



# OSTERLEY PARK

Conservation Area  
Appraisal

October 2019



London Borough  
of Hounslow

## Foreword

I am pleased to present the Osterley Park Conservation Area Appraisal. Osterley Park and its surrounding area are an important part of Osterley and Spring Grove 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.

Development in Osterley and Spring Grove offers the opportunity to improve the areas surrounding 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 Osterley Park Conservation Area and will be a guide for developers, residents and planners.

Steve Curran



Councillor Steve Curran  
Leader of the Council and Cabinet Member for  
Corporate Strategy, Planning and Regeneration

## Executive Summary

Presented here is the Osterley Park Conservation Area Appraisal.

The purpose of a conservation area appraisal is to provide an overview of the historic development of the area and to describe the key components that contribute to the special interest of the area. This appraisal aims to:

- describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications
- raise public interest and awareness of the special character of their area
- identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements

This document was subject to public consultation in Autumn 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.

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With special thanks to Gina Richards, David Pavett and Councillor Tony Louki for their advice on drafting.

*Cover photographs from top to bottom:*

*Osterley House*

*St Mary's Crescent*

*Pavilion and Clubhouse*

*Wyke Gardens*

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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 Osterley Park Conservation Area was designated on 19 April 1988, and has not been altered or extended since, although it is proposed that the boundary be extended. Additional protection to the area includes: Osterley House is listed Grade I with subsidiary listed buildings, features and boundaries (many listed under the Jersey Road address); the park is on Historic England's Register of Parks and Gardens of Special Historic Interest; the house and its estate are owned and managed by the National Trust; and the park is Metropolitan Open Land, a Site of Importance for Nature Conservation and an Advert Special Control Area; and Local Open Space.

### 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 Osterley Park Conservation Area, portraying the unique qualities which make the area special, and providing an analysis of the significance of the area. Once adopted, the appraisal will become a material consideration when determining planning applications.

1.2.4 The document is structured as follows: this introduction is followed by an outline of the legislative and policy context (national, regional and local), for the conservation area. Then there is a description of the geographical context and historical development of the conservation area and a description of the buildings within it, the five character areas, together with sections on the condition of the conservation area, recommendations for further designation and future development in Osterley and Spring Grove. 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 Osterley Park Conservation Area is located in the Osterley and Spring Grove district, which is in the north-centre of the borough. It is crossed east-west by the Piccadilly railway line from Central London, the A4 Great West Road and the M4 Motorway (though the latter is not locally accessible). Hounslow town centre lies to the west of the conservation area, and the major trading, industrial, retail and office developments of the Great West Road's Golden Mile lie to the east. The area is dominated by the large open space of Osterley Park, and slopes gently southwards and eastwards towards the Rivers Thames and Brent.

1.3.2 Aside from the park, Osterley is predominantly residential in land use and may be classified as mostly interwar outer suburban.

1.3.3 The area is served by bus and tube. The greatest barrier to movement is the Great West Road with its infrequent crossing opportunities.

1.3.4 Osterley began as a small settlement around the southern edge of the park. In the nineteenth century Spring Grove developed northwards to meet Osterley, which greatly expanded during the interwar years of the twentieth century.

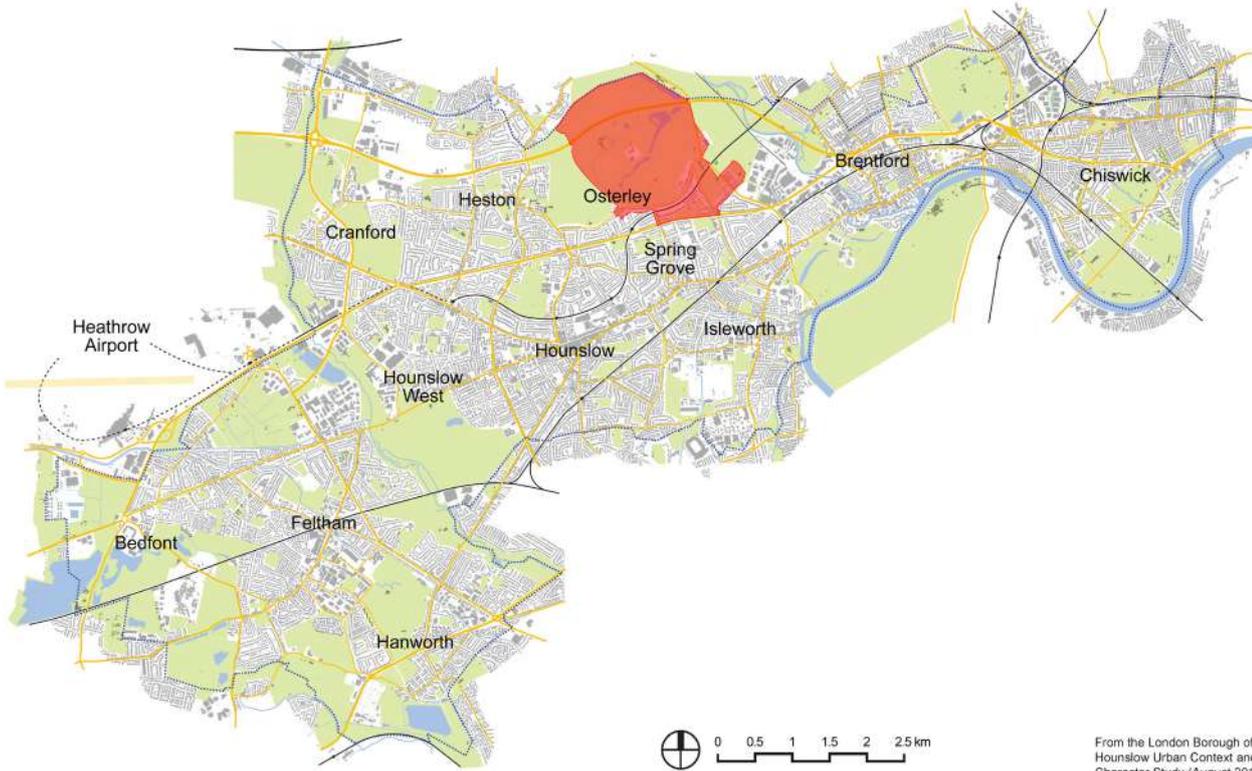
1.3.5 The urban environment is generally of good quality with often wide, tree-lined streets and an even distribution of local centres and open spaces.

1.3.6 The acoustic environment is dominated by aircraft noise and traffic noise when within 50 metres of the A4, beyond which bird song and general urban ambient sounds take over.

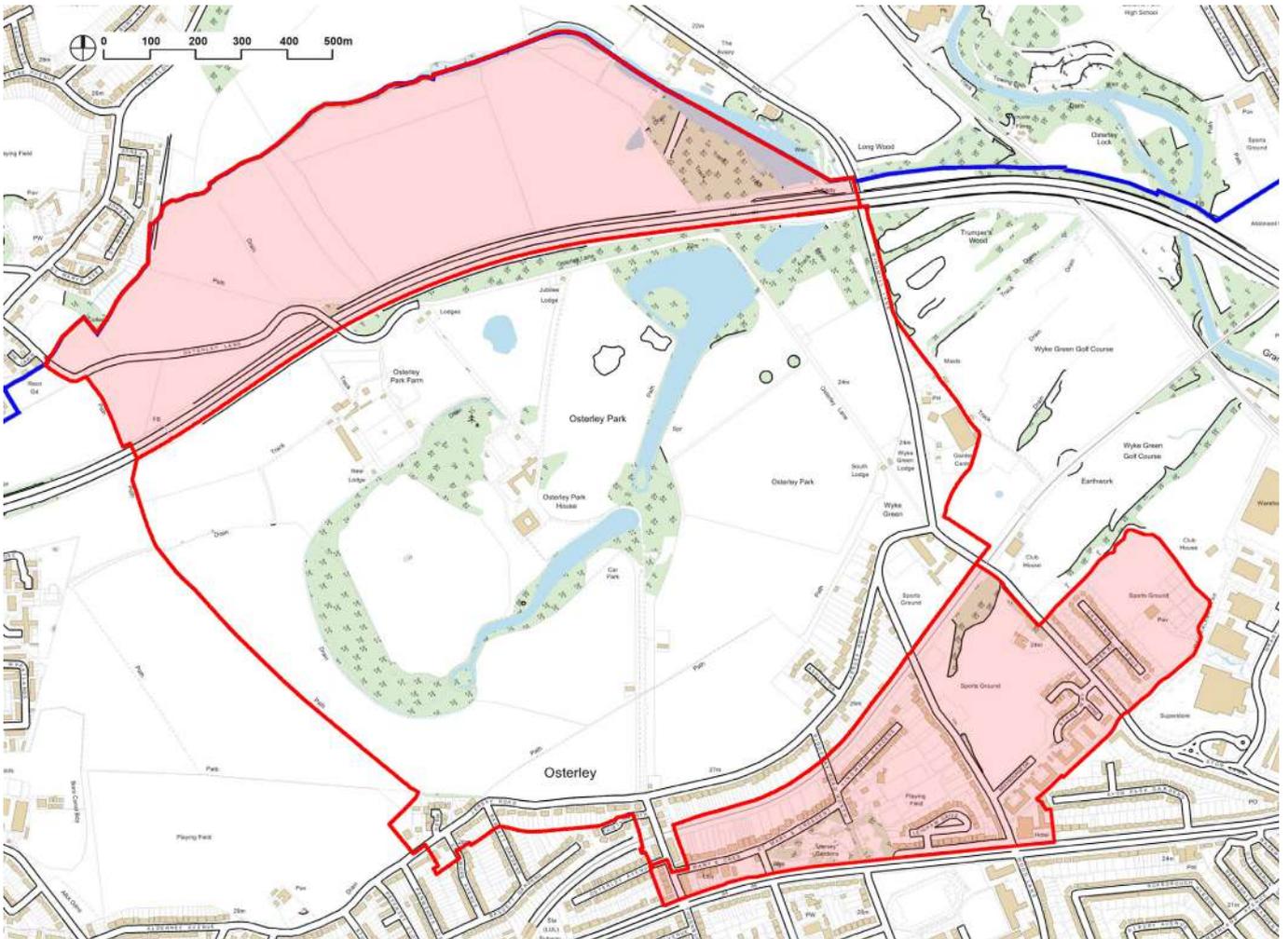
### **Special Interest**

1.3.7 The conservation area itself is an extensive one, comprising for the most part the park itself, late nineteenth century railway-related development and some twentieth century interwar development.

