2 Regional policies
 - 2.3 Local policies
 - 2.4 Implications of designation
- 3 Historic development of the conservation area
 - 3.1 Historic maps
 - 3.2 Geographic, economic and social features that helped shape the area
- 4 The conservation area and its surroundings
 - 4.1 The surrounding area and the setting of the conservation area
 - 4.2 The character of the conservation area
- 5 Recent/new developments and their impact
- 6 Views and focal points
- 7 Open spaces and trees
- 8 Condition of the conservation area, maintenance and alterations
- 9 Future development in Chiswick
- 10 SWOT analysis
 - 10.1 Strengths
 - 10.2 Weaknesses
 - 10.3 Opportunities
 - 10.4 Threats
- Appendix 1 Recommendations for further designation
- Appendix 2 Schedule of listed and recorded heritage assets in the conservation area
- Appendix 3 Schedule of properties in the conservation area
- Appendix 4 Further reading, information and websites

1 Introduction

1.1 What is a conservation area?

1.1.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are very much part of the familiar and valued local scene. It is the area 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 Old Chiswick Conservation Area was designated on 1 May 1969, and has not been altered or extended since, although it is now proposed that the boundary be extended. Additional protection to the area includes: nationally and locally listed buildings; two properties with gardens on Historic England's Register of Parks and Gardens of Special Historic Interest. Thames Policy Area (river and one to two blocks inland from waterfront); Local Open Space (recreation ground and cemetery); Metropolitan Open Land (foreshore and Chiswick Eyot); Site of Importance for Nature Conservation (SINC) (foreshore and Chiswick Eyot); Blue Ribbon Network (river); Local Nature Reserve (Chiswick Eyot); and Architectural Priority Area (all except extreme west part).

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 Old Chiswick 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, together with sections on the condition of the conservation area, recommendations for further designation and future development in Chiswick. A strengths, weaknesses, opportunities and

threats (SWOT) analysis is provided, to clarify and summarise the key issues affecting the area. Three appendices are included: a schedule of designated assets; a schedule of properties and further reading, information and websites.

1.2.5 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 Old Chiswick Conservation Area is located in the southeast of Chiswick, which lies at the extreme eastern end of the borough, approximately 10km from central London. Chiswick is bordered by Brentford to the west, Acton to the north and Hammersmith to the east, with the London Borough of Richmond across the River Thames to the south. It is located on a meander of the River Thames which features two small islands at the eastern and western ends. The area is relatively flat, sloping gently downhill southward to the river.

1.3.2 Chiswick is best known for its historic house and gardens, its riverfront walks and pubs and its thriving High Road. The town centre is a major retail, leisure and employment focus.

1.3.3 Chiswick is crossed roughly east-west by various railway lines, Chiswick High Road and the A4 Great West Road, which functions as London's western gateway but is also a major barrier to north-south movement. The area is mostly well-served by public transport.

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

1.3.5 The urban environment is mostly of very high quality with well-proportioned, tree-lined residential streets and a fairly even distribution of local centres and open spaces. The acoustic environment is dominated by aircraft noise and traffic noise when within 50m of the A4, beyond which bird song and general urban ambient sounds take over.

Special Interest

1.3.6 The Old Chiswick Conservation Area comprises the original village of Chiswick, with its parish church and burial ground, an extensive row of grand houses facing the river and the small island of Chiswick Eyot, and a large brewery.

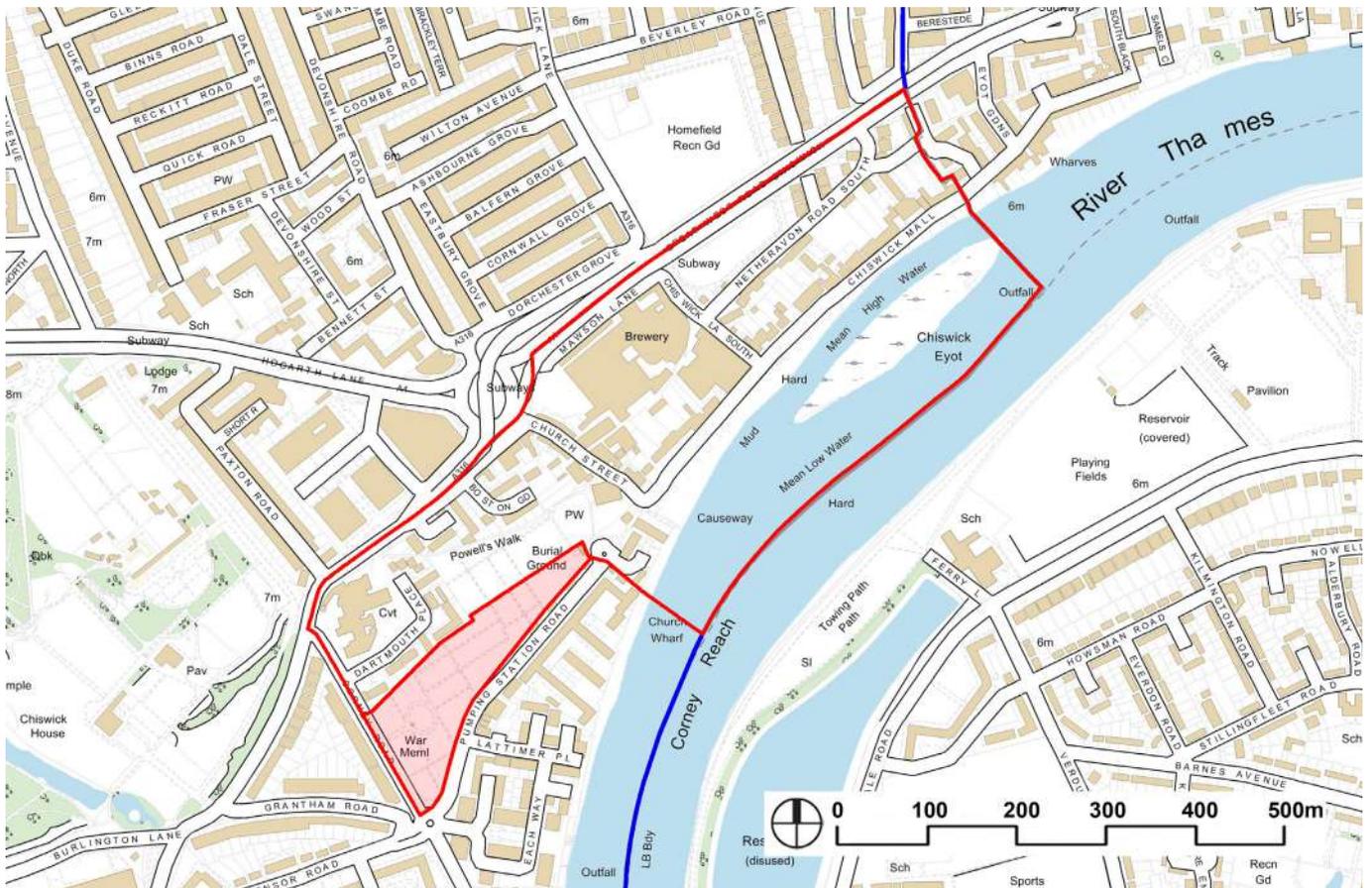
1.3.7 The conservation area's architectural and historic interest lies in the sixteenth, seventeenth and eighteenth century village street character of Church Street, leading from the north to the church of St Nicholas and its churchyard, raised above flood level. At the southern end the street runs into the river as a slipway track, the former ferry location. Leading eastward, Chiswick Mall is a remnant of a riverside village for wealthy landowners, stretching into Hammersmith. To the west, the extended cemetery provides a spaciousness contrasting with a narrow walled path. Periodic flooding of the highway of Chiswick Mall is tolerated in order not to destroy the setting, beside the waters edge, of large private houses. A particularly fine group at the eastern end includes Walpole House, listed Grade I. This group also has large and very fine gardens. Some fine earlier eighteenth century individual houses are sited at the western end of the Mall.

1.3.8 Near the centre-north of the Mall, the brewery, which includes many historic and attractive buildings, gives the area its nineteenth century industrial appearance.

1.3.9 The conservation area also includes the various modest twentieth century houses that have been developed on some of the surrounding land, including small-grained development along the former rear service road parallel with the river.



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



2 Planning context

2.1 National policies

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

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

2.2 Regional policies

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

2.3 Local policies

2.3.1 The London Borough of Hounslow Local Plan (2015) includes policies aimed at the protection of the historic environment (policy CC4 Heritage). Other relevant policies include, but are not limited to: Residential Extensions and Alterations (SC7) and Context and Adopted Character (CC1).

