



ST PAUL'S BRENTFORD

Conservation Area Appraisal

October 2021



**London Borough
of Hounslow**

Foreword

I am pleased to present the draft St Paul's Conservation Area Appraisal. St Paul's is an important part of Brentford and a valuable part of the heritage of the borough.

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

The purpose of the appraisal is to provide an overview of historic developments and key components that contribute to the special interest. This appraisal will also identify positive and negative contributors as well as opportunities for improvement in order to inform a comprehensive understanding of the conservation area.

The regeneration of Brentford offers the opportunity to improve the high street and 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 St Paul's Conservation Area and will be a guide for residents, developers and planners.

We look forward to hearing your views on the draft appraisal and will amend this where appropriate, following consultation.

Steve Curran



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

Executive Summary

Presented here is the draft consultation version of the St. Paul's Brentford 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.

- 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 has been consulted upon twice previously and this final version has been formulated following careful consideration of the responses from residents and Councillors. This document will now be subject to a final public consultation in Winter 2021 and following that consultation it will be amended to reflect responses where appropriate, but no further extensions are proposed at this time. Other areas sought to be included will be considered for separate conservation area status at a later date, principally the Griffin Park redevelopment and immediately surrounding houses and pubs. The final version is scheduled for adoption by the Council in Summer 2021.

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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
 - 3.3 Historic and current photos
- 4 The conservation area and its surroundings
 - 4.1 The surrounding area and the setting of the conservation area
- 5 Character areas
 - 5.1 Residential Brentford New Town
 - 5.2 South of Albany Road
 - 5.3 South of High Street
 - 5.4 Civic Brentford New Town
 - 5.5 Northeast Butts
 - 5.6 Boston Manor Road and Brentford Station
 - 5.7 Orchard Road
- 6 Recent/new developments and their impact
- 7 Views and focal points
- 8 Open spaces and trees
- 9 Condition of the conservation area, maintenance and alterations
- 10 Regeneration of Brentford
- 11 SWOT analysis
 - 11.1 Strengths
 - 11.2 Weaknesses
 - 11.3 Opportunities
 - 11.4 Threats
- Appendix 1 Recommendations for further designation
- Appendix 2 Schedule of listed and recorded heritage assets in the conservation area
- Appendix 3 Schedule of properties in the conservation area
- Appendix 4 Further reading, information and websites

1 Introduction

1.1 What is a conservation area?

1.1.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are very much part of the familiar and valued local scene. It is the area as a whole rather than just specific buildings that is of special interest.

1.1.2 The ability to designate areas, rather than individual buildings, first came into being as a result of the Civic Amenities Act of 1967. The special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; a particular mix of building uses; characteristic building or paving materials; public and private spaces such as gardens or parks and trees and street furniture can all contribute to the special interest of the area. Conservation area designation gives a much broader protection than the individual listing of buildings, as all features (listed or otherwise) within the area are recognised as part of its character. The conservation area as a whole and the buildings/structures and spaces within it are all designated as heritage assets.

1.1.3 The first designations tended to be of very obvious groups of buildings, landscapes or small areas of strongly similar architectural design. Later it was seen that larger areas, where less obvious original features such as topography, routes or uses had produced a special character, could benefit from being designated.

1.1.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special interest. The council as the local planning authority has a duty (under section 69) to consider which parts of the London Borough of Hounslow are '*...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*' and should be designated as conservation areas.

1.1.5 The St Paul's Brentford conservation area was designated on 28 February 1989. It was extended on 17 May 2001, to include and protect: Town Meadow Depot; pumping station and house; the base of the chimney and associated buildings such as the supervisor's house and engineers' cottages. It is proposed that two further extensions be made. Additional protection to the area includes: nationally and locally listed buildings, the recreation ground is a Local Open Space and the area adjacent to and including the High Street is of archaeological interest.

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 2019 (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 St Paul's Brentford 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 six character areas, together with sections on the condition of the conservation area, recommendations for further designation and future regeneration of Brentford. 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 St Paul's Brentford conservation area is located in Brentford, which is situated towards the eastern end of the London Borough of Hounslow, approximately 12km from central London. Brentford is bordered by Ealing to the north, Chiswick to the east, and Isleworth and Osterley to the west. It is located along the historic main road out of London, at the confluence of the combined Grand Union Canal/River Brent watercourse and on a meander of the River Thames. To the east is the Gunnersbury Park estate, while to the west lie Boston Manor, Osterley and Syon Parks. Kew Gardens, a UNESCO World Heritage Site, lies across the River Thames to the south.

1.3.2 Brentford's built environment is predominantly two storey terraced housing and suburban estates. It has a unique and varied townscape with distinctive built and natural environments that are significant to its identity and sense of place. These include waterways and waterside environments, historic buildings, the A4 Great West Road 'Golden Mile' which functions as London's western gateway, and a large number of cultural and recreational assets.

1.3.5 Brentford is traversed roughly east-west by the South West Trains railway line from central London, the A4 Great West Road and the elevated M4 motorway. The Underground Piccadilly Line skims the northern edge of the district, with a station at Boston Manor. The combined Grand Union Canal/River Brent watercourse runs north-south through the west of the area, to join the Thames south of the High Street. The district is mainly served by train from central London and by buses from the rest of the borough. The combined A4 Great West Road and elevated M4 form a major physical and perceptual barrier to north-south movement.

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

1.3.7 In the 1920s, congestion on the High street led to the construction of a bypass in the form of the Great West Road, which attracted high technology (for their time) industries in factory buildings with important Art Deco facades facing the road

1.3.8 The post Second World War years (1945 onwards) brought major changes, in the form of a partly demolished and widened High Street, the elevated M4 motorway, the six twenty-five storey residential towers and the closing of the docks. Recent years have seen the ongoing redevelopment of former canal-side industrial sites.