1.3.8 The conservation area's primary special architectural and historic interest derives from Osterley House, its landscaped grounds and rural setting. Houses surrounding the perimeter of the park and to the south across the railway line are also important to the conservation area because they reflect the suburban character of their time built around the railway and later the Great West Road, and their integrity of roofs and architectural features, and quality of materials and design form the setting of the park. Some are older (in terraced form) relating to the earlier railway station and commercial neighbours. There are also relic farm settlement buildings and plot forms.



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



- Borough Boundary
- Area Boundary
- Extension 2019

Osterley Park Conservation Area

## 2 Planning context

### 2.1 National policies

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

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

### 2.2 Regional policies

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

### 2.3 Local policies

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

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

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

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

### 2.4 Implications of designation

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

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

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

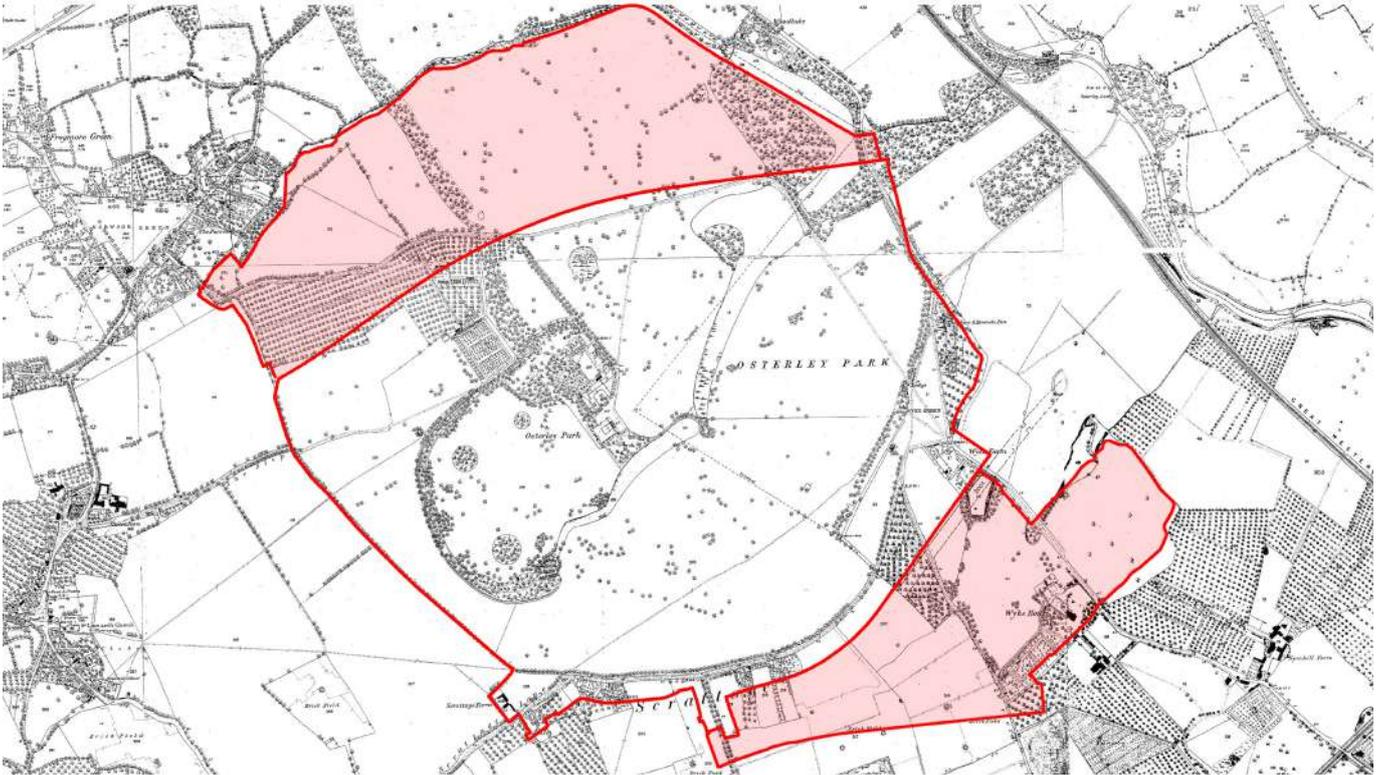
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the 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 an adjustment be made to the conservation area boundary. This takes the form of an extension to take in the locally designated Area of Special Character and three adjacent areas to the southeast, and an extension north to the borough boundary.