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

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

See <http://www.hounslow.gov.uk>

2.4 Implications of designation

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

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

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

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

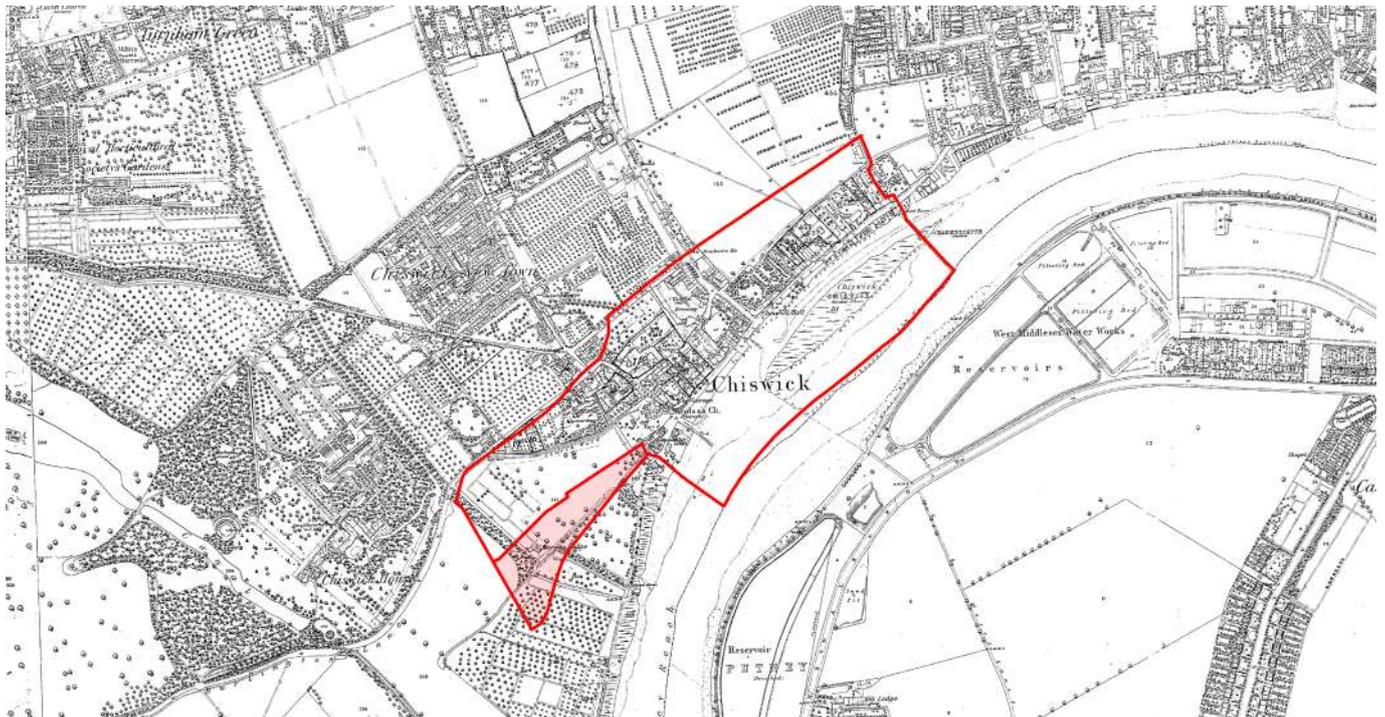
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the insertion of new window openings and the alteration of boundary treatments, through the creation of an Article 4 Direction. The purpose of these additional controls is to ensure that the special qualities of an area are not diminished by unsympathetic alterations.

2.4.6 It is proposed that the conservation area boundary be extended to include the whole of Chiswick Old Cemetery.

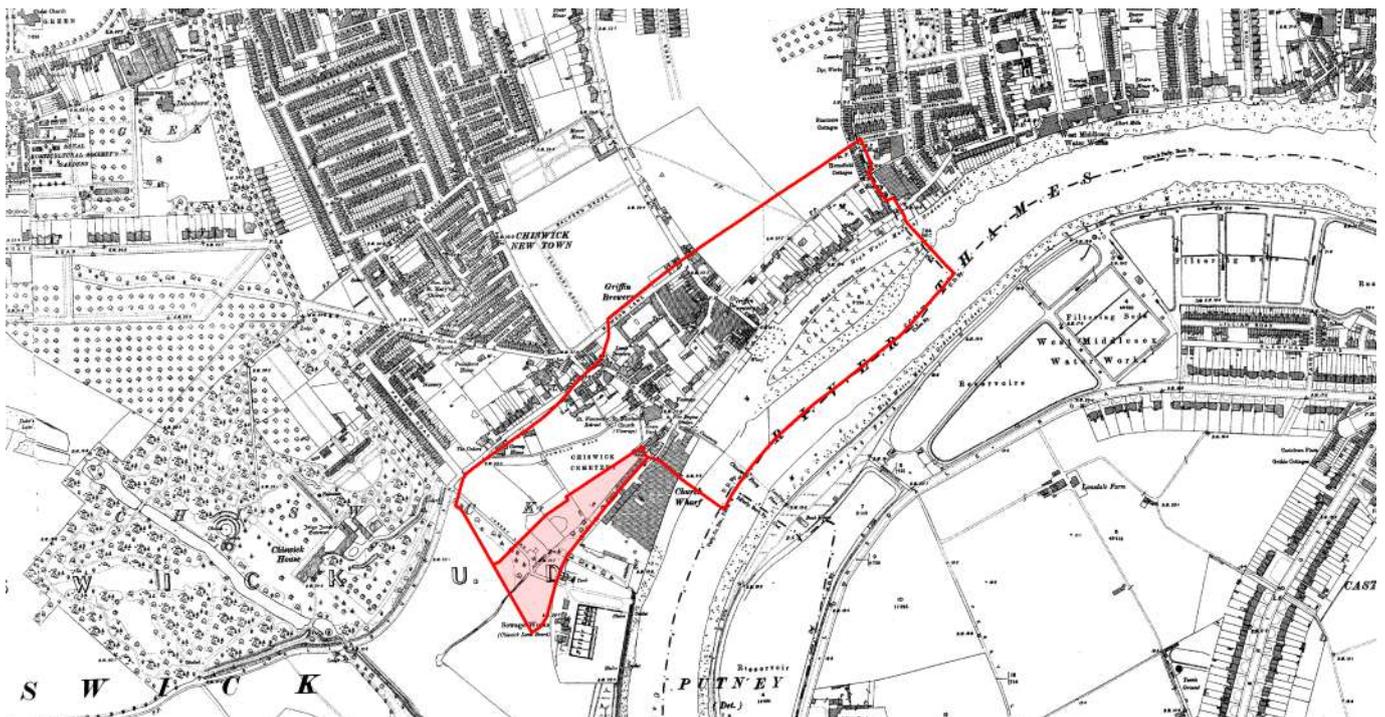
3 Historic development of the area

3.1 Historic maps

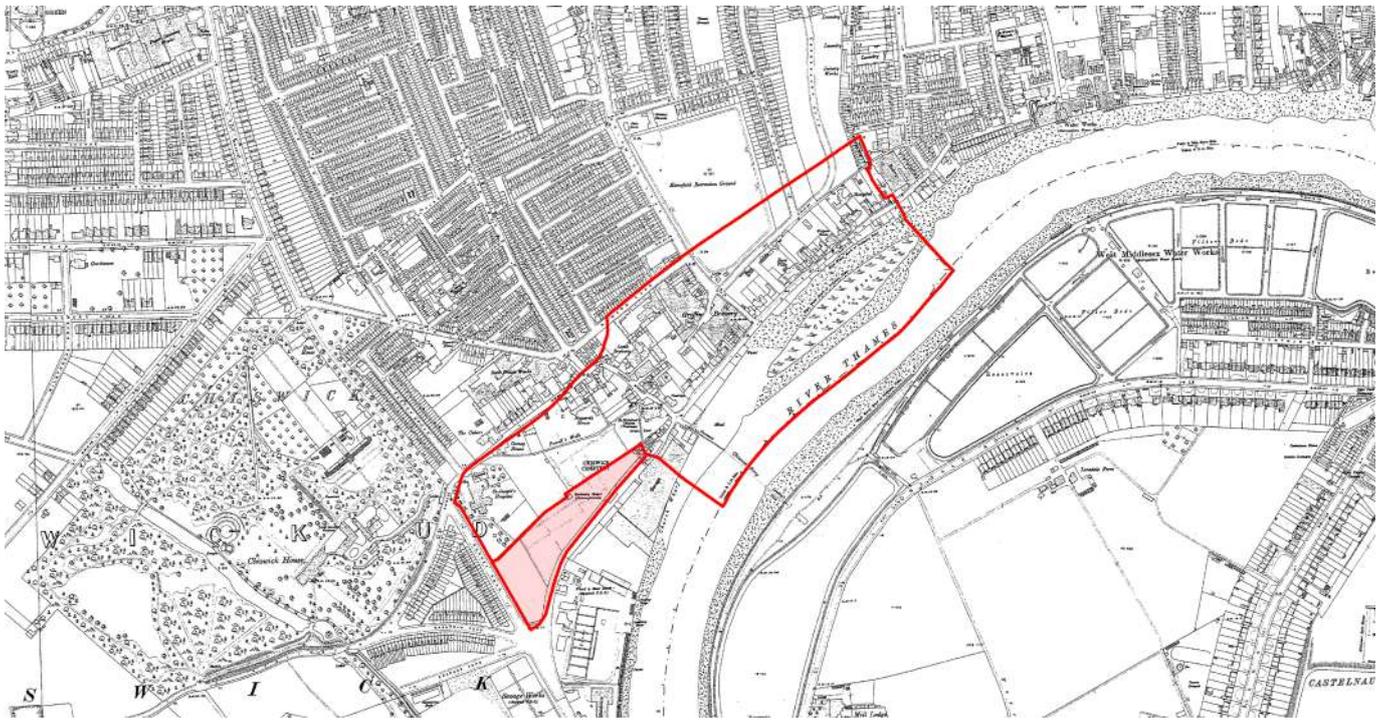
3.1.1 The following maps show how Old Chiswick area retained its character of a linear riverside settlement with a rural hinterland until the late nineteenth century. By the 1910s much of the hinterland had been developed as housing. This continued throughout the twentieth century, with the addition of riverside commercial uses to the south. By the 1960s the A4 Great West Road extension had formed a strong boundary to the north. The conservation area boundary has been superimposed onto the maps, to clearly show the area that is being discussed.