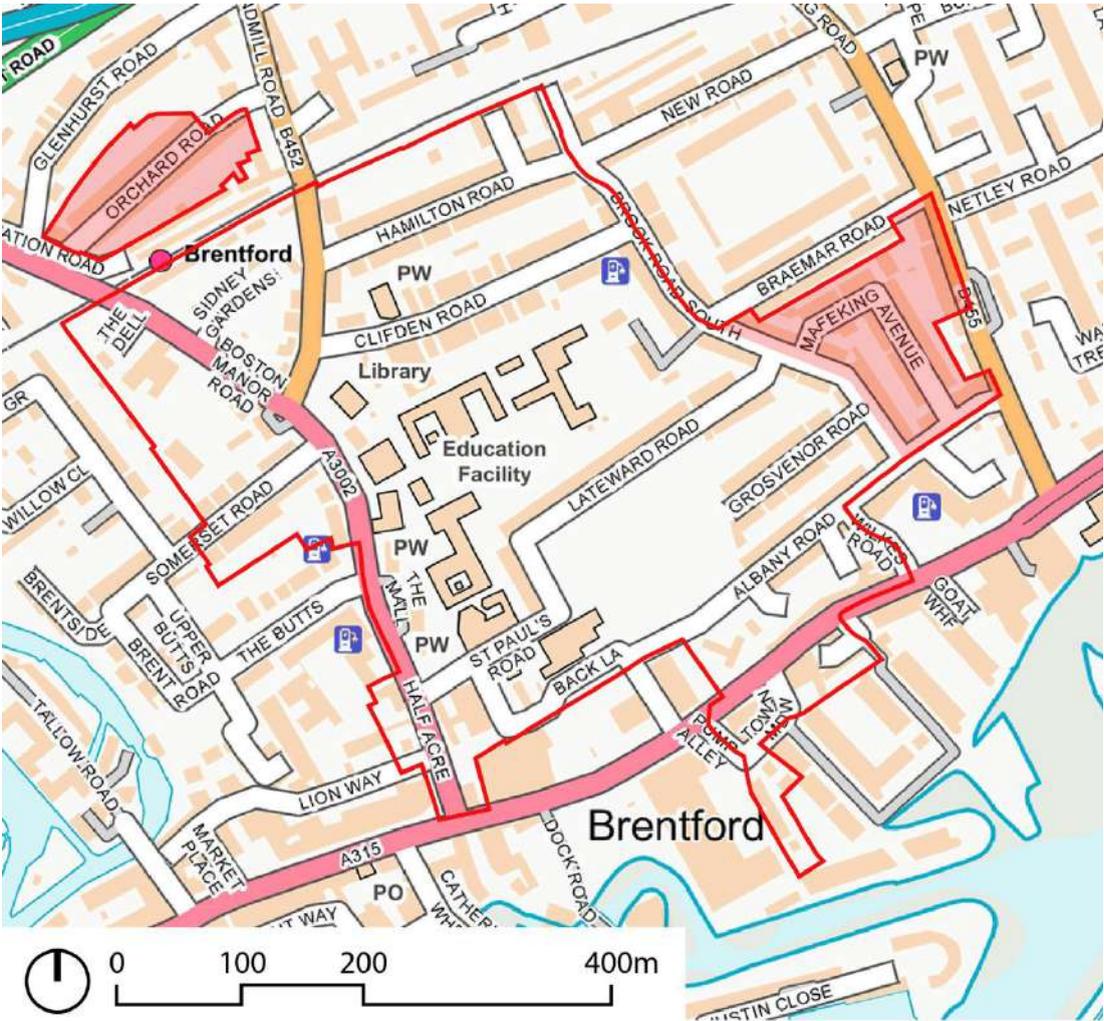
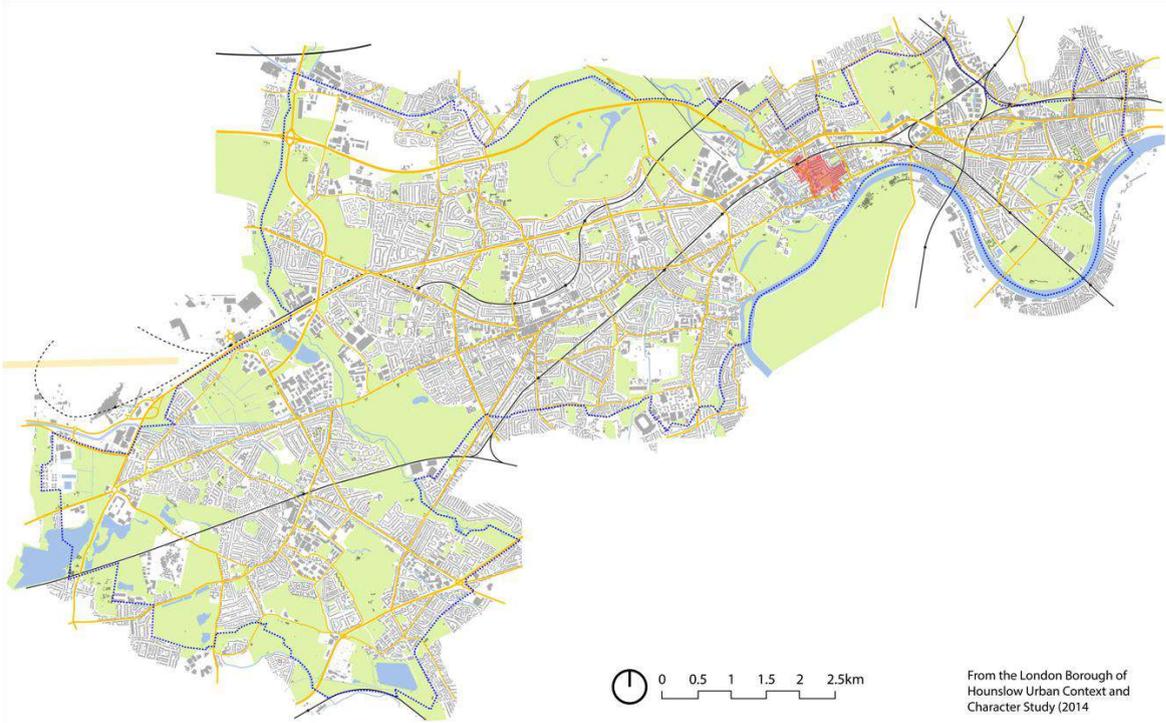
1.3.9 Brentford is subject to a significant amount of development pressure within a relatively small area. Negative characteristics include high levels of traffic and aircraft noise, air pollution, and a social and physical infrastructure that struggles to match the pressures placed on it. The overall townscape lacks cohesion, with high quality historic and contemporary development fragmented by areas of lower quality. The district continues to be a major focus for regeneration, both in the borough and in Greater London as a whole.

Special interest

1.3.10 The conservation area itself comprises for the most part a late Victorian and early twentieth century residential and civic development, bounded by the railway line to the north and the High Street to the south, with a small extension south of the High Street towards the waterfront. St Paul's Church is a prominent landmark in the area, terminating a vista from London Road across the Brentford Lock.

1.3.11 The conservation area's primary architectural and historic interest lies in the variety of late nineteenth and early twentieth century housing and development types, together with some twenty-first century blocks of flats, as well as the original layouts of tree-lined streets. Nowhere else in the borough is there such a complete late Victorian and Edwardian new town with all its public, industrial, amenity and religious buildings that are well preserved. Interspersed, there are a few remaining eighteenth century buildings.

1.3.12 The St Paul's Brentford conservation area is closely related, architecturally and historically, to the adjacent earlier conservation area to the west, The Butts.



Area Boundary



Extension 2021

St Paul's Brentford 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) (2021). 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 (2021), produced by the Greater London Authority, includes relevant policies in chapter 7.

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 (2017), 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.

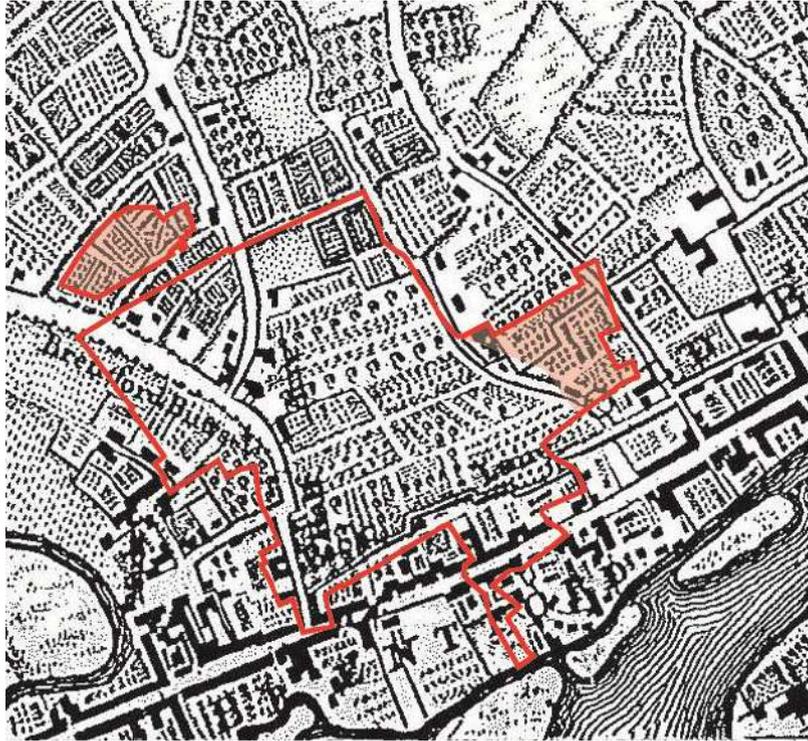
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the 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.

2.4.5 It is proposed that four adjustments now be made to the conservation area boundary. These take the form of: an extension eastwards to include Mafeking Avenue, the east side of Brook Road South from Braemar Road to Albany Road and the north side of Albany Road from Brook Road South to Mafeking Avenue; and an extension north wards to include Orchard Road; an extension to include a section of Ealind Road from corner of Albany Road to the corner of Braemar Road.