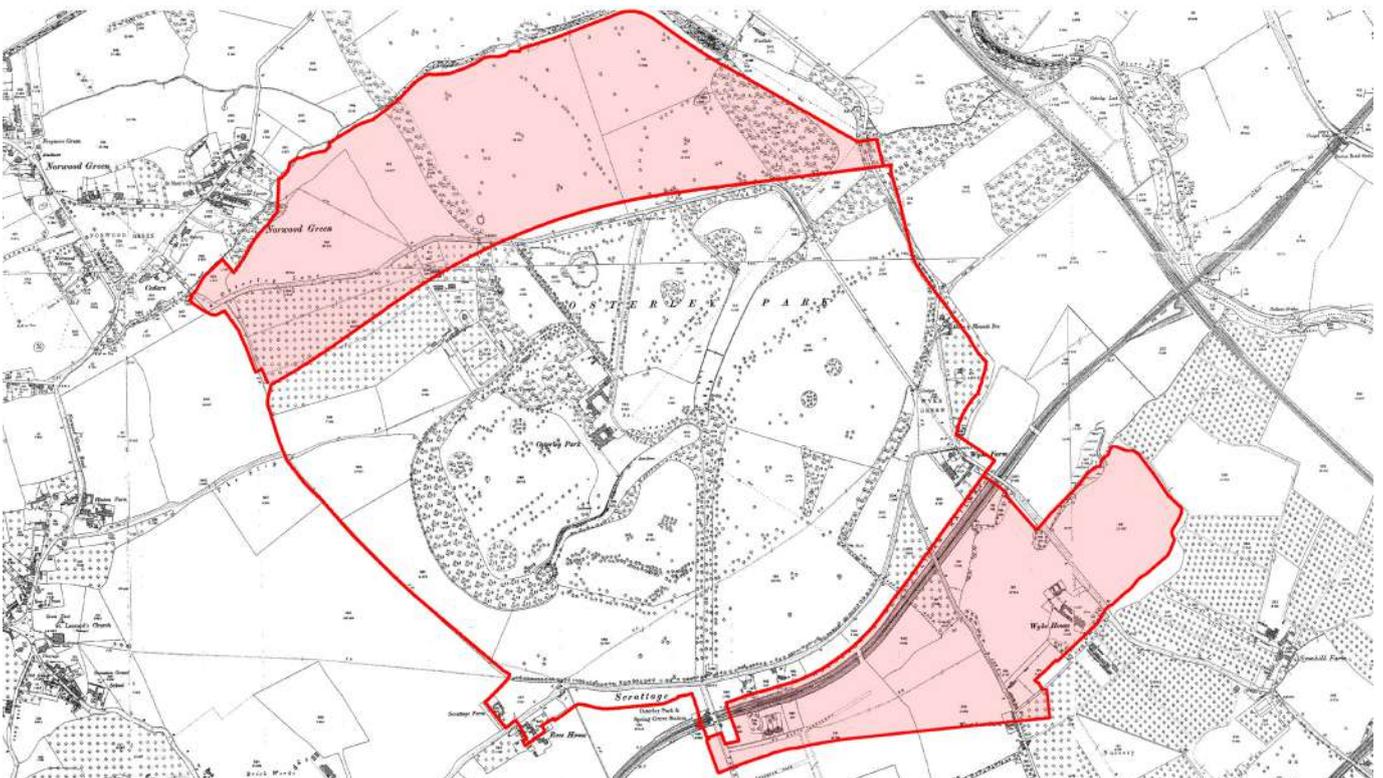
### 3 Historic development of the area

#### 3.1 Historic maps

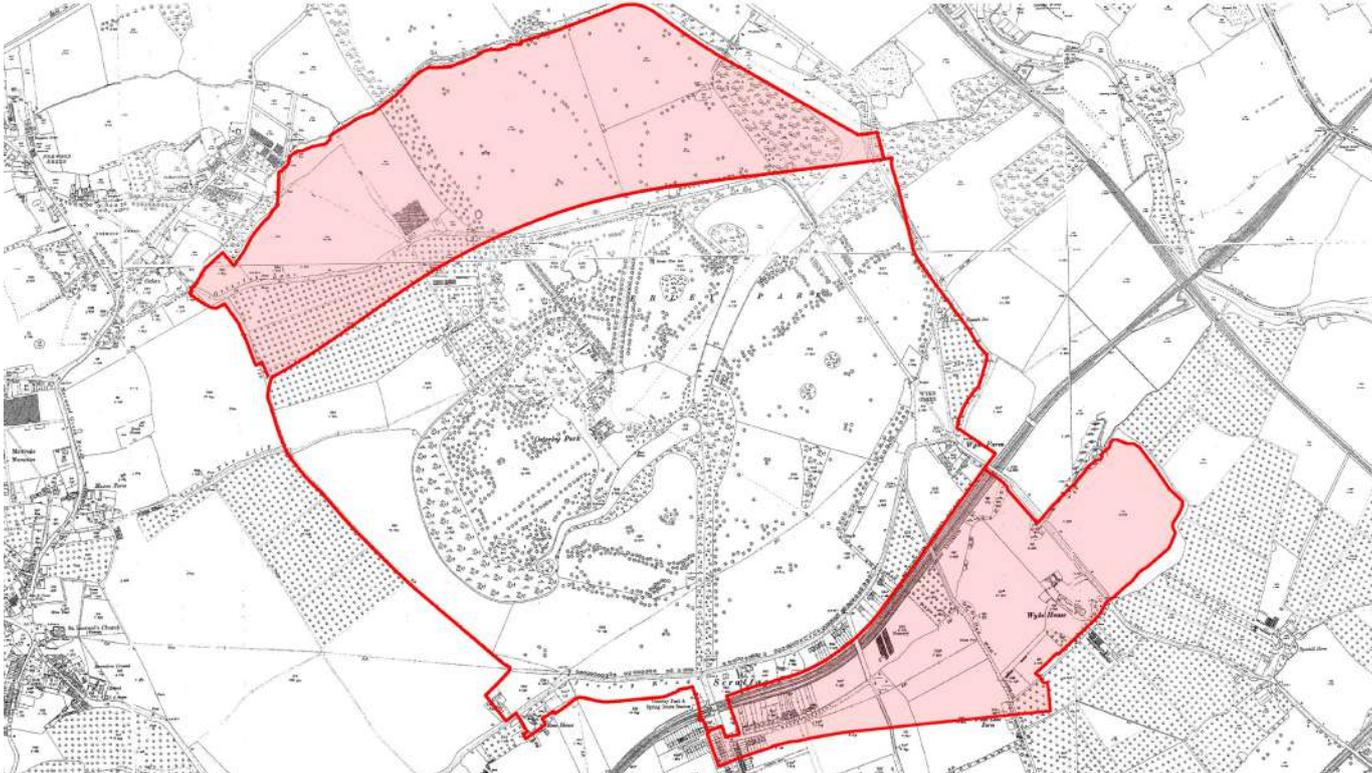
3.1.1 The following maps show how the Osterley Park area and its surrounds retained their rural character until the early twentieth century, even after the arrival of the railway in the late nineteenth century. By the 1930s, with the arrival of the Great West Road, the area south of the park was experiencing suburban development on a massive scale. In the 1960s the M4 motorway was cut across the north of the park. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



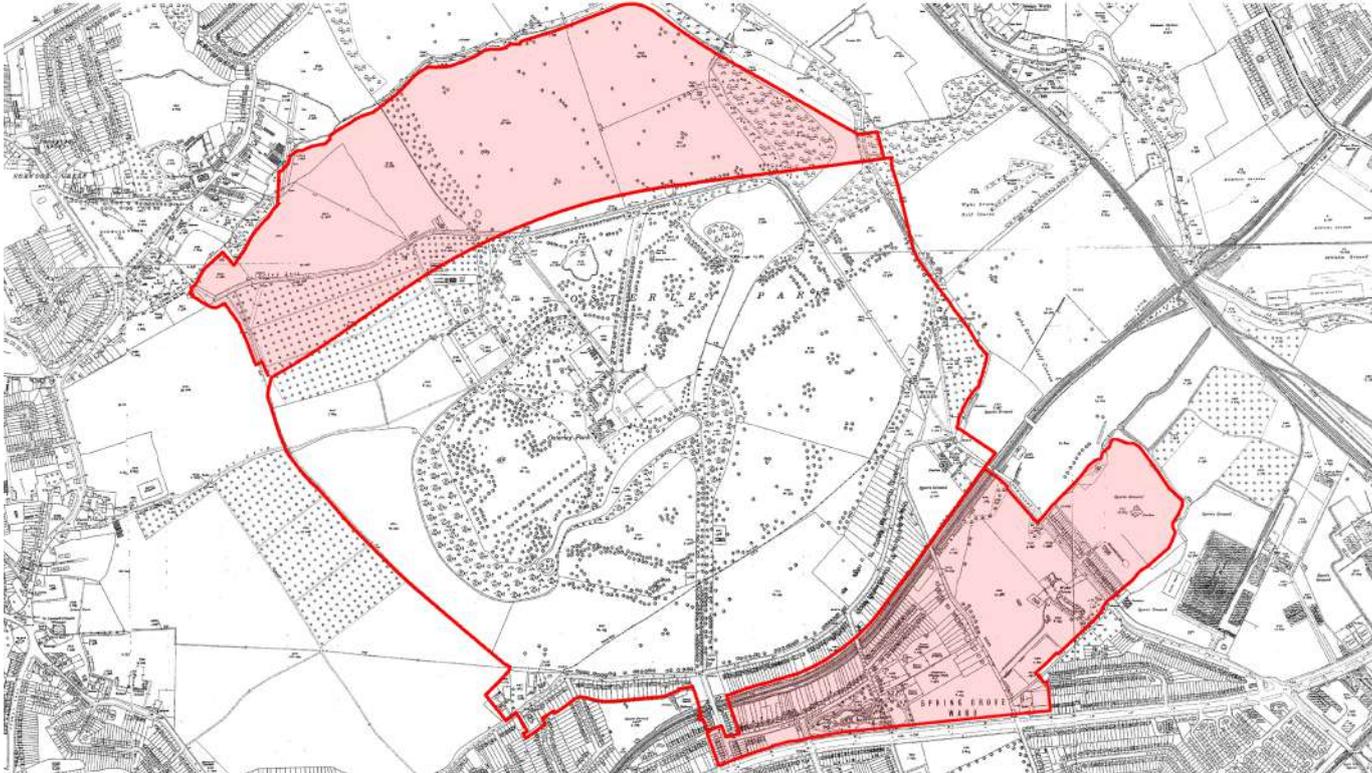
1865 Source: Ordnance Survey County Series



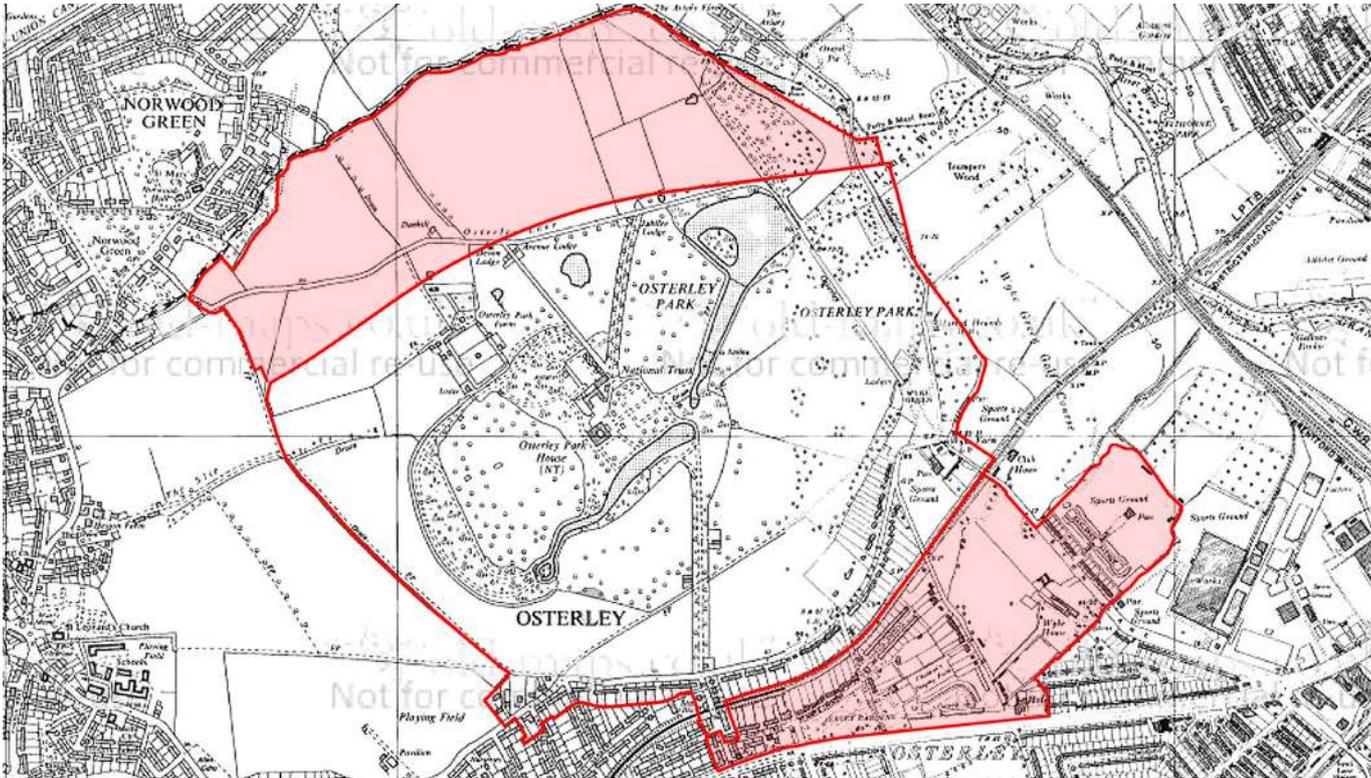
1894 Source: Ordnance Survey County Series