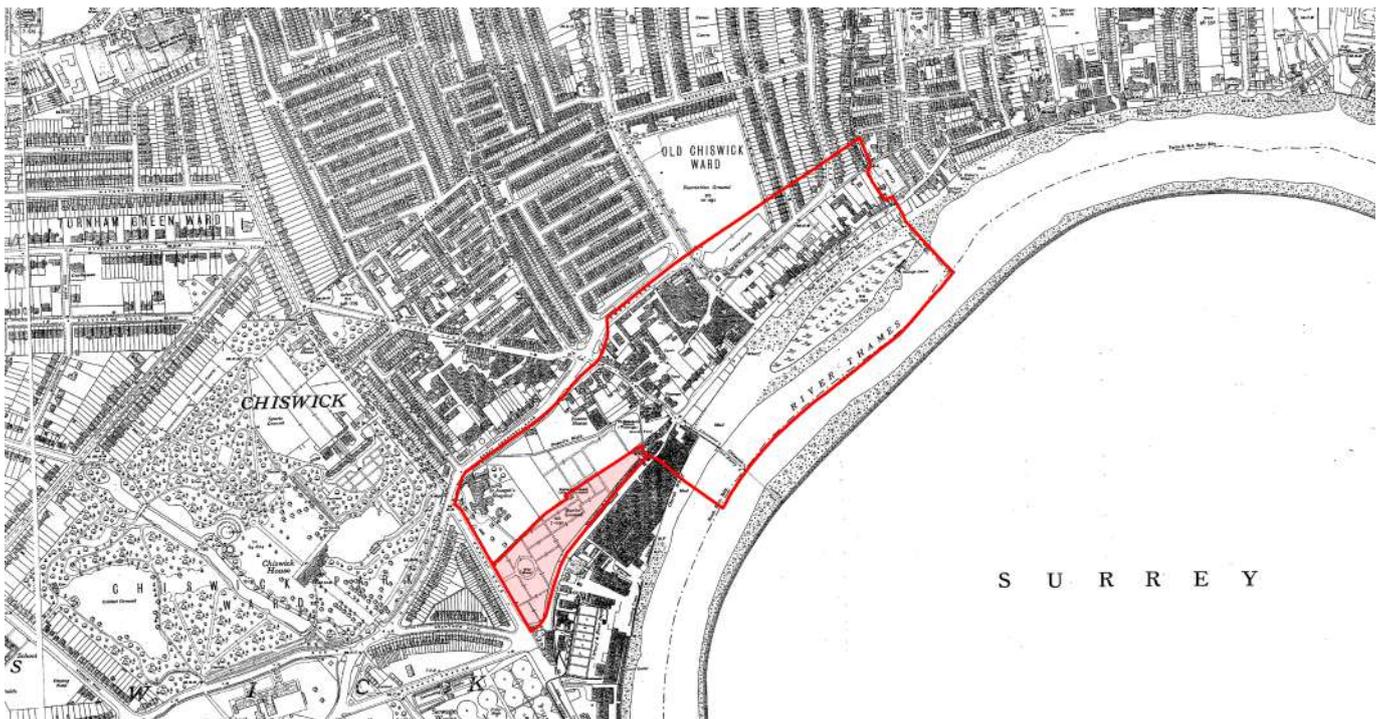
1865 Source: Ordnance Survey County Series



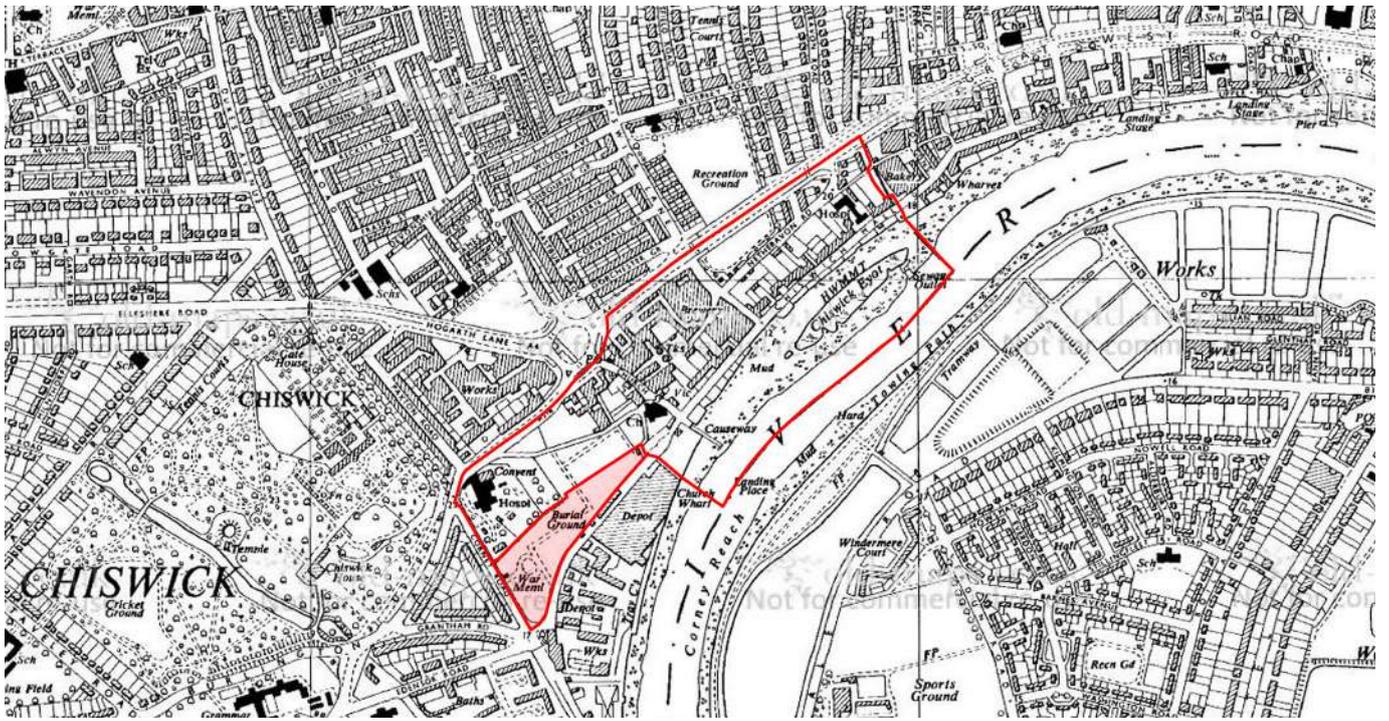
1894 Source: Ordnance Survey County Series



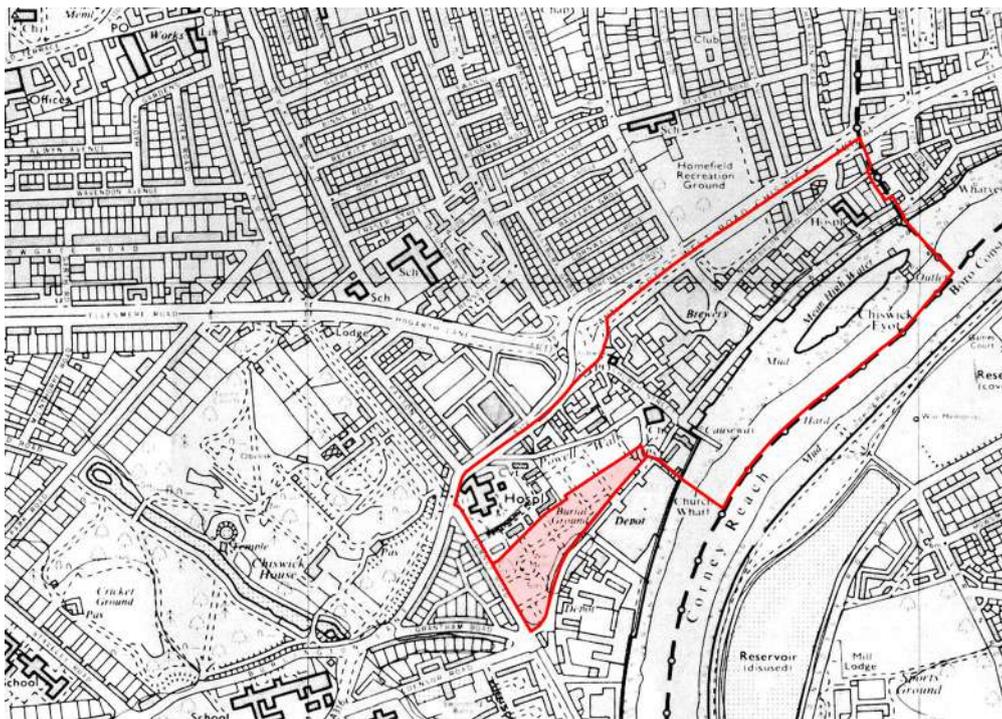
1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

UNAVAILABLE

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

3.2.1 Chiswick as a whole has experienced occupation since prehistoric times, resulting in the designation of Archaeological Priority Areas, but its place-name, meaning cheese farm, is Anglo-Saxon. Two roads, one Roman and one older, now essentially Chiswick High Road and Wellesley Road, crossed the north of the parish, converging across a wide stretch of common land, and later became the major road from London to the West. The Thames provided easy transport for rural industries like malting and brewing and supported watermen, boat-builders and fishing families.

3.2.2 Villages grew up by the river at Old Chiswick and Strand on the Green. Ribbon development along the main road saw the growth of a third village at Turnham Green. The main road became increasingly important in the eighteenth century as a major coaching route, becoming Chiswick High Road. Turnham Green became the administrative centre with the town hall in the nineteenth century, and is now the main shopping area. Between the villages lay a number of mansions with pleasure gardens and parks.

3.2.3 Old Chiswick evolved up as a village focused on twelfth century Church of St Nicholas on Church Street, its inhabitants practising farming, fishing and other riverside trades. It became important as the location of a ferry, as there were no bridges between London Bridge and Kingston throughout the Middle Ages.