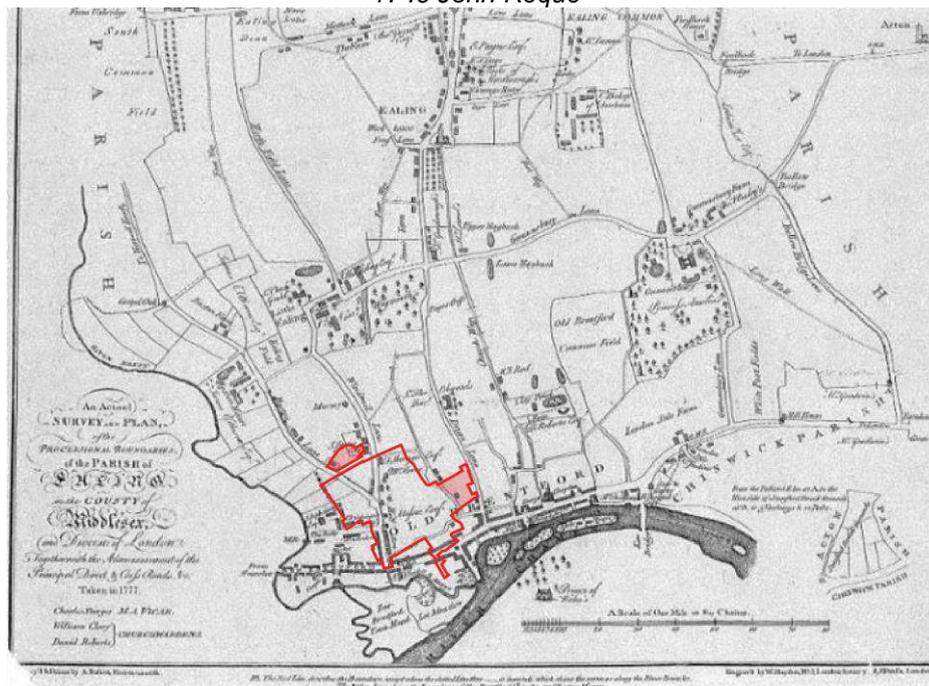
3 Historic development of the area

3.1 Historic maps

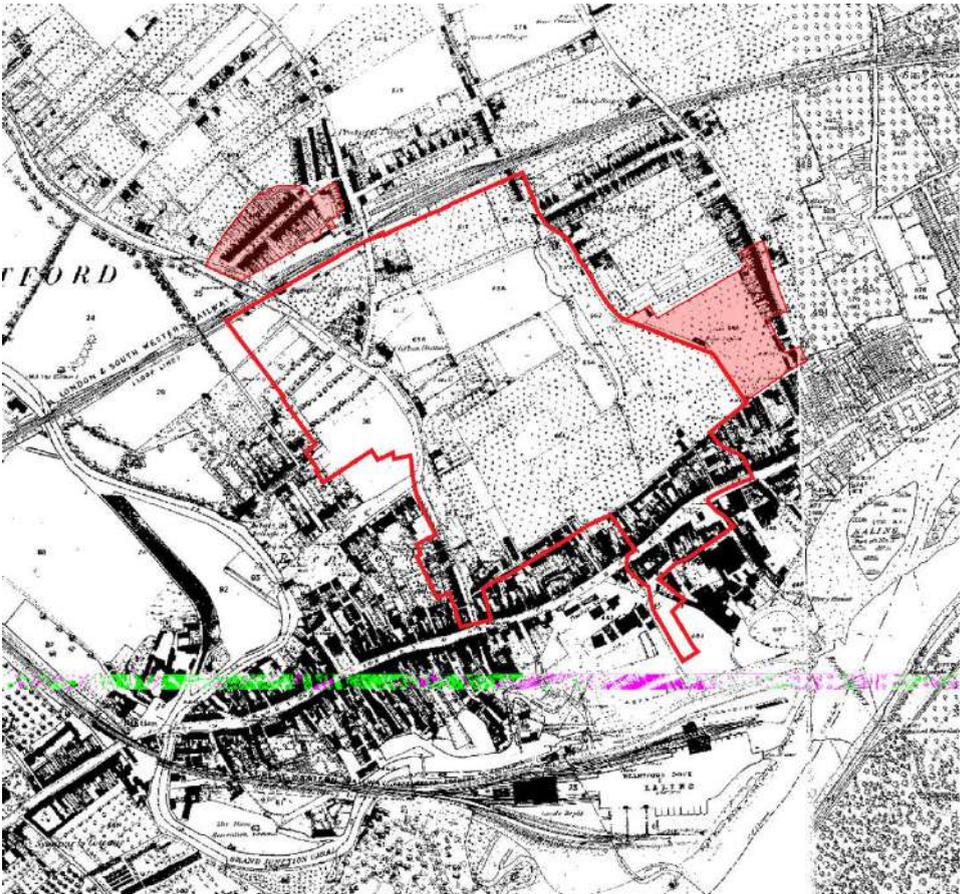
3.1.1 The following maps show the continuing evolution of an industrial and commercial riverside town and port that was already well established by the middle of the nineteenth century. Of significant interest is the late nineteenth century northward and early twentieth century westward spread of housing onto previously agricultural land, in particular; the evolution of a complete late Victorian and Edwardian new town; the coming of the Great West Road and, later, the M4 motorway. The St Paul's Brentford conservation area boundary has been superimposed onto the maps, to clearly show the area that is being discussed.