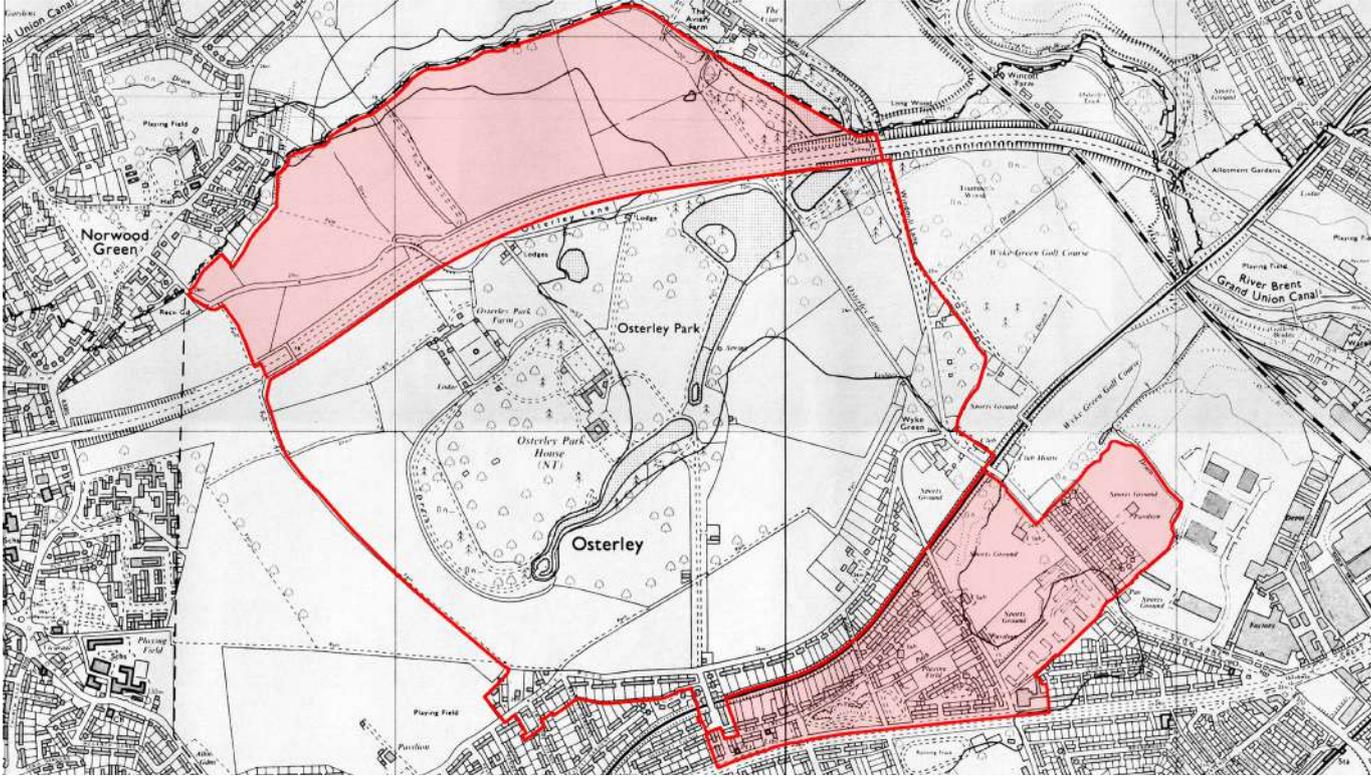
1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

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

3.2.1 There is likely to have been human settlement in the higher ground of the borough, what is now Osterley and Spring Grove, since prehistoric times.

3.2.2 The name Osterley is from an Anglo-Saxon word meaning sheepfold. Winding Saxon lanes crossing the London Road ran parallel with the River Brent and linked small settlements amongst open land and agricultural fields. Osterley as an emparked House in Elthorne Hundred, just to the north of Isleworth Hundred, has been a major formative influence on a wide scale.

3.2.3 For most of the last millennium much of Osterley, including Wyke House, an old estate to the south east of Osterley House and now mostly disappeared in built form, and Scratage, the brickfield to Osterley's south, lay within the administrative Hundred of Isleworth, which included Heston and Twickenham, within the County of Middlesex.

3.2.4 The recorded history of Osterley goes back to the time of Henry III (1216-1272) when the woods of Osterlee were the resort of wild cattle and outlaws. The manor passed through many hands but it was not until Sir Thomas Gresham took it over in 1562 that the present structure of the park began to evolve. Gresham replaced the old farm house (possibly the present west wing of the stables) with a large manor house which it is said stood in the midst of a pleasant park, well-wooded and containing several fishponds. Gresham died in 1579 and over the next 200 years the house changed hands frequently.

3.2.5 In 1711 the estate was sold to Sir Francis Child and it was his grandson (also called Francis) who began remodelling the house and engaged Robert Adam as the architect. The park and gardens surrounding the house were extensively altered during the rebuilding, the formal Elizabethan gardens being swept away and replaced by an informal eighteenth century park. The design of the park has been attributed to Mrs Robert Child and her steward Mr Bunce; no landscape designer of note is known to have been employed. In 1804 Robert Child's granddaughter, Lady Sarah Sophia Fane, who inherited the estate, married the fifth Earl of Jersey and thus Osterley came into possession of the Jersey family. The ninth Earl, Lord Jersey, gave the house and grounds to the National Trust in 1949.



*Osterley Park and Spring Grove Station, Thornbury Road (c1930)*



*Former Osterley Park and Spring Grove Station, Thornbury Road (2018)*



*Thornbury Road (c1955)*



*Thornbury Road (2018)*

3.2.6 The greater eminence of Osterley House by the mid-eighteenth century brought a grand avenue which stretched northeast to abut Windmill Road, on the old route to the north, opposite what appears to be a ford across the River Brent. To the southeast, Wyke Green formed a crossing place from where the old route is continued as Wood Lane to the south, and Sion (Hill) Lane to the southeast. To the south market gardens and orchards supplied London with fresh produce. There were several brickfields along Jersey Road, then known as Scrattage lane, to Wyke Green. The mid-nineteenth century railway severed Wyke House from much of its land but was placed into a deep cutting as it passed Osterley's estate. A station to the south led to a new access and avenue being created into Osterley Park.

3.2.7 The railway station opened on Thornbury Road south of Osterley Park in the 1880s and an attractive cluster of buildings formed around it. Later, the road's severance by the Great West Road in 1925 brought considerable development and some community buildings. Alongside Jersey Gardens, formed during the road construction, this area also gained some good interwar development. East-west ribbon development extended by way of new housing roads, northwards to include the curve around the edge of Osterley Park and southwards to meet the expansion from London Road.

3.2.8 To the north, Osterley's own estate land itself was slashed through by the M4 motorway in 1965. Although in a cutting and with a tree edge, the dissociating effect and noise impact from the M4 on Osterley Park are considerable.

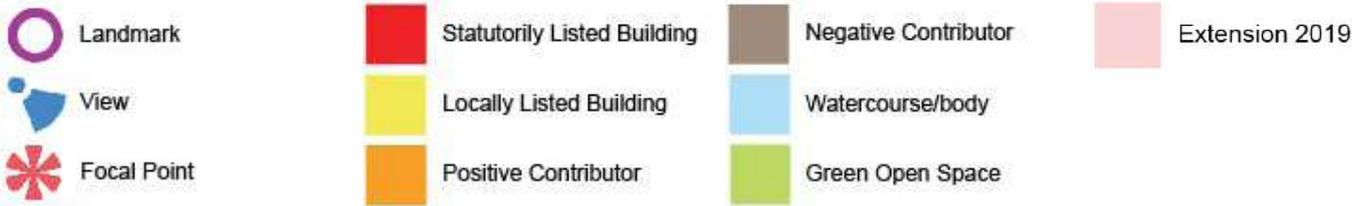


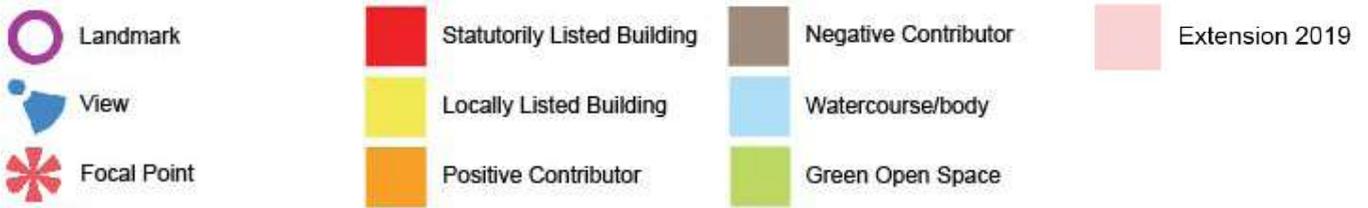
*Jersey Gardens (1930s)*



*Jersey Gardens (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 consists of historic Osterley Park and part of the residential area southeast of the park to the A4 Great West Road. The conservation area's surroundings comprise:

4.1.2 To the north, a continuation of the open land of the park into the London Borough of Ealing. Beyond are the towns of Hanwell and Southall.

4.1.3 To the east, Wyke Green golf course and the industrial and commercial areas straddling and stretching northwards from the Great West Road.