3.2.4 The village riverside location, facing an small island, made it an attractive place for the burgeoning upper middle class of wealthy landowners to build large houses in generous grounds.

3.2.5 Southern Chiswick remained remote and open until late into the nineteenth century, being used for brick-earth excavation, fruit cultivation, market and horticultural science gardening. The river was used for shipbuilding and brewing from the seventeenth century, which continues as the Griffin Brewery under Fullers. Chiswick became a desirable place to live, with many individual fine houses and large gardens.

3.2.6 By 1850, the London and South Western Railway's Hounslow Loop Line brought stations at Chiswick and Kew Bridge, which immediately encouraged housing development. Grid layouts were built up in variations of Victorian terraced and semi-detached housing of different sizes and



Church Street with The Old Burlington (c1900).



Church Street with The Old Burlington (2018).



View northeast along Chiswick Mall with Walpole House (c1910).



View northeast along Chiswick Mall with Walpole House (2018).

spacing to suit a variety of needs and incomes. Duke's Meadows were saved from twentieth century industrial proposals and purchased in the 1920s for a public park and riverside promenade. The population of Chiswick grew almost tenfold during the nineteenth century, reaching almost 30,000 in 1901.

3.2.7 The Great West Road, later designated the A4, opened in 1925 as a bypass for Brentford. It attracted, for their time, high technology industries in factory buildings with important Art Deco facades facing the road. Nick-named the Golden Mile, it was extended across Chiswick in the mid 1950s, crossing Chiswick High Road at Chiswick roundabout. The widened A4 road and roundabouts, particularly after the 1960s flyover added M4 traffic, physically and perceptually severed Chiswick into north and south, with a particular impact upon Old Chiswick.

3.2.8 More recent development has been infill between railway lines; replacement of former buildings and land used for commercial and municipal activities with office buildings in the built up areas and housing on the edges of open land; and continuing subdivision of larger house plots. Chiswick remains an area of high appeal and is therefore under constant pressure for renewal and intensification.



View northeast along Chiswick Mall near junction with Chiswick Lane (c1910).



View northeast along Chiswick Mall near junction with Chiswick Lane South (2018).



View southwest along Burlington Lane with The George and Devonshire public house (c1900).



View southwest along Burlington Lane and A316, with The George and Devonshire public house (2018).

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 comprises a largely Georgian riverside village ribbon development bounded by a mid-twentieth century arterial road. The conservation area's surroundings comprise:

4.1.2 To the north, across the A4, residential areas ranging from two storey terraces dating from the late nineteenth century to early interwar two storey semi-detached houses.

4.1.3 To the northwest, a gated late 2010s neo-Georgian housing development on the site of a former trading estate/business park.

4.1.4 To the west, Chiswick House and Gardens and surrounding residential areas.

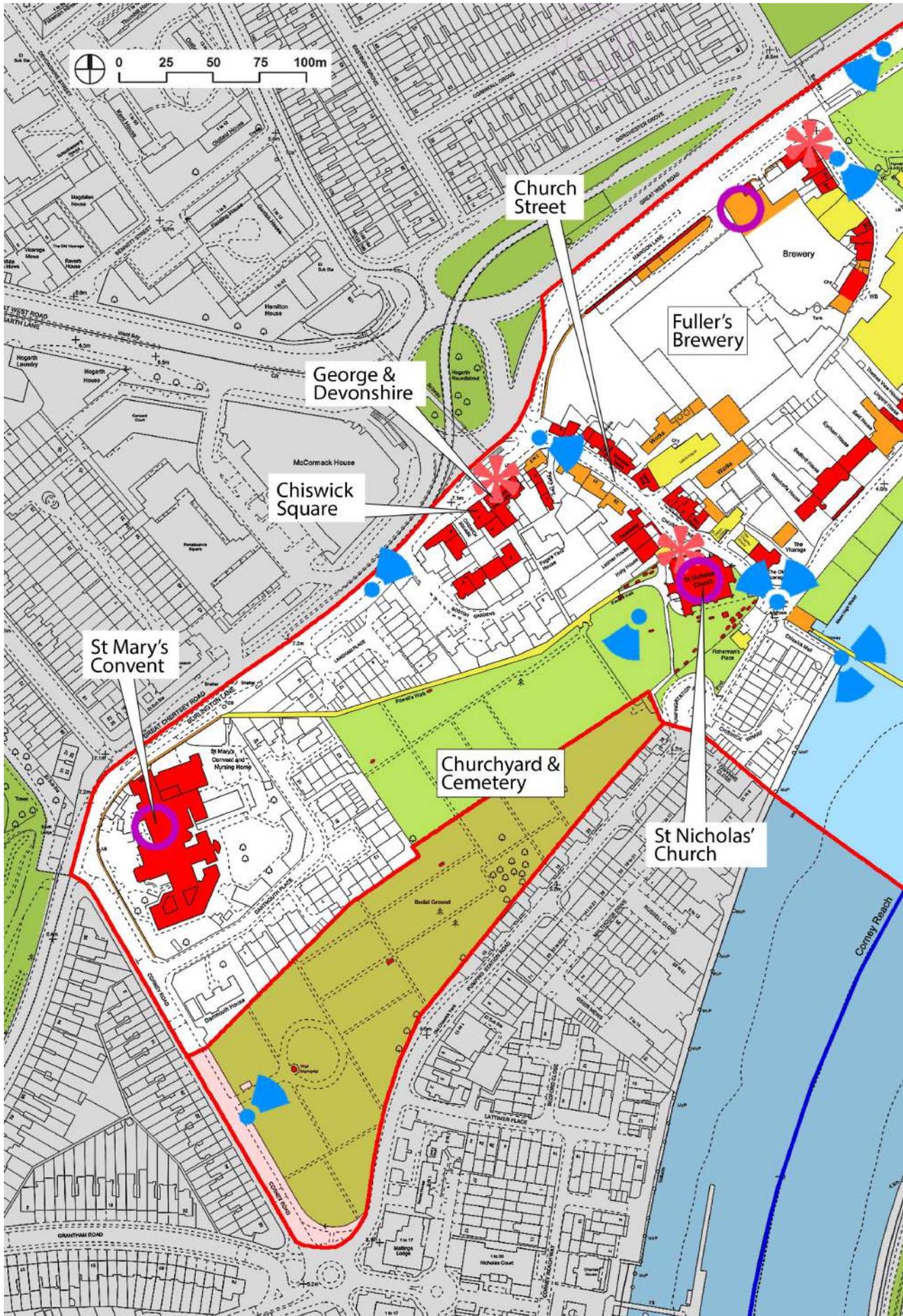
4.1.5 To the southwest, Corney Reach, a late twentieth century neo-Georgian waterfront residential enclave.

4.1.6 To the southeast, across the River Thames, Barnes, in the London Borough of Richmond.

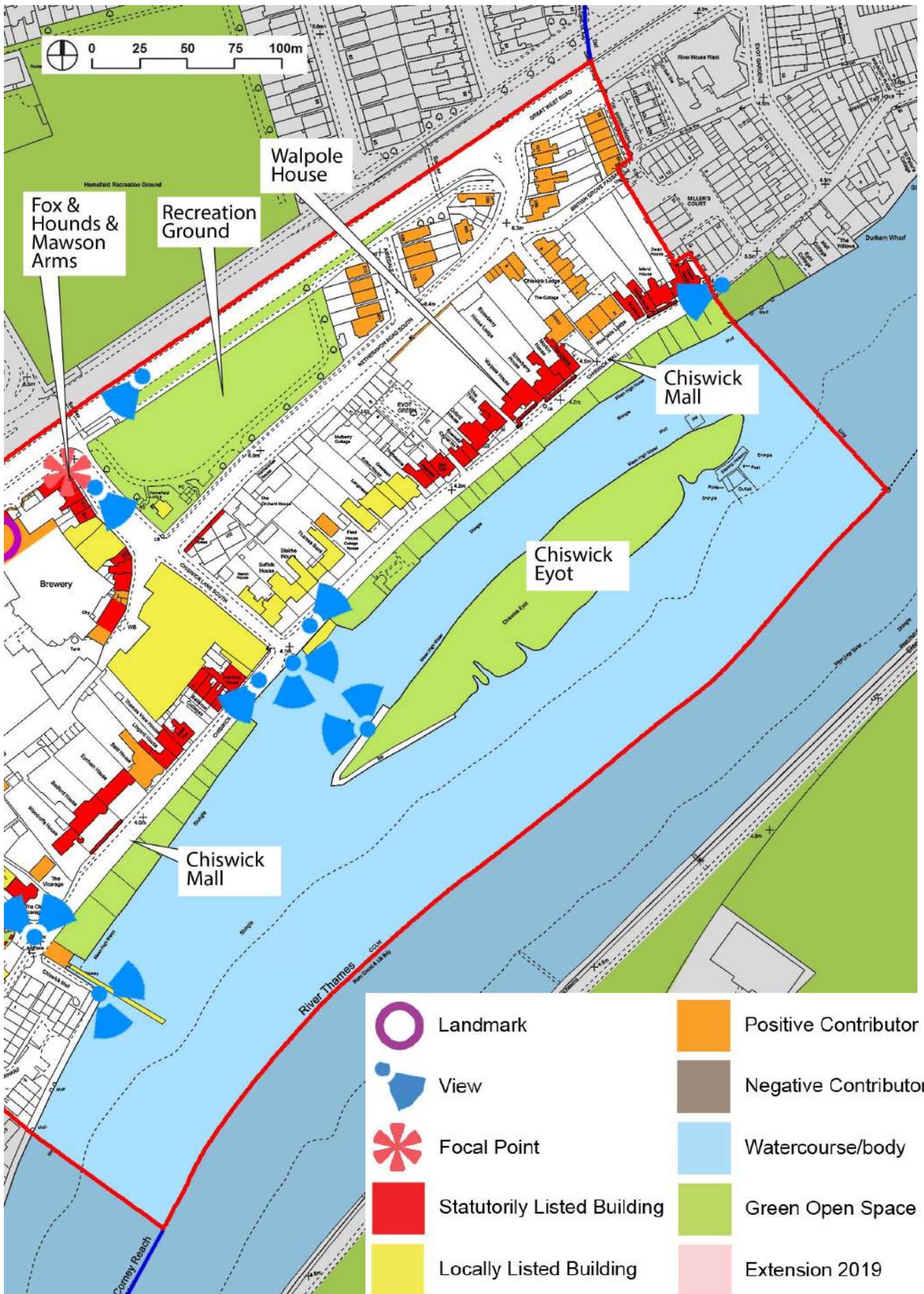
4.1.7 To the east, Hammersmith Mall and riverside, in the London Borough of Hammersmith and Fulham.