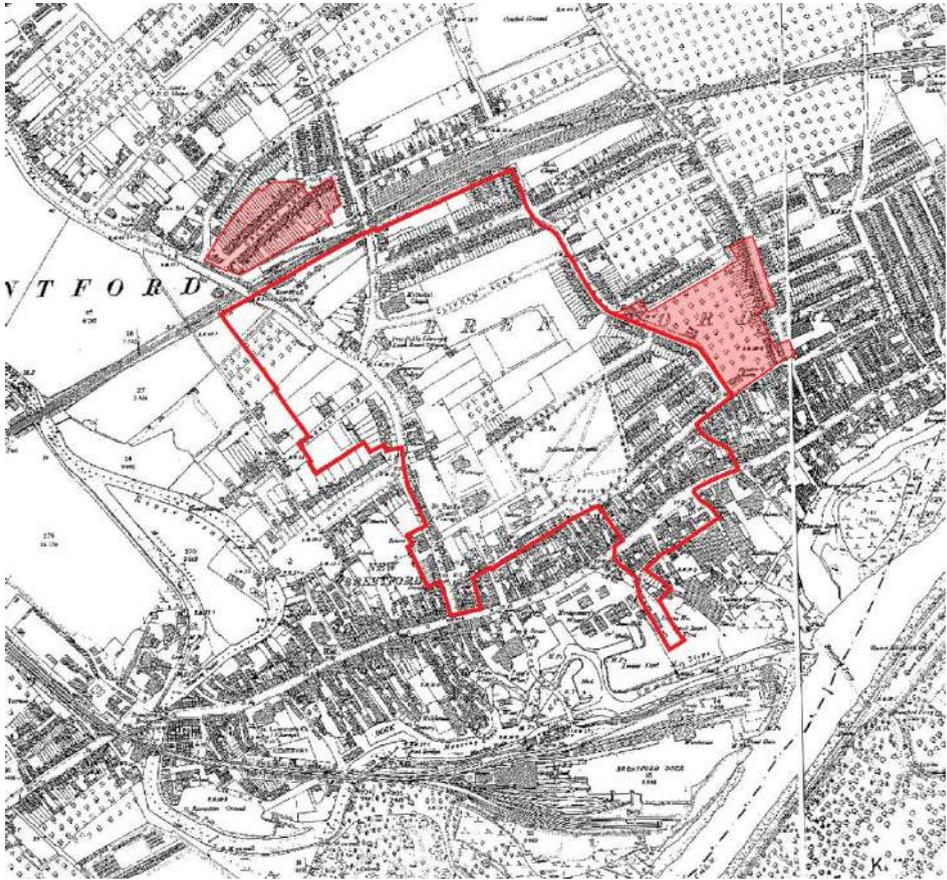
1740 John Roque



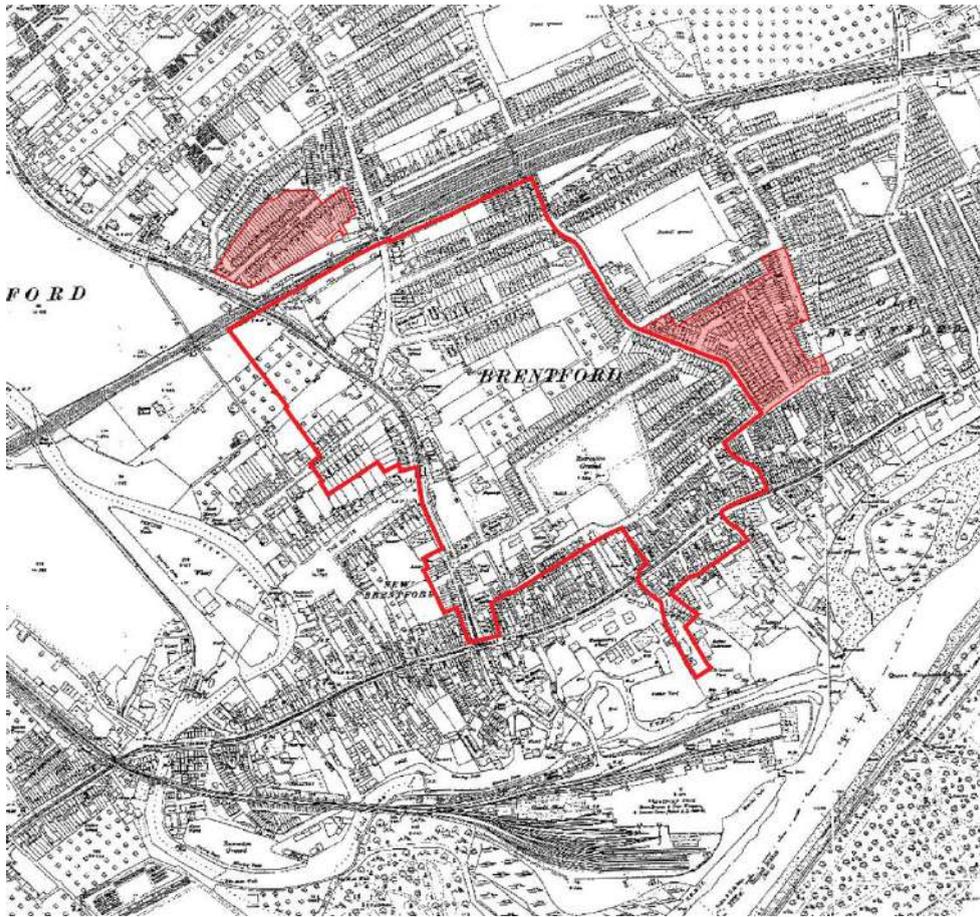
1777 Ealing parish map



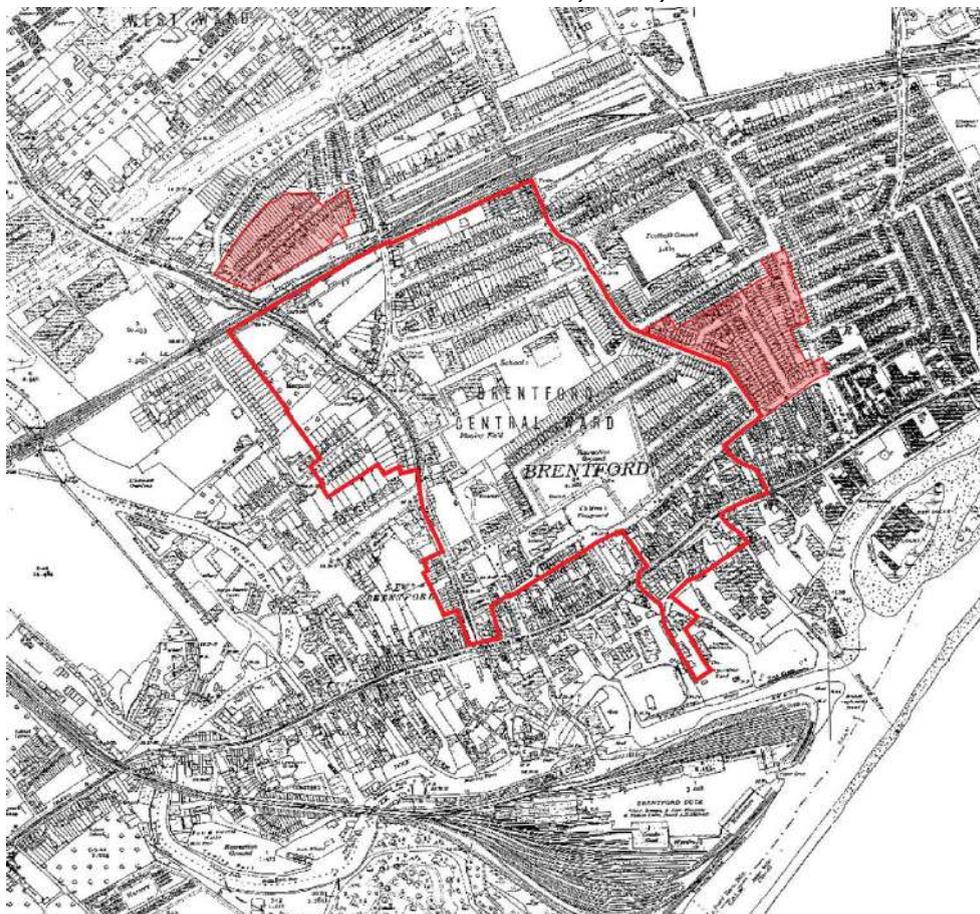
1865 Source: Ordnance Survey County Series



1894 Source: Ordnance Survey County Series



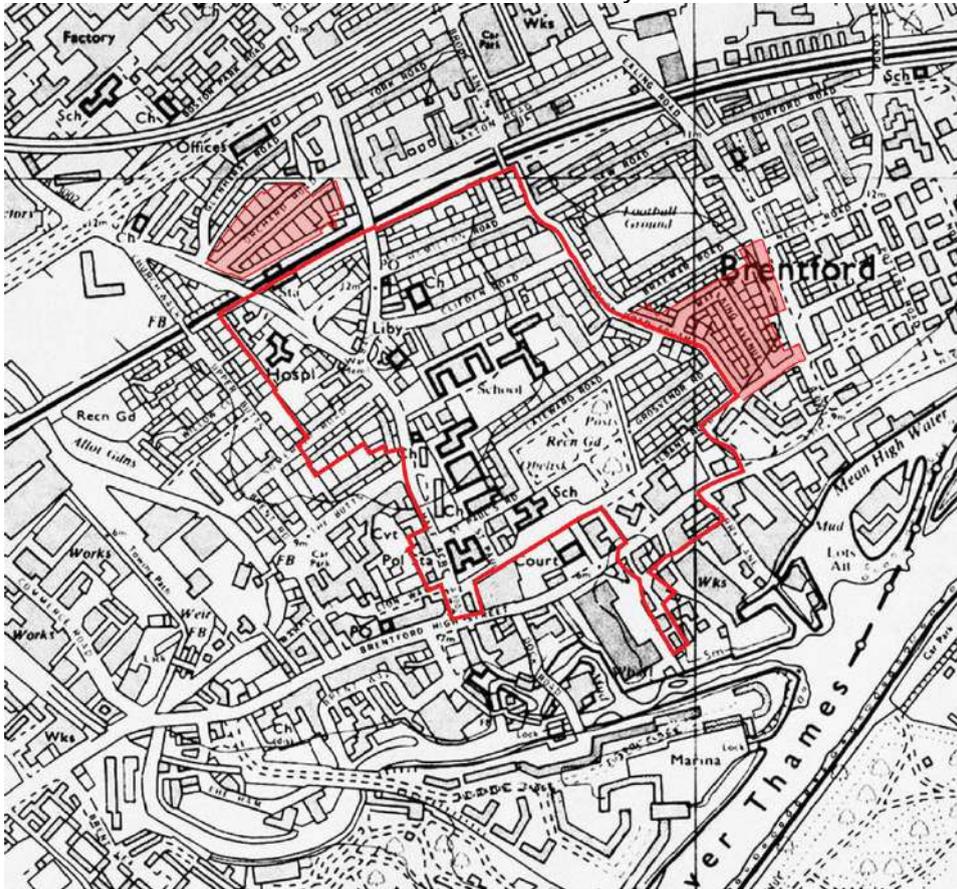
1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