4.1.4 To the south, across the Great West Road, is Spring Grove which, though historically linked, is altogether more diverse than Osterley, having developed over a longer period and being essentially the meeting point of Osterley's interwar southern expansion and Isleworth's steadier northern expansion from London Road. Though the primary use is residential, there is a concentration of institutional uses which includes Isleworth Crown Court.

4.1.5 To the west, an extensive interwar ribbon development of two storey semi-detached and terraced houses running east-west alongside and north of the Great West Road and bounded to the north by Osterley Park.

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

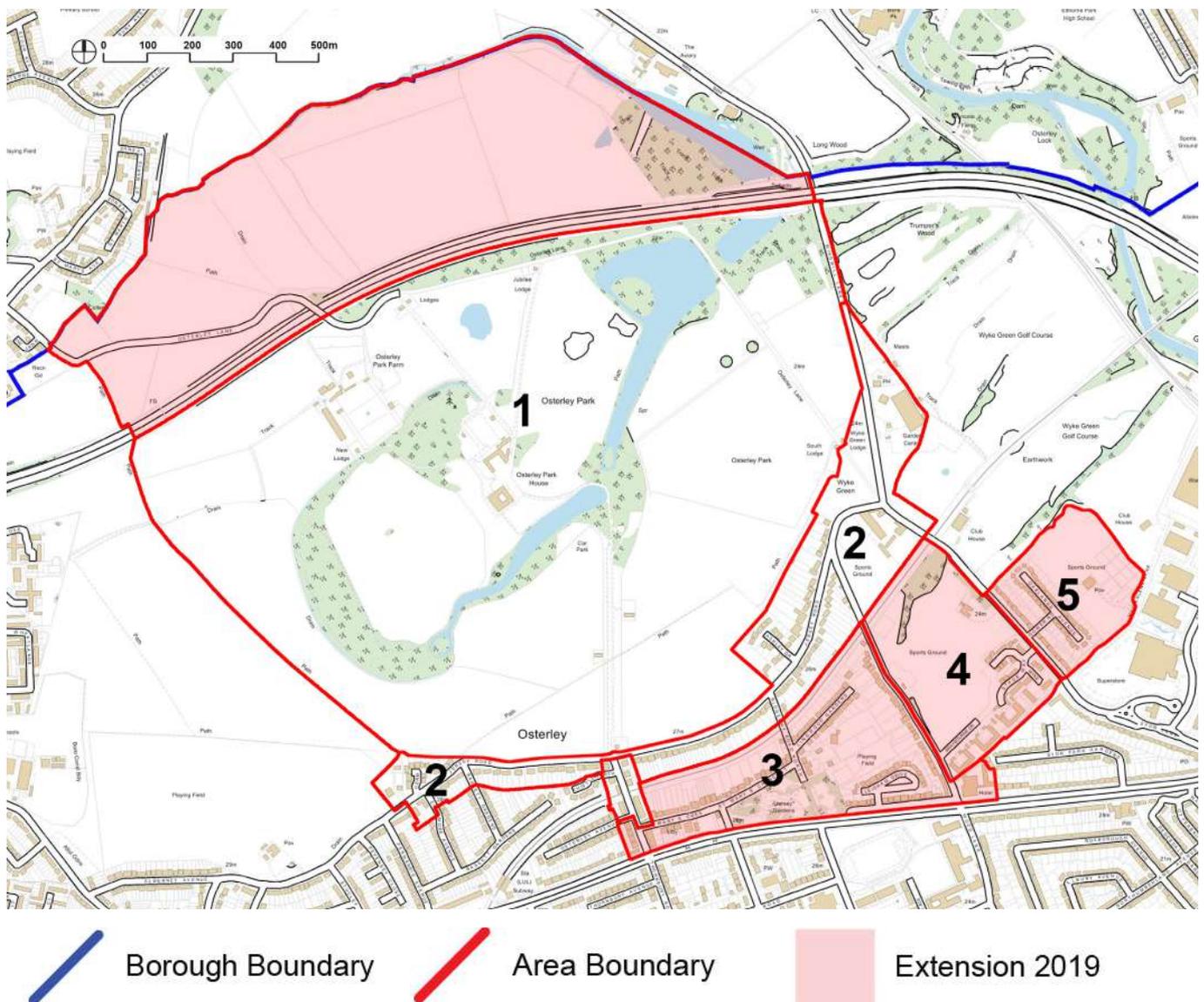
## 5 Character areas

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

The character areas are:

1. House and Park
2. Parkside
3. Jersey Gardens
4. Wyke Gardens
5. Oaklands and Syon Lane

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



5.1 Character area 1: House and Park



## 5.1 House and Park character area

5.1.1 This character area is made up of Osterley Park itself, and includes the Grade I listed historic mansion and surrounding gardens, park and farmland. It is one of the last surviving country estates in London and the overall area is one of the largest open spaces in west London, though it is marred by the presence of the M4 motorway, which cuts across the northern half of it, bringing high levels of traffic noise and creating a barrier to north-south movement.

5.1.2 Sir Thomas Gresham took possession of what in the thirteenth century was a wooded and wild area around a farmstead, and built Osterley Park in the 1570s. Though altered the stable block is visibly a strongly Tudor enclosure. The grounds were emparked (enclosed) for the purpose of deer hunting.

5.1.3 Robert Child commissioned considerable and architecturally important changes to the Elizabethan main house in the mid-eighteenth century, for example, to the west front by William Chambers, and a few years later the east front by Robert Adam, creating a richly dramatic Georgian building in classical styles. There were sweeping changes to the landscape and gatehouses were created at access points. A 'Roman' bridge and aviary were built. Later the landscape became much less formal, and the open vista is now extended by the farm and grazing fields around. Crossing pathways continue ancient links with Heston and fine farm buildings remain to the north.

5.1.4 The character area is physically dominated by Osterley House (Grade I), which stands in serene splendour in its park between the roaring traffic on the M4 and the Great West Road. The present regular exterior is mainly the result of Robert Adam's alterations of the 1760s-70s. The house consists of Flemish bond red brick wings of three storeys around a raised courtyard, with a taller tower with stone



*Grade I listed Osterley House.*



*Grade I listed Osterley House Stables.*



*Building to rear of Osterley House Stables.*



*South entrance lodge from Jersey Road, Osterley Park.*

quoins and an ogee pyramidal roof projecting at each corner. The courtyard is entered through a grand portico on the east side. The present exterior reflects the basic form of an Elizabethan house, but the façade is a later antiquarian creation. The portico is a highly successful adaptation of one of Adam's favourite motifs: a screen of columns to form a double portico, open on both sides, instead of backing onto a solid wall. It stands at the head of a flight of stairs boldly connecting the outer space and the inner courtyard space. The Portico of Octavia in Rome has been suggested as the classical source. On the opposite side of the house, a curved double staircase with a typical Adam balustrade leads down to the garden.

5.1.5 The brick U-shaped Stable Block (Grade I), north of the house, still looks largely Elizabethan despite later alterations to the doors and windows and the addition of the cupola, with a clock supplied in 1714. The West Wing (Grade I) may well have been the original manor house that existed before Gresham's house with a polygonal star-turret in the northeast corner. Northwest of the stable block lies Adam's Garden House (Grade I), designed about 1870, with a semicircular front of five linked Venetian windows. West of this is the Doric Temple of Pan (Grade I), with a low Tuscan portico with eight columns, probably by William Chambers.

5.1.6 The formal setting shown in Rocque's Survey of London 1741-45 was swept away and replaced by an informal 'landscape park' of lakes and scattered groups of trees. The series of serpentine lakes to the south and the east of the house were formed by damming a stream. The main approach road to the house from Osterley Lane followed a circuitous route designed to take advantage of various different views of the house through the trees and across the water. The main entrance was through lodges and gates at Wyke Green. Adam originally designed the lodges but these were replaced in the nineteenth century, although the original gate piers (1775, Grade II) survive. The bridge across the northern-most lake, now buried in undergrowth, may have been of pedestrian importance as a footbridge connecting the two halves of the northern part of the park. This part of the park was called the 'Menagerie Park' after the menagerie situated on the north-western shore of the lake. Mrs Child's menagerie was a great attraction of Osterley.



*East entrance lodge from Osterley Lane, Osterley Park.*



*Gate piers at east entrance lodge, Osterley Park.*



*South lake at Osterley Park.*



*Lane, Osterley Park.*



*M4 Motorway, Osterley Park.*

5.2 Character area 2: Parkside



## 5.2 Parkside character area

5.2.1 This character area is comprised of the ribbon of mostly large, individualistic two storey detached and semi-detached houses located on the southern edge of Osterley Park along Jersey Road. The area branches eastwards and westwards from the northern stem of Thornbury Road from Spring Grove, with its vista towards and into Osterley Park. Also included are the open spaces flanking Windmill Lane and Syon Lane to the east.

5.2.2 At the western end of Jersey Road are a much altered seventeenth century house (135) and a possibly seventeenth century former barn (133), both listed Grade II.

5.2.3 Jersey Road forms the southern boundary of Osterley Park. For some distance the park wall edges the road. Some buildings to the east, between Ridgeway Road and Wood Lane, have been constructed into a long-established enclave within the natural boundary line of the park. Large, but close-together mock-Tudor style houses make a recent incursion at Herm Close.

5.2.4 For most of its length Jersey Road contains buildings of the early twentieth century. These are mostly detached or semi-detached and often half-timbered in appearance. Most are good examples of their type although some have been altered or were developed when the new underground railway station opened on the Great West Road in the 1930s. The low density, larger gardens and trees continue the open aspect, which makes the opportunity for and sight of trees, and gaps between roofs, of particular value.