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

4.2 The character of the conservation area



Old Chiswick Conservation Area west (see below for key)



Old Chiswick Conservation Area east

4.2.1 Due to the intermingled nature of the conservation area's features, it is not effectively divisible into discrete character areas and is therefore appraised as a whole. Furthermore, because of the tight-knit relationship between river, streets and buildings, the following appraisal includes historic aspects, but is based on a description of the buildings.

4.2.2 The old village of Chiswick near the river was severed from the area to the north through construction of the A4 Great West Road Hammersmith extension in the 1950s. Church Street, Hogarth Lane and Mawson Lane formed the old centre, focussed on the village church of St Nicholas close to the river. From it, Georgian riverside houses on the even earlier Chiswick Mall extend eastward down river to join up with Hammersmith Mall. Some buildings are of the early eighteenth century but most date from the late eighteenth century, punctuated by a few Victorian buildings and buildings of twentieth century origin. The highway separates them from their front gardens, which adjoin the riverbank, an unusual layout and unique in London.

4.2.3 The older buildings include Cedar House and Swan House, of the seventeenth century, and Island House and Norfolk House, a stuccoed pair dating from the early nineteenth century. The Osiers dates from the late eighteenth century but was refaced in the nineteenth century. Morton House is of brown brick and dates from the eighteenth century, Strawberry House dates from 1735 and is also of brown brick. Walpole House is the largest of the group of houses, and behind the irregular front lies a house with late Tudor origins (according to Pevsner).

4.2.4 Part way along the Mall, Chiswick Lane ran north to Chiswick High Road. This section is now named Chiswick Lane South because of its interruption by the Great West Road. Along this and around the corner into Mawson Lane are the brewery buildings and plant complex, and public house.



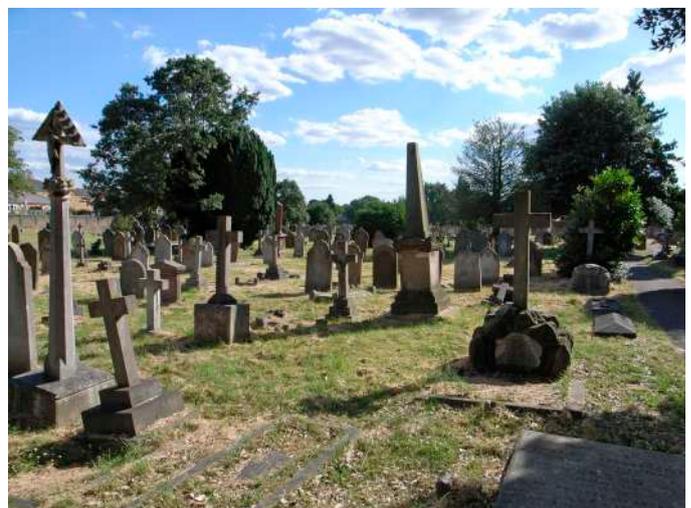
St Nicholas' Church from the churchyard to the southwest.



Walls, piers and gates, St Nicholas' Church.



Powells Walk, St Nicholas' Churchyard.



Old Chiswick Cemetery.

4.2.5 An area of playing field (now Homefield Recreation Ground South) fringing the north side of Netheravon Road (now Netheravon Road South) was cut off from the much larger area of Homefield Recreation Ground by the Great West Road. This and some early twentieth century housing are included in the conservation area.

4.2.6 Church Street is medieval in origin. At right angles to the river, it is a complete street in every sense with (former) shops and an inn, and retains that appearance. The tower of St Nicholas dominates the area by providing a focal point as well as being a terminating feature for Chiswick Mall. It is believed that construction started in 1435. It is built of ragstone with buttresses and a southwest stair-turret, battlements, and square headed belfry windows. The church (Grade II*) was mostly rebuilt by JL Pearson in 1882-4. He incorporated into the chancel three windows made for William Burges' intended rebuilding of 1861. The churchyard has many separately listed monuments and has an open character, which is enclosed by eighteenth and nineteenth century walls. It contains the graves of several individuals of notable historic interest such as Hogarth, Foscolo and JM Whistler. The southern wall has an inscription tablet dated 1838. The wall is constructed in English bond brick and extends approximately 20 metres. Attached to it are early to mid-nineteenth century memorial tablets and a monument to Edward Crisp, dated 1739, with heraldic cartouche. On the northern side the boundary wall forms a pathway called by Powells Walk, a long passageway enclosed by high walls.

4.2.7 Church Street contains many fine listed buildings of the eighteenth century or earlier. The setting is quite idyllic and the eighteenth century character mostly remains. The Old Vicarage was rebuilt around 1657 and in the eighteenth century was stuccoed. The large back extension is of 1890. Vine House (Grade II) is late eighteenth century, constructed of brown brick and has original front railings and gate. 1 & 2 (Grade II) is an old coaching inn formerly called the Old Burlington. It dates from the sixteenth



The Chapter House and Old Vicarage, Church Street.



Vine House and St Denys Cottage, Church Street.



October House and Holly House, Church Street.



Holly House and Latimer House, Church Street.

century with an overhanging upper floor and exposed timber frame. Lamb Cottage is eighteenth century, and is in front of the former nineteenth century brewery building. The rest of the street has more eighteenth century houses: Brampton House (Grade II), with weather-boarded south oriel window; Ferry House, seven bays with a Venetian window; and Wistaria House (Grade II), of brown brick and sash windows. The former post office (Grade II) has a pleasant shopfront with a good fascia and console brackets. Latimer House and Holly House (Grade II) were formerly one eighteenth century house. They are sixteenth century in origin and constructed of brown brick in Flemish Bond. The central entrance has a six-panelled door. It also has a fine original eighteenth century wrought iron gate. The former post office, 7, Wistaria House, the garden wall to Wistaria House, Ferry House, Brampton House, Burlington Corner, 1 & 2 (Old Burlington), Vine House, and the railings and gate to Vine House form an eighteenth century group.

4.2.8 Off Church Street to the west is Pages Yard. This is an informally landscaped intimate cul-de-sac containing four two storey seventeenth century cottages (Grade II). There is a larger twentieth century house at the end. The area is very picturesque with early garden walls.

4.2.9 Off Burlington Lane is Chiswick Square, a group of two-to-three storey late seventeenth century houses set around a central entrance yard. At the centre and most dominant is Boston House (Grade II), which is the largest of the houses, refaced in the late eighteenth century and constructed of brown brick with red dressings. The setting is very formal with paving and walls. To the rear and side is a carefully designed twentieth century housing development (Boston Gardens). The layout features dark brick and careful use of linking garden walls and arches.



1 & 2 The Old Burlington, Church Street.



Lamb Cottage, Church Street.



Ferry House and Brampton House, Church Street.



Wistaria House, Church Street.

4.2.10 On Burlington Lane is the George and Devonshire public house (Grade II). This is a landmark building and can be seen clearly from the adjacent highway. It is of three storeys and eighteenth century with a smaller side addition of the nineteenth century.

4.2.11 St Mary's Convent was constructed in 1896 and designed by Charles Ford Whitcombe. The original building is picturesque in a free Arts and Craft Gothic. The chapel has a small tower and weather vane. It has been much extended for use as a hospital but the original character essentially remains. The building and the enclosing walls form a landmark along Burlington Lane. The front entrance and cast iron gates are particularly well detailed. It is set within well established and planted gardens which enhance its setting. Some of the grounds were divided off to form Dartmouth Place, a simple housing estate.

4.2.12 The appearance of Chiswick Mall is still almost wholly that of the riverside village of wealthy landowners. The houses' boundary walls, railings, gates and the paving stones, as well as the overall rustic appearance of the shrubs and trees, all form part of the character of the area. The natural landscape of the island, here Chiswick Eyot, increases the character of being a quiet and relaxed retreat.

4.2.13 The houses are all on the north side. The river is unembanked with small front gardens between the street and water. Moving from east to west, Cedar House and Swan House (both Grade II) are late eighteenth century and of three storeys in brown brick with double-hung sashes in reveals with rubbed flat arches.

4.2.14 Island House and Norfolk House (Grade II) are early nineteenth century and of three storeys, with a rusticated basement and double-hung sashes. The first and second floors have giant Corinthian



Former post office & 7 Church Street.



Pages Yard off Church Street.



Chiswick Square off Burlington Lane, with Boston House centre.