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

3.2.1 The area's better drained and higher land alongside the Thames has been a place of occupation and activity from prehistoric times. Brentford was a Roman roadside station on the road from London to the west. Key to the location was crossing the River Brent at a fordable point before its delta converged with the Thames. The name of the river comes from Brigantia, meaning holy, or high, water, then Breguntford. In the Middle Ages, the area as a whole provided valuable fisheries, while the ford had given the settlement its name by about 700.

3.2.2 The angled crossing above the Brent's horseshoe shaped loop enlarged habitable land to its east and the area continued to be occupied through the Saxon period. There was a chapel and a hospital by the twelfth century and a bridge was in place by 1224. The High Street took commercial advantage of the strategic route, with market, fairs and inns recorded along it by 1306. The bridge was rebuilt in stone, as was St Lawrence's church tower, in the fifteenth century. Brentford End on the western side of the bridge formed an early suburb.

3.2.3 Shelter and shallow water made the Thames-side a natural port, used also by horse and foot ferries. River access in the Middle Ages was available to substantial plots of land on the south side of the High Street where properties also had a street frontage. As well as a public wharf, successive sub-divisions into narrow yards allowed off-loading into shops and the market on the north side of the High Street.

3.2.4 In rising land to the north, winding Saxon lanes linked hidden villages, farms and larger houses in an agrarian landscape. Roads from Hanwell, Ealing and Acton joined to meet the High Street, the most built-up area, with larger houses and suburbs developed at various times between them. Associated crafts and industries followed very early on. By the seventeenth century, it was a centre for the nursery and market garden trade. Brick making used locally extracted clay.



View along Half Acre from Brentford High Street (c. 1910)



View along Half Acre from Brentford High Street (c. 2016)



Junction of Brentford High Street & Half Acre, with the Beehive Public House (c 1960)



Junction of Brentford High Street & Half Acre, with the Beehive Public House (c 2016)

3.2.5 Brentford expanded east of the River Brent and from 1701 became famous as the site of the notoriously riotous Middlesex elections. Brentford approached the status of a county town, although the county administration and the county court remained in London.

3.2.6 The expanding eighteenth century coaching trade, use of the street for markets, goods transfer and industry, all increased congestion, and the main road had developed on both sides by 1746. Kew Bridge displaced the ferry from 1758, attracted malting, beer houses and market enterprises. In contrast to the Kew side, industry colonised the Brent side of the Thames, including: water and wind mills, a tannery, malt-houses, timber yards, a soap works, a brewery and a turpentine distillery. The Brent was cut to form the Grand Junction Canal to the Thames. Opened in 1800, this brought new trade, with coal and iron trans-shipment. Industry expanded both along the Grand Union Canal and along the Thames between Old and New Brentford, although the Elizabethan and Jacobean town houses remained in the centre.

3.2.7 Industrial and transport developments escalated after 1820. The water works was relocated upriver from Chelsea to Kew Bridge, to supply London's growing suburbs. A gas works opened in 1821 on what is now mostly Waterman's Park. The Brentford branch of the Great Western Railway from Southall took much of the canal's trade, after opening in 1859, to feed Brentford Dock.

3.2.8 By 1850, the passenger railway loop line trade brought stations at Kew Bridge and Brentford, which immediately encouraged housing development. Nineteenth century expansion of local industry brought workers and the demand for homes. Terraces were densely laid out nearby. To combat squalor and poverty, a Local Board and later the Urban District Council, provided good municipal buildings and infrastructure in the form of late Victorian housing, together with a church, a library and parks in the St Paul's area.

3.2.9 By the second half of the nineteenth century Brentford had become built up as an industrial and commercial area. This was in extreme contrast to Kew, on the opposite bank of the River Thames, and was considered the county town of Middlesex. However, Boston Manor House (1623) and its



View south along Half Acre towards Brentford High Street (c 1905)



View south along Half Acre towards Brentford High Street (c 2016)



View north along Half Acre from Brentford High Street (c1960)



View north along Half Acre from Brentford High Street (c2016)

grounds remained rural: a description in 1886 referring to the charm of the woodland walk, the view of the park from the house, rose walks and the fine kitchen garden.

3.2.10 The whole main road was intensively built up, with trams arriving by 1905. Half Acre was similarly congested and had to be widened to permit trams along Boston Manor Road. From 1925, the new Great West Road (A4) allowed through and heavy traffic to by-pass Brentford. American manufacturers, in particular, rapidly brought electric powered works in fine buildings along the new route, known as the Golden Mile.

3.2.11 Estate land was purchased in the 1920s for public parks at Boston Manor, Carville Hall and Gunnersbury. House building over agricultural land continued throughout the inter World War One and World War Two period (1918 to 1939). In the early 1950s and early 1960s, considerable clearance for widening came to the High Street.

3.2.12 Redevelopment has continued in cleared industrial and commercial areas, now with a strong residential bias. The six Brentford Towers were built on the former Kew Bridge reservoirs, with the remaining reservoirs also being built upon. In 1978-80, the built infrastructure of the railhead was redeveloped for 590 context-specific homes, built around a marina. The canal wharf redevelopments north of the High Street neared completion, with clearance continuing for the land to the south. Large sites along the Great West Road, peppered with significant listed buildings and overlaid with the elevated M4, were being redeveloped

3.2.13 Much of what is preserved in the St Paul's Brentford conservation area is the good quality late nineteenth century Victorian development of Brentford. This was built after the coming of the Richmond to Windsor Railway's loop line from Barnes to Feltham, on 22 August 1849. The development included: public buildings, terraced housing, amenity space, industry, places of worship and recreation facilities.

3.2.14 In terms of architecture, the St Paul's Brentford conservation area showcases the work of local architect Nowell Parr. Parr was responsible for the public baths, the fire station, the Carnegie Library and the Beehive public house, along with a number of other notable buildings outside the conservation area. His elaborate red brick public buildings with their terracotta details and Royal Doulton tiles, together with the anonymous background architecture of the housing, further characterised by the use of London stock brick with red brick dressings, suggest a historic Brentford vernacular.

4 The conservation area and its surroundings



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

4.1 The surrounding area and the setting of the conservation area

4.1.1 The conservation area itself is located principally north of Brentford High Street and the River Thames, north and east of the River Brent/Grand Union Canal, south of the South West Trains Hounslow Loop railway line, and west of Ealing Road. The conservation area's surroundings comprise:

4.1.2 To the immediate north is a locally designated area of special character which merges seamlessly into Ealing.

4.1.3 To the northeast, the 2010s mixed use Great West Quarter development with its tower, visible from the conservation area, particularly from the recreation ground.

4.1.4 To the immediate east, mostly late Victorian and Edwardian two storey terraced housing, some of particularly high quality, arranged around Brentford Football Club's soon-to-be redeveloped Griffin Park stadium. Further east, across Ealing Road, are the 1970s low-rise Haverfield Estate and the high-rise Green Dragon Estate, better known as the Brentford Towers, highly visible from the conservation area.