5.2.5 The prevalence of woodland and trees increases towards the east, particularly along road edges and the railway line embankments. The golf course, playing and sports fields and relic walls and buildings such as those around Wyke Green extend the historic rural character of Osterley Park beyond the boundary of the conservation area, all the way to and including the Grand Union Canal, with its own special character.



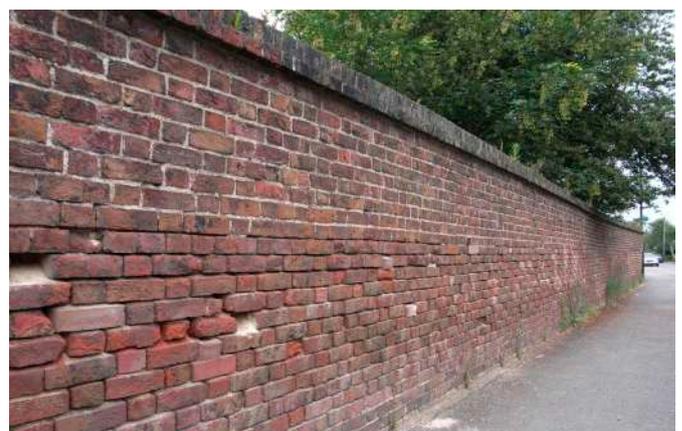
135 Jersey Road.



133 Jersey Road.



Interwar houses, Jersey Road.



South perimeter wall of Osterley Park, Jersey Road.

5.3 Character area 3: Jersey Gardens



5.3 Jersey Gardens character area

5.3.1 This character area is comprised of the late nineteenth century to interwar twentieth century housing developments stretching eastward from Thornbury Road, south of the railway line and north of the Great West Road to Wood Lane. It is served by a shopping parade, a library, a hotel/pub/restaurant, a well-used public garden and a small recreation ground.

5.3.2 Earlier buildings survive particularly around the former District Railway station of Osterley Park and Spring Grove on Thornbury Road on the north side of the Great West Road and on St Mary's Crescent. This area was developed around 1883 when the District Railway began operations between Acton Town and Hounslow. The character of this area together with its mature trees is more akin to the Spring Grove Conservation Area but the Great West Road has significantly separated them. However the small-scale commercial nature of the buildings lining Thornbury Road north of the Great West Road is not repeated on the south, and with the old railway building and the rising ground to cross the railway line it has a particular charm of its own, as of a small village street. The former railway station has been a bookshop since 1967, specialising in an eclectic range of secondhand books.

5.3.3 Jersey Gardens, is a small formal park created as part of the 1930s Great West Road-related housing developments. It offers surprising respite from the nearby traffic noise and has an adjacent children's play area and recreation area. Located on a former brickfield, the gardens originally featured an extensive rock garden, remnants of which can still be seen.



*Former station, Thornbury Road.*



*Shopping parade, Thornbury Road.*



*Shopping parade, Thornbury Road.*



*St Mary's Crescent.*



*St Mary's Crescent.*



*St Mary's Crescent.*



*Leigham Drive.*

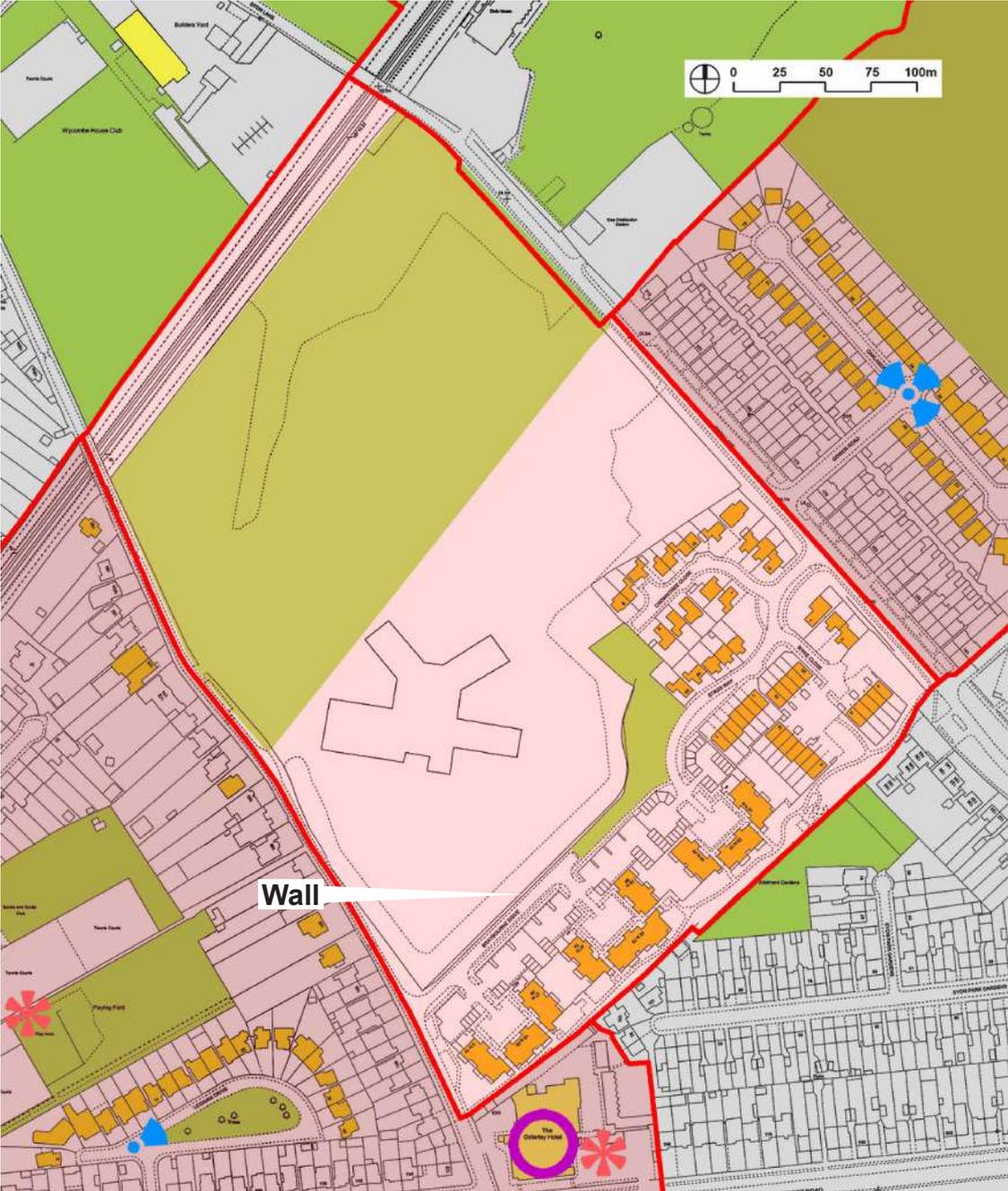


*Osterley Park Hotel,  
Great West Road.*



*Jersey Gardens.*

5.4 Character area 4: Wyke Gardens



-  Landmark
-  View
-  Focal Point
-  Statutorily Listed Building
-  Locally Listed Building
-  Positive Contributor
-  Negative Contributor
-  Watercourse/body
-  Green Open Space
-  Extension 2019

## 5.4 Wyke Gardens character area

5.4.1 This character area consists primarily of Wyke Gardens, a high quality 1980s housing development in a modestly postmodern vernacular style. It is L-shaped in plan and consists mostly of three storey town houses in horseshoe perimeter blocks around parking courtyards. There is an extension of two storey semi-detached and detached houses on a short cul-de-sac. It is well planted with trees and shrubs. Though inward-looking with a strong sense of privacy, it is permeable from end to end by foot and cycle through the development itself or via a parallel path on the southeast edge. It is partly bounded on the northwest side by a remnant of the wall of the grounds of former Wyke House.

5.4.2 The area also includes the large open space to the northwest upon which a school and a rugby club have recently been constructed.