The George and Devonshire public house, Burlington Lane

pilasters. The first floor outer windows have a surround of pilasters, entablature and pediment. At the centre a ground floor colonnade of paired Ionic columns and balustraded balcony above. St John's House (Grade II) is similar but plainer. The former Chiswick Maternity Hospital of 1912 was recently demolished and the site redeveloped as residential. The Osiers (Grade II) is a stuccoed front on an older house.

4.2.15 Next is Morton House, which is late eighteenth century, in brown brick with red dressings. It also has a round-headed doorway with elaborate traceried fanlight and six panelled fielded door. Strawberry House (Grade II*) was created from the joining of two houses in 1835. It is in brown brick with two storeys and an attic. It features a cast iron porch with columns supporting a balcony.

4.2.16 Walpole House (Grade I) is the largest and most complex of the houses in the Mall. It is listed as late seventeenth century and early eighteenth century. It is constructed in brown brick with red brick dressings, of three storeys, with double-hung sashes and flat arches. The porch features Corinthian pilasters on plinths supporting entablature and enclosing panelled Tuscan pilasters. The boundary includes a fine wrought iron gate and screen, and gateposts with globe finials. The gardens to the rear of Walpole and Strawberry Houses are on the English Heritage Register of Parks and Gardens. Morton, Walpole and Strawberry house form a group and are listed, in part, for their group significance.

4.2.17 Continuing westward, The Tides and Orford House (both Grade II) by John Belcher, 1886, are a pair of Victorian houses, one featuring hanging tiling and the other timber-framing to the gables. Riverside House and Cygnet House (both Grade II) are an early nineteenth century pair of three storey cottages, in brown brick and with a trellis to the porches. Oak Cottage (Grade II) is again early nineteenth century, of two-storeys but stuccoed with a moulded cornice and parapet with pineapple finials.



St Mary's Convent, Burlington Lane



Slipway, end of Church Street, Chiswick Mall.



Cedar House and Swan House, Chiswick Mall.



St John's, Norfolk and Island Houses, Chiswick Mall.

4.2.18 Magnolia and Thamescote (both Grade II) are both eighteenth century and of three storeys. Magnolia's windows have glazing bars and iron balconettes on the second floor. Greenash is an interesting Victorian house of 1882 by John Belcher for Sir John Thorneycroft (whose wharf lay just west of the church) in a wildly Arts and Craft style. It features high gables and tall chimneys. After this is a number of Victorian houses of 1875 on the site of the old prebendal manor house. The row of houses is elaborately detailed with, for example, fruity swags. The buildings are nicely grouped and have high boundary walls. Although they are staggered in plan, they all have a balustraded parapet and are the same height. However, some have been extended by obtrusive roof extensions.

4.2.19 Red Lion House (Grade II) is an early eighteenth century brick former brewery-related inn, which was later stucco fronted with double-hung sashes in surrounds and a six-panelled door with fanlight. At right angles to the road and forming a little group enclosed by the brewery are two storey stuccoed Belle Vue Cottages. The front elevation of 1 faces the Mall. The setting is particularly picturesque with cobbles and an eighteenth century metal gate and piers to the enclave. Adjoining, Belle Vue (Grade II) is also eighteenth century and of two storeys but in brown brick with a rendered eaves cornice and parapet.

4.2.20 Next is a pair of early eighteenth century houses called Thames View and Lingard House (Grade II), of brown brick and three storeys featuring doorhoods on brackets. Lingard House projects very slightly and has one dormer. Eynham House and Bedford House (Grade II*), were originally one with an eighteenth century front but the house dates from 1665. In the grounds of Bedford House is a gazebo (Grade II). Woodroffe House (Grade II) is early eighteenth century with the third storey added probably in the late eighteenth century. It is constructed of brown brick, with red dressings and a slight central projection.



Osiers, Chiswick Mall.



Morton House, Chiswick Mall.



Strawberry House, Chiswick Mall.



Walpole House, Chiswick Mall.



Orford House and The Tides, Chiswick Mall.

4.2.21 Fuller's Brewery (formerly Griffin Brewery) is a large complex of outstanding industrial buildings from the eighteenth and nineteenth century. The group is synonymous with the history of Chiswick and is a reminder of the former industry of the area. The group of buildings provide a visual landmark. Both the Georgian and Victorian buildings are essential to the industrial character of the area. However, most of the late twentieth century additions are of no intrinsic interest.

4.2.22 The central part is now offices (Grade II) and was built as the owner's residence in the eighteenth century. It is constructed of brown brick and is of three storeys with iron balconies. Attached to this is the former brewery of differing dates, with fermenting chambers. There are also various pitched roof warehouses, towers with clapboarding, sheds and warehouses in stock brick, which contribute to the areas appearance, as well as the cobbled yard.

4.2.23 Comprising The Fox and Hounds and Mawson Arms public house and 112 to 118 (even), Mawson Row (Grade II*), on the corner of Mawson Lane and Chiswick Lane South, is a terrace of five townhouses from around 1715, built for Thomas Mawson, founder of Fuller's Brewery. 110 was converted to a public house in 1897. These are in brown brick with red brick dressings and rubbed brick bands, slated mansard roofs and dormers with tall brick chimneys. The garden house (Grade II) is of two storeys (set parallel to the road and behind the wall, this now has no garden) and may have been designed for Mawson around 1897 and the brewery converted the ground floor into a public house known as The Fox and Hounds as an extension to the Mawson Arms. These houses are a fine and unusual survival of early eighteenth century architecture and interiors, and form a landmark on the Great West Road. All the surrounding walls, garden walls and archways are a feature of the area.

4.2.24 The tall late seventeenth century wall (Grade II) at the back of the gardens of the Chiswick Mall houses is part of the old boundary wall of the old prebendal manor house, which stood at the corner of Chiswick Lane. The house used to be the rural retreat of the scholars of Westminster School after 1571. The wall is severed in sections but stretches the entire length of Netheravon Road South. It is historically



Cygnet House and Riverside House, Chiswick Mall.



Oak Cottage, Chiswick Mall.



Thamescote and Magnolia, Chiswick Mall.



Greenash, Chiswick Mall.



Red Lion House, Chiswick Mall.

important to the area and constructed of mainly old brown brick. There is no path on this side of the street and it is generally landscaped with grass or gravel providing an informal setting. The views into the rear of the houses is generally restricted by the height of the wall. Nevertheless any additions adjoining the wall or alterations to the rear of the houses will have an effect on the appearance of the area. The character of Netheravon Road South is mainly open in nature. This is because Homefield Recreation Ground South provides a green space and the rear of many of the houses of Chiswick Mall are full-length gardens. There are a few infill developments such as Eyot Green, but the essential garden areas, which contribute to the eighteenth century character, remain. At the end of Netheravon Road South and also in Airedale Avenue South are a number of early twentieth century houses forming part of the estate severed by the Great West Road.

4.2.25 The small river island of Chiswick Eyot is included in the conservation area. The willows (osiers) growing on the island have been used at least since 1800 as a source of withies (flexible willow branches) for the weaving of baskets. Pollarding of the osiers helps to maintain the character of the Eyot by keeping the appearance tidy and also secures the Eyot against erosion.

4.2.26 Halfway along the Mall are the remains of the draw dock. Local historian Gillian Clegg writes: *Produce for and from Chiswick industries was unloaded and loaded from barges at the draw dock on Chiswick Mall, opposite Chiswick Lane South. A draw dock is a gently sloping bank in a tidal river where boats can be run up. The draw dock was very busy in the nineteenth century bringing in hops and malt for the breweries, old ships' ropes for the Chiswick Press and coal and timber. The osiers cultivated on Chiswick Eyot were loaded to be transported to basket-making firms and market garden produce sent to the metropolis.*



Belle Vue Cottages, Chiswick Mall.



Lingard House and Thames View, Chiswick Mall.



Said House, Chiswick Mall.



Eynham House, Chiswick Mall.



Woodroffe House, Chiswick Mall.



Private garden between river and Chiswick Mall.



Wall to rear gardens of houses on Chiswick Mall, Netheravon Road South.



The Fox and Hounds and Mawson Arms public house and 112 to 118 Mawson Row, Chiswick Lane South.



Fuller's Brewery building, Chiswick Lane South



Fuller's Brewery building, Chiswick Lane South

5 Recent/new developments and their impact

5.1 The built-up and highly-protected nature of the conservation area has meant that, where possible, recent, new and proposed development takes the form of relatively small infill and backland residential schemes.

5.2 The most recent of the larger scale projects was the early 2010s redevelopment of the Chiswick Maternity Hospital site between Chiswick Mall and Netheravon Road South. This takes the form of two groups of town houses, one of which, Riverside Lodge, faces the river in line with the historic buildings on the Mall.

5.3 In the mid-2010s the Lamb Brewery building behind Church Street was sensitively redeveloped as offices and flats.

5.4 There is considerable variation in and debate about the degree to which these developments have been sympathetic to the character of the conservation area.

5.5 Recent, new and proposed development also includes the ongoing demand for the refurbishment and renovation of existing buildings, most of which are major contributors to the conservation area.



Riverside Lodge, Chiswick Mall.



Chiswick Lodge, Netheravon Road, behind Riverside Lodge, Chiswick Mall.



Earlier development from the late 20th century, Chiswick Mall.



Redeveloped Lamb Brewery, Church Street.

6 Key views, local views and focal points

6.1 Views in the conservation area fall into three broad categories:

- Panoramas of the River Thames and its associated features
- Street-enclosed vistas, often with landmark terminators
- Serial vision sequences which combine attributes of both of the above

6.2 The most important views are those to be had from the both banks of the river and from Chiswick Eyot to Chiswick Mall. The most striking of these is the panorama, encompassing both upriver and downriver, from the pathway above the Church Street slipway. At low tide it is possible to walk across to the Eyot and view the Mall in its entirety.