4.1.5 To the immediate southeast, Ferry Quays, an area of former industrial land regenerated as residential-led mixed use, incorporating a grade II listed building, accessed from the edge of the conservation area. Beyond are the River Thames and Kew Gardens.

4.1.5 To the immediate south, a stretch of Brentford High Street which features the grade II listed 1938 late Art Deco moderne 'liner style' Alexandra House, the unlisted though significant 1963 Brentford County Court and the grade II listed eighteenth century 80 High Street (within the Grand Union Canal & Boston Manor conservation area). A little further south are active boatyards and Thames Lock on the River Brent/Grand Union Canal (part of the Grand Union Canal & Boston Manor conservation area).

4.1.6 To the immediate southwest, the main retail stretch of Brentford High Street, comprising a mix of old and new, from converted Georgian houses and Victorian shops to 1960s retail and residential units. Since 2010, this area has seen major public realm improvements; and regeneration southward to the waterfront is in the pipeline.

4.1.7 To the immediate west is the architecturally and historically closely related The Butts conservation area. Further west is a redeveloped section of waterfront with a number of historic industrial features, which is part of the Grand Union Canal and Boston Manor conservation area.

4.1.8 To the immediate northwest is a small, thriving shopping parade, a mixed period residential area north of The Butts, a waterside recreation ground and allotments. Beyond is a cluster of high rise office and residential buildings at the junction of Boston Manor Road and the Great West Road, visible from the conservation area's two railway bridges.

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

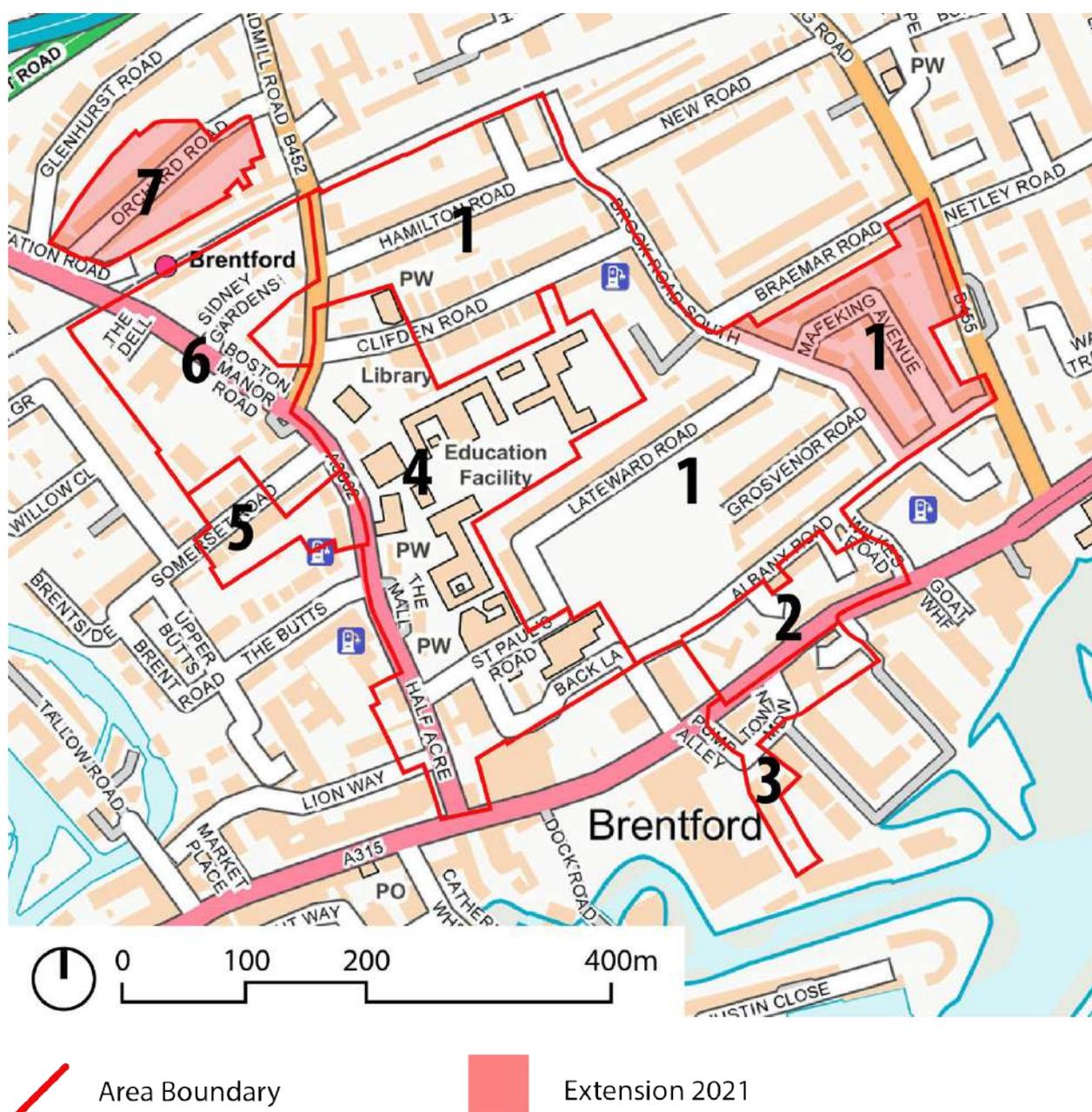
5 Character areas

The Conservation Area comprises seven distinct character areas. For reference purposes, these are numbered roughly clockwise from the north.

The character areas are:

1. Residential Brentford New Town
2. South of Albany Road
3. South of High Street
4. Civic Brentford New Town
5. Northeast Butts
6. Boston Manor Road and Brentford Station
7. Orchard Road

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



5.1 Character area 1: Residential Brentford New Town



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.1 Residential Brentford New Town character area

5.1.1 This character area comprises the signature residential streets of the conservation area along with the large green open space of St Paul's Recreation Ground. The streets are well-preserved and are of good architectural quality. They feature late Victorian and Edwardian, mostly two storey, terraced housing of the type one would expect to be built up around industry of the late nineteenth century and early twentieth century. The rooflines are relatively unspoilt and original windows, doors and other architectural elements survive. Some corner plots also have a nineteenth century corner shop. These help to give the area variety, clarity and interest. There follows a description of the character area by street, in alphabetical order, unless grouped together.

Albany Road

5.1.2 Before the nineteenth century this street was called Back Lane, a name which survives further west. It marked the boundary between the buildings of the High Street to the south and the market gardens to the north.

5.1.3 The north side of the street features mostly narrow-fronted (less than four metres) two storey terraced houses, with a single ground floor sash window and a single identical first floor one directly above. The easternmost (Perseverance Cottages, 1882) are in plain London Stock brick. Moving along the street, red brick dressings appear in the form of arches to the windows and a first floor string course (Winkley Cottages, 1882). The string courses multiply until, at the westernmost end the dressings have become quite elaborate, though the basic building form has not changed (name illegible, 1882).

5.1.4 On the south side of the street, the Albany Arms public house is a well-detailed landmark building within the street in the Arts and Crafts style. The public house dates from the mid-nineteenth century but was rebuilt in 1901. It is finished in glazed bricks at the ground floor level and rendered with brick dressings above. It also features original circular windows and original doors. On the pediment above the entrance, is the monogram 'RBC' and the date 1900. This stands for the Royal Brewery Co., a local Brentford brewery of the period. Nos.39 to 45 Albany Road are faced in an interesting concrete block, said to contain local gas works residues, giving a stone effect with a boundary wall to match.

5.1.5 The eastern end of Albany Road features a pair of c1900 terraces of four units each, on either side of the junction with Mafeking Avenue, known as Market Terrace. Once comprising all shops, only three of the units remain in retail use, the remainder of the ground floor fronts having suffered to varying degrees in their conversion to residential. Each unit features a small gable above the single first floor window, and has traditional Victorian style shopfront pilasters with corbels topped by small triangular pediments, in varying conditions.