*Entrance to Wyke Gardens, Syon Lane.*



*Townhouses, Wyke Gardens.*

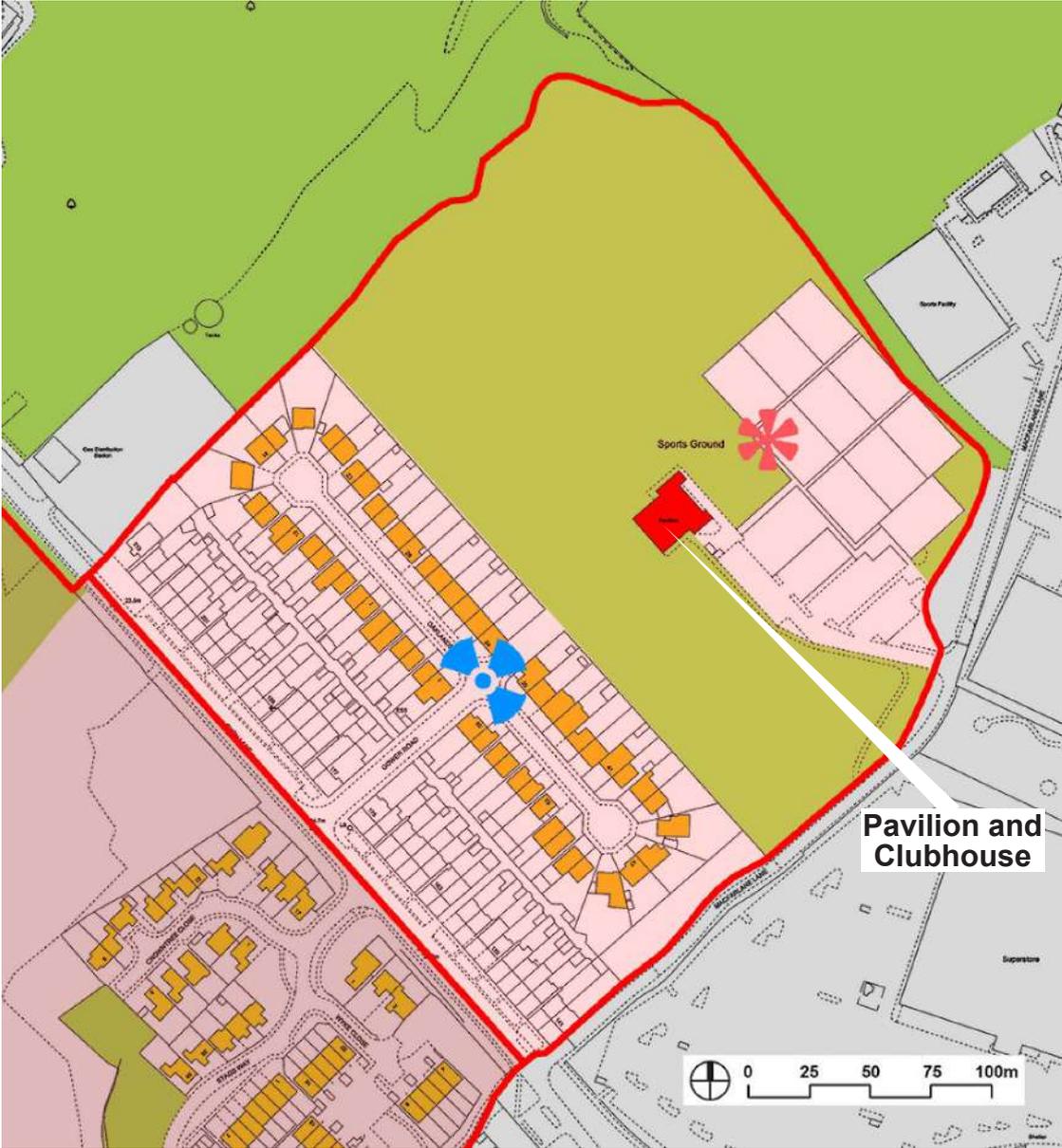


*Townhouses, Wyke Gardens.*



*Remnant of wall of grounds of former Wyke House.*

5.5 Character area 5: Oaklands Avenue and Syon Lane



## 5.5 Oaklands Avenue and Syon Lane character area

5.5.1 This character area is comprised of an estate of late interwar and early postwar two storey semi-detached houses with some short terraces on and off Syon Lane.

5.5.2 To the rear of the estate is a recreation ground with a Grade II listed moderne-style pavilion and clubhouse. It was built for the University College School Old Boys Club and opened in September 1935. It is of reinforced concrete with a tiered spectator stand beneath a cantilever roof, over the ground floor containing a bar with curved Crittall windows, and a central refreshment room with five windows looking over the playing field. It was listed for its structural interest and as an example of a private sports pavilion influenced by the Modern Movement, and has recently been restored.



*Syon Lane.*



*Oaklands Avenue.*



*Oaklands Avenue.*



*Pavilion and clubhouse.*

## 6 Recent/new developments and their impact

6.1 The largest of the recent developments in the conservation area has been the redevelopment of the large former sports ground between Syon and Wood Lanes as the Nishkam School West London and Grasshoppers Rugby Club. Both buildings are relatively unobtrusive, being low, well set back from the surrounding streets and partly screened by trees and shrubs.

6.2 Another large recent development has been the Wyevale Garden Centre off Windmill Lane. Again, it is relatively unobtrusive, being low, well set back from the surrounding streets and screened by trees and shrubs.

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

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



*Nishkam School West London.*



*Grasshoppers Rugby Club.*

## 7 Key views, local views and focal points

7.1 The main views are those from and of the house in the centre of the park and the most notable of which feature the lakes. Also important are the panoramic views across the large open fields of the park, and the vistas along tree-lined avenues and 'country lanes' within the park.

7.2 Within the built-up part of the conservation area, notable views are the vistas along gently curving Jersey Road, the vista northwards along Thornbury Road towards and into the park, and the view from Jersey Gardens south towards St Mary's Church in the neighbouring Spring Grove Conservation area

7.3 The main focal points are provided by Osterley House and surrounding buildings and spaces, and by the local centre on Thornbury Road with its facing shopping parades and former station, now a specialist bookshop.

7.4 Lesser focal points are Jersey Gardens and the nearby library, bowling green and playing field, and Osterley Park Hotel.



*View southwest across northern lake towards Osterley House.*



*View north along drive, Osterley Park.*



*View north into Osterley Park from Jersey Road.*



*View south from Jersey Gardens towards St Mary's Church.*

## 8 Open spaces and trees

8.1 Designated Local Open Spaces are:

- Jersey Gardens and Playing Field
- Green at Leigham Drive

8.2 Osterley Park consists of formal and informal, green and blue, wooded and open, and public and private spaces, with some agricultural uses. The entire park is designated Metropolitan Open Land and the historic grounds are listed Grade II\* on the Historic England Register of Parks and Gardens of Special Historic Interest. The house and its estate are owned and managed by the National Trust.

8.3 In Osterley itself, Jersey Gardens, a small formal park created as part of the 1930s Great West Road-related housing developments, offers surprising respite from the nearby traffic noise and has an adjacent children's play area and recreation area. Leigham Drive features a small green amenity space, typical of the development's interwar period.

8.4 The conservation area features a number of recreation grounds of varying sizes, specialisms and degrees of accessibility.

8.5 Street and garden trees make a positive contribution to the built-up part of the conservation area.

8.6 As well as providing a positive visual impact, the open green and blue spaces are also beneficial for the environment and ecology. Both Osterley Park and the railway corridor are Sites of Importance for Nature Conservation (SINC).



*Public recreation area adjacent to Osterley House.*



*Meadow, Osterley Park.*



*Jersey Gardens.*



*Leigham Drive.*

## 9 Condition of the conservation area, maintenance and alterations

9.1 The condition of the built-up part of the conservation area is fair to good: this includes the maintenance of buildings, structures, public realm, highway and green spaces.

9.2 The most severe detractor is not from any building, but from the heavily trafficked and hostile pedestrian environment of the A4 Great West Road and from the noisy M4 Motorway.

9.3 The long-derelict and heavily graffitied Grade II listed moderne-style pavilion at the east end of the conservation area was recently restored.

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

9.5 Windows and doors are key features in any building's character, and the retention and reinstatement of historic windows and doors is encouraged. In particular, the use of UPVC for windows and doors is not recommended. UPVC windows and doors cannot visually replicate historic timber, they are not maintenance-free, they can be difficult, if not impossible, to repair, they are unsustainable as most end up in landfills, their production produces harmful chemicals and they are usually more expensive in terms of the lifetime of the windows. Historic timber windows can often be repaired, rather than replaced, and in terms of lifetime cost, are usually better value.

9.6 Regular maintenance is encouraged to protect the historic fabric of a building. Undertaking a programme of regular maintenance may help to prevent costly repairs in the future.

9.7 New developments should preserve and enhance the quality of the conservation area and should be in keeping with the general character of the conservation area. Poor quality new developments can harm the integrity of the conservation area.

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

9.9 All alterations to statutory listed buildings and structures are assessed on a case by case basis. It should be noted that statutory listing covers the whole building/structure, internally and externally (all fabric), settings and curtilage (including curtilage structures). Many early listing descriptions were brief and often only noted features that could be seen from the public realm. The absence of description of other parts of buildings/structures, settings and curtilage should not be assumed to indicate that these elements are either not covered by the listing or are not of significance. Apart from small, like for like essential repairs, the majority of alterations require granting of listed building consent.

## 10 Future development in Osterley and Spring Grove

10.1 This conservation area sits in the hinterland of both the West of the Borough Local Plan Area (which forms part of the Heathrow Opportunity Area) and the Great West Corridor, which has been identified as one of the new Opportunity Areas in the emerging London Plan. It also sits in a wider area where there is significant open space of various planning typologies. There is pressure to develop on the latter (which could affect openness), while the former may include development which could potentially include tall buildings, some of which may have the potential to negatively affect this area, if local plan height guidance is not adhered to. 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.

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

The Osterley Park Conservation Area is notable for Osterley House, its landscaped grounds and rural setting, and the character of the housing developments to the southeast. However, a number of negative features have impacted on the quality of the historic environment, many of which would be reversible.

This appraisal should be used as the starting point for further guidance for development in the area. It could be expanded in the future to include a management plan, which would give more specific design guidance. In the meantime, a SWOT analysis is provided.

The SWOT analysis below summarises the main issues within the conservation area and could provide the basis of a management plan in the future. Points are not made in any order of priority.

### 11.1 Strengths

- Osterley House and other buildings dominate the heritage value of the area with four listings at the highest level, the park (including the area to the north of the motorway) being a Registered Park and Garden.
- The suburban housing around the park, which reflects the railways suburb expansion. The housing has great integrity of roof and other architectural features and details.
- Thornbury Road has a retail element which provides a village street character.
- Wide range of architectural styles of houses in the area.
- Open spaces and spaces between buildings and 'scrub areas' form part of the setting.

### 11.2 Weaknesses

- Motorway blight from noise.
- New development, backland development and large side and roof extensions can have an effect on the park.
- Proliferation of cable and paraphernalia on house exteriors.
- Some harmful extensions and alterations.