6.3 The long vistas provided by the Mall and the sequential views along both Church Street and Chiswick Lane South are notable, as are views across the cemetery of and from St Nicholas' Church.

6.4 Views of notable brewery-related buildings along the northern perimeter are compromised by the appearance of and conditions on the A4 and A316.

6.5 The main focal points of the conservation area are the two public houses on the northern perimeter and St Nicholas' Church.



Panoramic view from the northwest bank of Chiswick Eyot across the Thames to Chiswick Mall.



View from the south end of the Mall northeast and downriver along the Thames towards Hammersmith.



View from the south end of the Mall southwest and upriver along the Thames towards Barnes.



Vista northwest along Church Street.



Vista southeast along Church Street.



Vista looking northeast along Chiswick Mall from Church Street.

7 Open spaces and trees

7.1 Designated Local Open Spaces are:

- Homefield Recreation Ground South
- St Nicholas' Churchyard and Chiswick Old Cemetery

7.2 Despite its proximity to the A4 Great West Road, the recreation ground is screened from it by a perimeter row of mature trees and shrubs. The cemetery has a more peaceful, almost rural setting.

7.3 Though private, the gardens between the Mall and the river provide an important visual amenity and are an important aspect of the area's character.

7.4 The most important open space is the River Thames with its associated features, which vary from hour to hour and season to season. Most of the conservation area lies within the Thames Policy Area, a London-wide designation under the Thames 2100 plan. The river itself is part of the Blue Ribbon network, which the Local Plan seeks to protect and enhance. The foreshore and Chiswick Eyot are designated Metropolitan Open Land under the London Plan.

7.5 As well as providing a positive visual impact, the open green and blue spaces are also beneficial for the environment and ecology. The foreshore and Chiswick Eyot are designated Sites of Importance for Nature Conservation (SINC). The Eyot is also a designated Local Nature Reserve.



The Thames foreshore at low tide with Chiswick Eyot to the right.



Northwest bank of Chiswick Eyot with stabilising treatments.



Homefield Recreation Ground South.



Chiswick Old Cemetery.

8 Condition of the conservation area, maintenance and alterations

8.1 The condition of the conservation area is mostly good throughout: this includes the maintenance of buildings, structures, public realm, highway, green and blue spaces.

8.2 The most severe detractor is not from any building, but from the heavily trafficked and hostile pedestrian environment of the A4 Great West Road, the Hogarth Roundabout with its flyover and the A316.

8.3 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.

8.4 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.

8.5 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.

8.6 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.

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

8.8 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.

9 Future development in Chiswick

9.1 The Old Chiswick Conservation Area sits some distance away from the main Opportunity Areas in the borough, though it has the potential to be affected by inappropriate development at the eastern end of the Great West Corridor, which has been identified as one of the new Opportunity Areas in the emerging London Plan. The planned approach to heights and massing detailed in other local plan documents will aid in the aspiration for heritage-led regeneration in the area, resulting in heritage and new development influencing each other and creating a harmonious environment where neither is stifled.

9.2 Should the occupants of the Fullers or McCormack House sites vacate and new owners seek to develop the site, any new development, if not carefully designed, could negatively impact on the conservation area.

9.3 This conservation area could be affected by works in the adjacent London Borough of Hammersmith and Fulham (LBHF), although the adjacent The (Hammersmith) Mall Conservation Area Appraisal and LBHF policy on tall buildings policy seek to protect their Mall, which would, by default, protect Old Chiswick.

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

The Old Chiswick Conservation Area is notable for its seventeenth and eighteenth century village character. 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.

10.1 Strengths

- Historic remnant of the original settlement of Chiswick Village and its prosperous Georgian era.
- Home of St Nicholas' Church, the oldest structure in Chiswick and its historic graves.
- The listed wall on Netheravon Road South is important to the appearance and history of the area.
- The vegetated island of Chiswick Eyot provides a natural contrast with the architectural elevations of the mall and is the last island of rural scale before the increasingly urban and metropolitan River Thames downstream.
- Unique Chiswick example of where private gardens extend down to the riverbank.
- Gardens are well maintained with their own distinct identity.
- Mature riverside trees.
- Good quality public realm.
- From the river and the tow path on the southern bank of the Thames, a sequence of views of the historic townscape along the riverside between and Chiswick and Hammersmith unfolds, including the spire of St Nicholas' Church, the tower of the former Lamb Brewery and Chiswick Eyot.
- High quality York Stone paving.

10.2 Weaknesses

- Inappropriately placed renewable energy equipment.
- Strategic separation from Hammersmith Mall, which is a natural continuation of similar built form.
- Severance from rest of Chiswick by the A4 Great West Road and the A316.

10.3 Opportunities

- Need for sympathetic attitude to street furniture and fittings.
- Article 4 for Renewable Energy equipment.
- Special attention should be given to the properties fronting the riverside walk.
- Views from the river should be considered.
- Maintain the front garden areas by the riverside and the boundary treatment, to preserve the open riverside character.
- The house boundary treatments generally should be carefully preserved, to relate to the architectural quality and character kerbs, paving or grass verges should be maintained as such and not standardised.
- Greater conservation of Chiswick Eyot.
- Maintain the industrial appearance and use of the brewery, and try to retain mixed use in Church Street rather than all becoming residential.
- Preservation of original features, fittings and fabric, including granite streetscape features.
- Enhancement of the setting of St Nicholas' Church.
- The need for the continued conservation and restoration of the surviving fragments of seventeenth, eighteenth and nineteenth century Old Chiswick, which includes listed buildings valued for their historic and cultural associations.
- Improving the connections to Chiswick House and Gardens and Hogarth House via Church Street and the Hogarth Roundabout.
- The protection of key views along and across the river to St Nicholas' Church, former Lamb Brewery, Chiswick Mall and the Barnes riverbank.
- Original features should be retained or reinstated.

- Satellite dishes, TV aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.
- Original chimney stacks which are visible from the street or public spaces should be kept. Original chimney pots should not be removed.
- Alarm boxes should be located away from important architectural detail so as to minimise their effect on the townscape quality of an area and the appearance of the building on which they are located.

10.4 Threats

- Requirements for extensions to increase space: high quality individual solutions respecting the historic buildings and layouts necessary.
- Proposals to infill gardens by proposed development and extensions.
- Cycles of repair needed for the historic boundary walls and conflicts with trying to retain trees.
- Constant maintenance needs of non-standard highway materials, resulting from tidal inundation, and vehicles, versus retaining character and quality
- Pressures of parking and through-traffic with brewery vehicles.
- Redevelopment seeking to be out of scale, because of the high property value.
- Enclosure of riverside gardens and gentrification.
- Backland development should be avoided, any development should be fine grained.
- Flooding as a threat to historic building fabric.
- Moorings as a threat to the character of the conservation area

10.5 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.

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

Statutorily listed buildings		Grade of listing
Burlington Lane	Convent of St Mary and Hospital of St Joseph	II
Burlington Lane	The George and Devonshire Arms Public House	II
Chiswick Lane South	Wall of Fuller's Brewery fronting Great West Road	II
Chiswick Lane South	Garden House to Rear of 110	II
Chiswick Lane South	110, The Fox and Hounds and Mawson Arms Public House & 112-118	II
Chiswick Lane South	130-134 Mawson Row	II
Chiswick Lane South	Fuller's Brewery Middle Section	II
Chiswick Mall	Walpole House	I
Chiswick Mall	Gates and Screen to Walpole House	II*
Chiswick Mall	Strawberry House	II*
Chiswick Mall	Bedford House & Eynham House	II*
Chiswick Mall	Oak Cottage	II
Chiswick Mall	Cygnets House & Riverside House	II
Chiswick Mall	Magnolia & Thames Cote	II
Chiswick Mall	The Tides and Orford House	II
Chiswick Mall	Cedar House	II
Chiswick Mall	Morton House including Railings	II
Chiswick Mall	The Oziers	II
Chiswick Mall	Railings and Gate of Strawberry House	II
Chiswick Mall	St John's House	II
Chiswick Mall	Norfolk House	II
Chiswick Mall	Island House	II
Chiswick Mall	Swan House	II
Chiswick Mall	Red Lion House	II
Chiswick Mall	Thames View	II
Chiswick Mall	Lingard House	II
Chiswick Mall	Belle Vue Cottages	II

Chiswick Mall	Belle Vue	II
Chiswick Mall	Woodroffe House including Garden Wall	II
Chiswick Mall	Railings of Morton House	II
Chiswick Mall	Garden Wall and Railings to Island House	II
Chiswick Mall	Garden Wall and Railings to Norfolk House	II
Chiswick Mall	Garden Wall to Bedford House	II
Chiswick Square	2 & 6 including Railings to 6	II
Chiswick Square	3	II
Chiswick Square	4	II
Chiswick Square	Boston House including Railings and Paving Stones	II
Church Street	The Vicarage	II
Church Street	Old Burlington	II
Church Street	Vine House including Railings and Gate	II
Church Street	Burlington Corner	II
Church Street	Latimer House & Holly House	II
Church Street	Garden Wall, Iron Gates and Screen to Latimer House	II
Church Street	Brampton House & Ferry House	II
Church Street	The Guardship	II
Church Street	Post Office	II
Church Street	Wistaria including Garden Wall	II
Church Street	Church of St Nicholas and Attached Walls	II*
Church Street	Whistler Memorial	II
Church Street	De Louthembourg Memorial	II
Church Street	Foscolo Memorial	II
Church Street	Crisp Memorial	II
Church Street	Woodroffe Memoria	II
Church Street	Knowles Memorial	II
Church Street	Townley & King Memorials	II