The Albany Arms Public House
1901



Numbers 39-45 Albany Road



Market Terrace, Albany Road



Brook Road South, Grosvenor Road and Lateward Road

5.1.6 These streets are all very similar in design and feature two-storey housing in London Stock brick. They date from the late nineteenth century and are designed in pairs, having a canted ground floor bay window and two sash windows above. There is a strong horizontal roofline to the properties and chimneys are also a feature. The houses on Grosvenor Road feature stone lintels to the windows. The houses on Lateward Road are for the most part more uniform in style and feature a ground floor bay window that has a continuous roof providing a porch.

5.1.7 Brook Road South continues northwards after the crossroads with New Road and Hamilton Road as Brook Lane North, and is notable only for a two storey mid twentieth century brown brick commercial building. This possibly relates to Brentford's Golden Mile era and is presently annexed to the Brook Lane Business Centre (c2000), which is built on the site of former rail sidings and saw mills.

5.1.8 At its junction with Braemar Road, Brook Road South features the Griffin public house (1890s), one of Griffin Park stadium's three surviving corner pubs. The east side of the south end of the street features houses of very similar design to those in nearby Mafeking Avenue, though in many cases the red brickwork has been rendered and painted white or cream.

Clifden Road

5.1.9 This street has a variety of late Victorian to early Edwardian houses. The grander Victorian examples tend to be at the eastern end of the street. The street features semi-detached houses with decorated capitals to the windows and doors. The eastern end features more modest examples, mostly in pairs featuring half-timbered gables to the roof or porches. There is also a modest red brick terrace (40 to 50) at the very eastern end. A wide variety of Victorian decorative ornamentation survives, as well as boundary walls.

5.1.10 The pictures below show the variety of 19th century housing types found on Clifden Road.



Hamilton Road

5.1.11 Hamilton Road is similar to Clifden Road in its style and also contains well-preserved grand Victorian villas. However, Hamilton Road is grander still, with some pairs of properties reaching three storeys, in a Gothic style. It also features some Victorian detached properties. The terraced housing is well detailed, again in pairs, with a canted bay window to the ground and two sash windows above. The street is significantly tree-lined.



Example of housing on Hamilton Road

St Paul's Recreation Ground

5.1.12 The recreation ground is essential to the planned Victorian character of the area. It was designated as open space in 1883, on former market garden and orchard land that was originally intended for building upon. It has a roughly square, formal, layout and is crossed by two tree-lined avenues with tree-lined perimeter paths on most edges. The eastern edge marks the course of the Brook, now culverted but commemorated in the name of a parallel street to the east (Brook Road South). There is a distinct downward slope westward along both Grosvenor Road and Albany Road towards the recreation ground.



Drinking fountain in St Paul's Recreation Ground

5.1.13 In 1889, an obelisk of pink granite, an immensely popular material at the time, was installed at the west end, in commemoration of Queen Victoria's Jubilee in 1887. The obelisk is in good condition, though the inscription is almost illegible. The recreation ground also retains its original 1887 domed granite drinking fountain at the centre.



Nineteenth Century Villas, Windmill Road

Windmill Road

5.1.14 The best of the houses in Windmill Road are an elegant row of nineteenth century stucco villas. Designed as pairs, they are on a grand scale and retain original features. Opposite are two short terraces of similar period, size and style to those in nearby Hamilton Road.

Mafeking Avenue

5.1.15 The Edwardian two storey terraced housing on Mafeking Avenue is of particularly high quality and is remarkably consistent in appearance. The white stucco dressings around the windows give a strong sense of linear perspective with a regular rhythm provided by the full height canted bays.



Mafeking Avenue

Ealing Road

5.1.16 The west side of Ealing Road was the first part of the conservation area to be built up almost solely as housing, from the middle of the nineteenth century. The north end nearest to Braemar Road features a mix of mid to late nineteenth century railway cottages and larger terraced housing. Further south is the locally listed former Bricklayer's Arms public house (1853), now in residential use. Much of its important original character remains, in the framing of the windows at first floor, the elaborate parapet with the former pub name, the chimney stack and pots. Beyond this is similar housing to the northern end. The junction with Albany Road features a c1900 terrace of shops with a pyramidal spire corner feature.



Bricklayers Arms

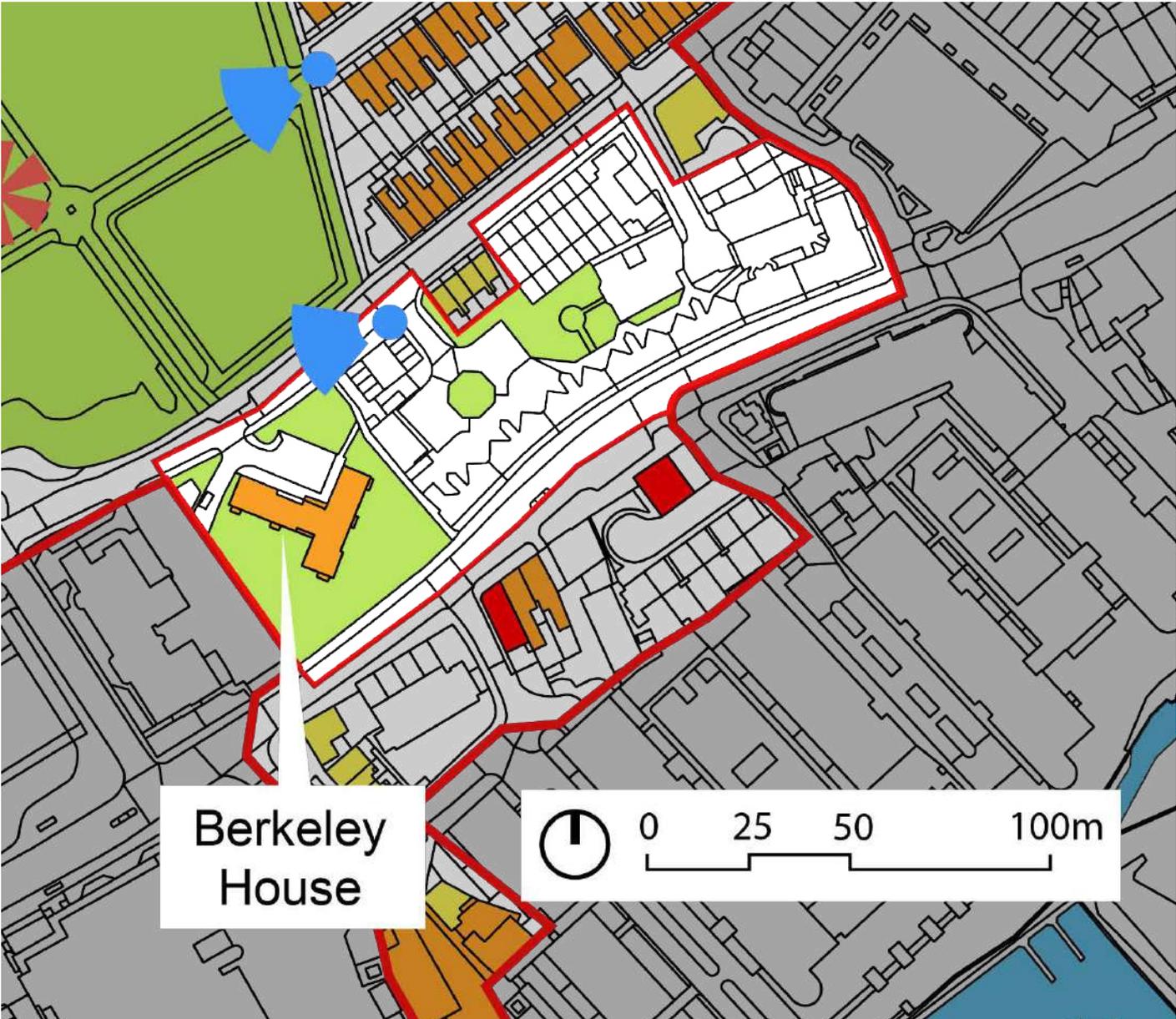


Shops on Ealing Road

Other area not included at this time and reasons why:

Griffin Park and surrounding roads and pubs: With the relocation of BFC to near Kew Bridge and the redevelopment of the old site for housing, it is considered more appropriate to mark this area in its own right as being a key part of Brentford's history and sporting history. Therefore, once the redevelopment of Griffin Park has taken place it is proposed to designate the new estate and its immediate surrounds as Griffin Park Conservation Area.