### 11.3 Opportunities

- More acceptable redevelopment of the BFC training ground.
- Restoration and possible relocation of Roman Bridge in Osterley Park.
- Selective, sensitive and high quality design redevelopment, maintaining the characteristic form, spacing and scale, of existing properties that are not architecturally special.
- Enhancing the value of the shopping area by retaining mixed use.
- Mending the boundary fabric where this has been eroded for hardstandings and encouraging appropriate edges and replanting.
- Street tree planting.
- Boundary treatments should be carefully considered and not over-formalised. Opportunity for Article 4 Direction.
- The redevelopment of Osterley Station car park should not adversely affect views into and from the conservation area.
- New development should respect the size and scale of the area and consider architectural quality.
- Resurfacing of the motorway with soundproof material and ancillary fencing.
- Link this document with the Biodiversity Action Plan and Rights of Way Improvement Plan in the upcoming Heritage Strategy.

#### 11.4 Threats

- Needs for security and statutory requirements in conflict with the historic character and fabric of Osterley House.
- Need for alterations to improve viability of the house and park (and associated buildings) whilst maintaining historic imperatives.
- Costs of repairs to the park's extensive boundary walls.
- Outside the park: scale of proposed development because of high values, particularly extensions and alterations to rooflines, which can affect vistas and settings.
- Erosion of setting through poor architectural quality of construction, especially pastiche with crude overlarge detailing using unsympathetic materials.
- Infill of gardens by proposed development and extensions.
- Erosion of the rural edge by increased demand for gates and walls, often inappropriate in style and material.
- Potential erosion of long distance views from as well as of the park.
- Loss of trees.
- Demolition of interesting and well preserved earlier properties in Jersey Road should be avoided.
- 'Beds in sheds': substandard and usually illegal housing characterised by garden sheds being converted into living accommodation for private rent.
- Loss of green open space.

#### 11.5 Management plan

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

## Appendix 1 Recommendations for further designation

There should be a comprehensive survey of the conservation area for further designation of buildings, structures and places that are of local importance, to be added to the borough's Local List of Buildings of Townscape Interest. As of 2016, the council has set aside funding to programme this work in the near future, with the assistance of local amenity groups and residents. The process will include consultation before formal adoption by the council.

The process for local listing will adopt the advice provided by Historic England.

Local Heritage Listing: Historic England Advice Note 7 (published 11 May 2016) Historic England's website (<https://historicengland.org.uk>) notes that:

*Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.*

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

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

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

A review could be carried out to identify and designate areas as Local Open Space, including waterways and green areas.

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

Statutorily listed buildings		Grade of listing
Gower Road	Pavilion and Clubhouse	II
Jersey Road	The Temple in Osterley Park	I
Jersey Road	Garden House (Aviary or Little Orangery)	I
Jersey Road	Osterley House Stables	I
Jersey Road	Osterley House	I
Jersey Road	Bridge within Osterley Park	II
Jersey Road	133 Jersey Road	II
Jersey Road	135 Jersey Road	II
Jersey Road	Entrance Lodges to Osterley Park	II
Jersey Road	Gate Piers within Osterley Park	II
Osterley Lane	Osterley Park Farmhouse	II
Osterley Lane	Garden Walls to North of Osterley Park Farmhouse	II
Osterley Lane	Garden Walls to South of Osterley Park Farmhouse	II
Osterley Park	Roman Bridge	II*
Windmill Lane	Wyke Gardens, Wyke Green	II
Locally listed buildings		
Great West Road	The Osterley Park Hotel	
St Mary's Crescent	19-21, Osterley Bowling Club	
Syon Lane	Wyke Farm Buildings	
Thornbury Road	168 and 168A	
Windmill Lane	The Hare and Hounds	

### Local open space

There are two designated Local Open Spaces within or partly within the conservation area. These are Jersey Gardens and the Green at Leigham Drive.

### Other designations

See 1.1.5 above.

### Designation information resources

To check the designation of buildings and places within the borough of Hounslow, visit [www.hounslow.gov.uk](http://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](http://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

1-13 ASHLEY DRIVE TW7 5QA	AVENUE LODGE, OSTERLEY LANE TW7 4RB
1-27 BRAYBOURNE DRIVE TW7 5EL	BOTHY COTTAGE, OSTERLEY PARK, OSTERLEY LANE TW7 4RB
28-53 BRAYBOURNE DRIVE TW7 5EW	DEVON LODGE, OSTERLEY LANE TW7 4RB
54-89 BRAYBOURNE DRIVE TW7 5DZ	JUBILEE LODGE, OSTERLEY LANE TW7 4RB
1-17 CROWNTREE CLOSE TW7 5PF	NEW LODGE, OSTERLEY PARK, OSTERLEY LANE TW7 4RB
690 GREAT WEST ROAD TW7 4PU	THE OLD FARMHOUSE, OSTERLEY PARK, OSTERLEY LANE TW7 4RB
706-748 GREAT WEST ROAD TW7 5LT	119-139 RIDGEWAY ROAD NORTH TW7 5LX
764 GREAT WEST ROAD TW7 5NA	4-68 ST MARYS CRESCENT TW7 4NA
1-9 HERM CLOSE TW7 4RH	1-11 ST MARYS CRESCENT TW7 4NB
2-42 LEIGHAM DRIVE TW7 5LU	OSTERLEY BOWLING CLUB, 19-21 ST MARYS CRESCENT TW7 4NB
1-33 LINGWOOD GARDENS TW7 5LY	OSTERLEY LIBRARY, ST MARYS CRESCENT TW7 4NB
2-42 LINGWOOD GARDENS TW7 5LZ	WHITLEY, ST MARYS CRESCENT TW7 4NB
1-4 JERSEY COURT, JERSEY ROAD TW7 4RD	1-48 STAGS WAY TW7 5PG
5-8 JERSEY COURT, JERSEY ROAD TW7 4QH	49-53 STAGS WAY TW7 5PQ
133-135 JERSEY ROAD TW7 4QP	141-175 SYON LANE TW7 5PZ
141-155 JERSEY ROAD TW7 4QL	177-213 SYON LANE TW7 5PU
157-205 JERSEY ROAD TW7 4QJ	NISHKAM SCHOOL WEST LONDON, 152 SYON LANE TW7 5PN
172-190 JERSEY ROAD TW7 4QN	SECCOMBE TIMBER AND BUILDERS MERCHANTS, 154 SYON LANE TW7 5PW
207-243 JERSEY ROAD TW7 4RE	GRASSHOPPERS RUGBY FOOTBALL CLUB, SYON LANE TW7 5PN
245-285 JERSEY ROAD TW7 4RF	141-147 THORNBURY ROAD TW7 4QD
287-313 JERSEY ROAD TW7 5PH	138-176 THORNBURY ROAD TW7 4QE
315-343 JERSEY ROAD TW7 5PJ	143-181 THORNBURY ROAD TW7 4QG
348-382 JERSEY ROAD TW7 5PL	COUNTRY GARDENS, WINDMILL LANE TW7 5PR
WYCOMBE HOUSE, 385 JERSEY ROAD TW7 5PJ	THE HARE AND HOUNDS, WINDMILL LANE TW7 5PR
BLUE DAMASK FLAT, OSTERLEY PARK, JERSEY ROAD TW7 4RB	OSTERLEY GARDEN CENTRE, WINDMILL LANE TW7 5PR
DERBY FLAT, OSTERLEY PARK, JERSEY ROAD TW7 4RB	WYKE HOUSE, WINDMILL LANE TW7 5PR
FLAT EAST STABLES, OSTERLEY PARK, JERSEY ROAD TW7 4RB	122-156 WOOD LANE TW7 5EQ
FLAT WEST STABLES, OSTERLEY PARK, JERSEY ROAD TW7 4RB	158-190 WOOD LANE TW7 5EH
MASONS BUNGALOW, OSTERLEY PARK, JERSEY ROAD TW7 4RB	1-20 WYKE CLOSE TW7 5PE
OSTERLEY PARK FARM HOUSE, OSTERLEY PARK, JERSEY ROAD TW7 4RB	
OSTERLEY PARK HOUSE, OSTERLEY PARK, JERSEY ROAD TW7 4RB	
SHOP, OSTERLEY PARK, JERSEY ROAD TW7 4RB	
STATION LODGE, OSTERLEY PARK, JERSEY ROAD TW7 4RB	
1-34 OAKLANDS AVENUE TW7 5PX	
35-59 OAKLANDS AVENUE TW7 5PY	
U C S SPORTS GROUND, OAKLANDS AVENUE TW7 5PY	
SOUTH LODGE, OSTERLEY LANE TW7 5PP	
WYKE GREEN LODGE, OSTERLEY LANE TW7 5PP	

## 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](http://www.hounslow.gov.uk)

London Borough of Hounslow – useful email addresses

To make comments on planning applications: [planningcomments@hounslow.gov.uk](mailto:planningcomments@hounslow.gov.uk)

To report suspected breaches of planning controls: [planningenforcement@hounslow.gov.uk](mailto: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](mailto:Hounslow.info@carillionservices.co.uk)

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

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

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on Brentford:

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

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

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. 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](mailto: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](mailto: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](http://www.hounslow.info/libraries/local-history-archives)

Hounslow and District History Society: [www.hounslowhistory.org.uk](http://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](mailto: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](mailto:admin@victoriansociety.org.uk)  
Website: <http://www.victoriansociety.org.uk/>

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

The Twentieth Century Society  
70 Cowcross Street  
London EC1M 6EJ  
Tel: 020 7250 3857  
Email: [coordinator@c20society.org.uk](mailto:coordinator@c20society.org.uk)  
Website: <https://c20society.org.uk/>

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Current photos: London Borough of Hounslow