Church Street	Hudson & Austin Memorials	II
Church Street	Austin Memorial	II
Church Street	Hogarth Memorial	II
Church Street	Boch & Wright Memorials	II
Church Street	Watkins Memorial	II
Church Street	Chest Tomb	II
Church Street	Group of Two Chest Tombs	II
Church Street	Group of Five Chest Tombs and Headstone in Railed Enclosure	II
Church Street	Group of Nine Chest Tombs	II
Church Street	Churchyard Wall	II
Corney Road	Cross of Sacrifice	II
Corney Road	Tomb of Frederick Hitch VC	II
Corney Road	Tomb of Sir William Blake Richmond	II
Netheravon Road South	Rear Garden Wall to The Hollies, Chiswick Mall	II
Page's Yard	1-3	II

Locally listed buildings

Chiswick Lane South	120
Chiswick Lane South	120A
Chiswick Lane South	Homefield Lodge
Chiswick Mall	Boundary Marker
Chiswick Mall	Drawdock
Chiswick Mall	Ferry Causeway
Chiswick Mall	Field House
Chiswick Mall	Greenash
Chiswick Mall	Heron House
Chiswick Mall	Part of Fuller Brewery
Chiswick Mall	Lamp Posts
Chiswick Mall	Longmeadow
Chiswick Mall	Prospect Cottage
Chiswick Mall	Staithe House
Chiswick Mall	Suffolk House
Chiswick Mall	Sutton House
Chiswick Mall	Thames Bank
Church Street	Fishermans Place
Church Street	Lamb Brewery
Church Street	Orchard House
Church Street	St Denys Cottage
Church Street	Chapter House
Powell's Walk	Brick Walls
Powell's Walk	Old Gatehouse and Pillars

Other designations

Chiswick Mall	Walpole House Garden	II
Chiswick Mall	Strawberry House Garden	II

See 1.1.5 above

Local open space

Homefield Recreation Ground South

St Nicholas' Churchyard and Chiswick Old Cemetery

Other records

Cross of Sacrifice War Memorial is catalogued on the War Memorials Trust online database (reference 106032) and on the Imperial War Museum's online database (reference 37164).

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

109-120 AIREDALE AVENUE SOUTH W4 2PX

1-5 BOSTON GARDENS W4 2QJ
 35-40 BRITISH GROVE SOUTH W4 2PU
 1 ST MARYS CONVENT AND NURSING HOME, 28
 BURLINGTON LANE W4 2QE
 2-6 (EVEN) BURLINGTON LANE W4 2QE
 ST MARYS CONVENT AND NURSING HOME, 28
 BURLINGTON LANE W4 2QE
 THE GEORGE AND DEVONSHIRE, 8 BURLING-
 TON LANE W4 2QE

112-120 (EVEN) CHISWICK LANE SOUTH W4 2QA
 120A CHISWICK LANE SOUTH W4 2QA
 132 CHISWICK LANE SOUTH W4 2QA
 THE FOX AND HOUNDS, 110 CHISWICK LANE
 SOUTH W4 2QA
 HOMEFIELD LODGE, CHISWICK LANE SOUTH W4
 2QA
 GRIFFIN BREWERY, CHISWICK LANE SOUTH W4
 2QB
 1-3 RIVERSIDE LODGE, CHISWICK MALL W4 2AZ
 1 & 2 EYNHAM HOUSE, CHISWICK MALL W4 2PJ
 BEDFORD HOUSE, CHISWICK MALL W4 2PJ
 BELL VIEW HOUSE, CHISWICK MALL W4 2PJ
 LINGARD HOUSE, CHISWICK MALL CHISWICK,
 W4 2PJ
 PROSPECT COTTAGE, CHISWICK MALL W4 2PJ
 RED LION HOUSE, CHISWICK MALL W4 2PJ
 SAID HOUSE, CHISWICK MALL W4 2PJ
 THAMES VIEW HOUSE, CHISWICK MALL W4 2PJ
 THE VICARAGE, CHISWICK MALL W4 2PJ
 WOODROFFE HOUSE, CHISWICK MALL W4 2PJ
 1-4 BELLE VUE COTTAGE, CHISWICK MALL W4
 2PP
 COLLEGE HOUSE, CHISWICK MALL W4 2PR
 CYGNET HOUSE, CHISWICK MALL W4 2PR
 FIELD HOUSE, CHISWICK MALL W4 2PR
 HERON HOUSE, CHISWICK MALL W4 2PR
 GREENASH, CHISWICK MALL W4 2PR
 LONG MEADOW, CHISWICK MALL W4 2PR
 MAGNOLIA, CHISWICK MALL W4 2PR
 OAK COTTAGE, CHISWICK MALL W4 2PR
 RIVERSIDE, CHISWICK MALL W4 2PR
 STAITHE HOUSE, CHISWICK MALL W4 2PR
 SUFFOLK HOUSE, CHISWICK MALL W4 2PR
 SUTTON HOUSE, CYGNET HOUSE, CHISWICK
 MALL W4 2PR
 THAMES BANK, CHISWICK MALL W4 2PR
 THAMESCOTE, CHISWICK MALL W4 2PR
 CEDARS HOUSE, CHISWICK MALL W4 2PS
 ISLAND HOUSE, CHISWICK MALL W4 2PS
 MORTON HOUSE, CHISWICK MALL W4 2PS
 NORFOLK HOUSE, CHISWICK MALL W4 2PS
 ORFORD HOUSE, CHISWICK MALL W4 2PS
 ST JOHNS, CHISWICK MALL W4 2PS
 STRAWBERRY HOUSE, CHISWICK MALL W4 2PS
 SWAN HOUSE, CHISWICK MALL W4 2PS
 THE COTTAGE THE OSIERS, CHISWICK MALL W4
 2PS
 THE FLAT, ISLAND HOUSE, CHISWICK MALL W4
 2PS
 THE OSIERS, CHISWICK MALL W4 2PS
 THE TIDES, CHISWICK MALL W4 2PS

WALPOLE HOUSE, CHISWICK MALL W4 2PS
 BARGE FAVORITE, CHISWICK MALL W4 2PW
 BARGE RESOURCEFUL, CHISWICK MALL W4
 2PW
 BREVIT HOUSEBOAT, CHISWICK MALL W4 2PW
 HOUSEBOAT FAVORITE, CHISWICK MALL W4
 2PW
 MAYFLOWER, CHISWICK MALL W4 2PW
 RESOURCEFUL BARGE, CHISWICK MALL W4
 2PW
 1-7 CHISWICK MALL W4 2QH
 1-8 CHISWICK SQUARE W4 2QG
 1-11 CHISWICK WHARF W4 2SR
 1-3 PAGES YARD, CHURCH STREET W4 2PA
 PAGES YARD HOUSE, PAGES YARD, CHURCH
 STREET W4 2PA
 1 & 2 THE OLD BURLINGTON, CHURCH STREET
 W4 2PD
 6 & 7 CHURCH STREET W4 2PD
 BRAMPTON HOUSE, CHURCH STREET W4 2PD
 FERRY HOUSE, CHURCH STREET W4 2PD
 LAMB BREWERY STUDIOS, CHURCH STREET W4
 2PD
 ST DENYS COTTAGE, CHURCH STREET W4 2PD
 LAMB COTTAGE, CHURCH STREET W4 2PD
 VINE COURT, CHURCH STREET W4 2PD
 6A CHURCH STREET W4 2PD
 VINE COURT, CHURCH STREET W4 2PD
 THE CHAPTER HOUSE, CHURCH STREET W4
 2PD
 THE OLD VICARAGE, CHURCH STREET W4 2PD
 THAMES WORKS, CHURCH STREET W4 2PD
 VINE HOUSE, CHURCH STREET W4 2PD
 WISTARIA HOUSE, CHURCH STREET W4 2PD
 20-22 CHURCH STREET W4 2PH
 FISHERMANS PLACE, CHURCH STREET W4 2PH
 HOLLY HOUSE, CHURCH STREET W4 2PH
 LATIMER HOUSE, CHURCH STREET W4 2PH
 OCTOBER HOUSE, CHURCH STREET W4 2PH
 ST NICHOLAS CHURCH, CHURCH STREET W4
 2PH
 THE GUARDSHIP, CHURCH STREET W4 2PH

1-29 DARTMOUTH PLACE W4 2RH

1-12 EYOT GREEN W4 2PT

1-15 LANGHAM PLACE W4 2QL

MULBERRY COTTAGE, NETHERAVON ROAD
 SOUTH W4 2PY
 NETHERAVON HOUSE, NETHERAVON ROAD
 SOUTH W4 2PY
 STRAWBERRY LODGE, NETHERAVON ROAD
 SOUTH W4 2PY
 THE HOLLIES, NETHERAVON ROAD SOUTH W4
 2PY
 THE ORCHARD HOUSE, NETHERAVON ROAD
 SOUTH W4 2PY
 1-8 CHISWICK LODGE, NETHERAVON ROAD
 SOUTH W4 2PZ
 101-109 NETHERAVON ROAD SOUTH W4 2PZ
 191 NETHERAVON ROAD SOUTH W4 2PY
 201 NETHERAVON ROAD SOUTH W4 2PZ

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

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

Note: In 2019, the Civic Centre is due to be relocated to another site in Hounslow.

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

Website: www.hounslow.gov.uk

London Borough of Hounslow – useful email addresses

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

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

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

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow Urban Context and Character Study (2014) for Chiswick

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on Chiswick:

Chiswick History

<http://www.doricdesign.com/Chiswickhistory/ch2013/pages/010%20home.html>

Old Chiswick Protection Society publications and resources:

<http://ocps.btck.co.uk/AboutOldChiswick/OCPSpublicationsresources>

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

Chiswick Past; Clegg, Gillian (1995)

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/>