5.2 Character area 2: South of Albany Road



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.2 South of Albany Road character area

5.2.1 This character area consists of part of historic Troy Town, a former socially and economically deprived area of factories, shops and homes that stretched from Ealing Road to the east, to Half Acre to the west. It was sandwiched between the High Street to the south and the market gardens to the north.

5.2.2 Albany Place/Waterman's Court is a housing development in a conservative Post Modernist style, dating from the late 1980s. It is finished in London stock brick, with red brick dressings, in an attempt at being in keeping with the area.

5.2.3 To the immediate west is a footpath leading from Albany Road to the High Street. Known as King's Arms Alley, along with the small Goddard's Removals depot opposite, it is the site of one of the conservation area's last two surviving mid-twentieth century industries. A metal plating firm that dates back to the early twentieth century occupies the remnants of a former High Street cinema.

5.2.4 At the west end stands Berkeley House, Albany Road, a 1960s T-plan point block of flats, obliquely set in its own grounds, it is the only one built of the three blocks which were originally proposed. The building is carefully designed and detailed, with brick elevations containing small flush square windows contrasting with blocks of solid vertical grey cladding. The individual projecting balconies and the strips of white painted wall that enclose the exterior walkways, all add character to the facades. The angular lines of the building are softened by the green landscaping. The landscaped setting of the building is an important part of its character. It is considered that this is a good example of its type and appears to be relatively unaltered, so will be put forward for local listing.

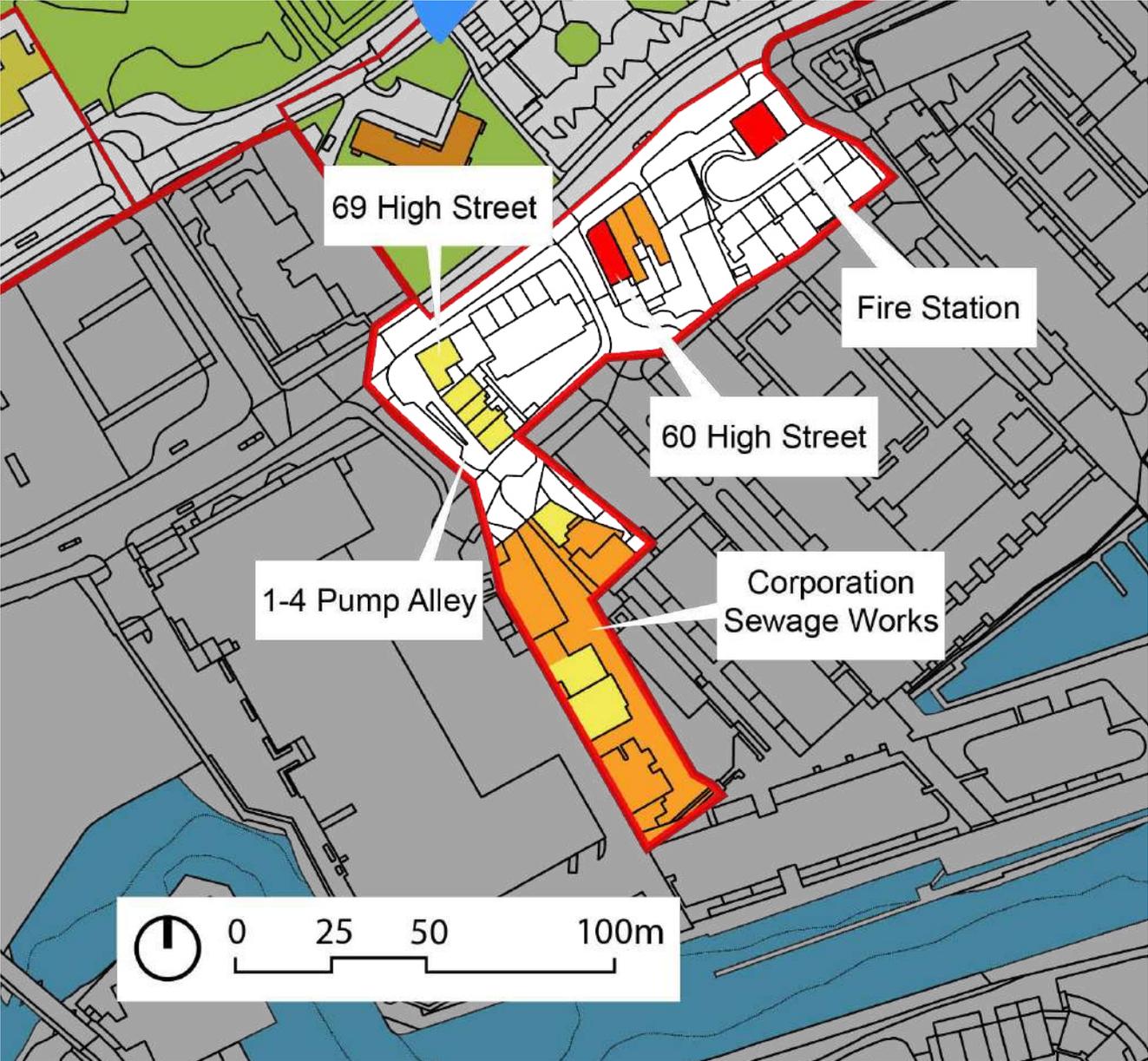


Albany Place/ Waterman's Court housing development



Berkley House

5.3 Character area 3: South of High Street



Key

- Area Boundary
- Extension 2021
- Landmark
- Statorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.3 South of High Street character area

5.3.1 This character area comprises a group of industrial and residential buildings which were added to St Paul's conservation area in 2001, because they as form part of the already designated nineteenth century expansion of Old Brentford.

5.3.2 Built in 1897 and located on the High Street, the former fire station (grade II) was designed by Nowell Parr for Brentford District Council. It is constructed of red brick in Flemish bond with terracotta dressings and has an imitation slated roof, with Royal Doulton crested terracotta ridge tiles. Further decorative features include: slim corner turrets, decorative window and vehicular entrance surrounds and diaper work on the two tall gables.

5.3.3 The former fire station is notable for its elaborate use of decorative terracotta, a popular material in the Victorian period. Its fine-grained texture facilitated complex decorative treatment, and the lighter colour provided attractive visual contrast to the darker brick of the elevations. The overall high quality and individualised design of the building, enhanced by its prestigious decorative ornament, and prominently identified by the plaque on the front elevation, is an exuberant expression of Victorian civic pride and industrial progress. It forms a landmark building within the street scene.

5.3.4 No. 60 High Street (grade II*) is a former early eighteenth century house which once had its own wharf. Between 1840 and 1869, it was used as a police station; it was later used as a dairy and may also have functioned as a post office (there is a small post box set in the street elevation). It is constructed of brown brick with red brick dressings and has a red tiled hipped roof to the eaves. It is three storeys in height, with square, gauged, headed windows, sashed with glazing bars to the first floor, it was extended in the nineteenth century at the ground floor to the front to create a shop; a practice that can be found in many London boroughs, sometimes for whole terraces. The house, shop and shopfront are a remarkable and important survival.

5.3.5 Adjoining no. 60 are other early nineteenth century houses, converted to shops and retaining well-preserved shop-fronts. However, some of the buildings became derelict and were reconstructed in 2004-05. The group of properties forms a historic cluster that enhances the street-scene.



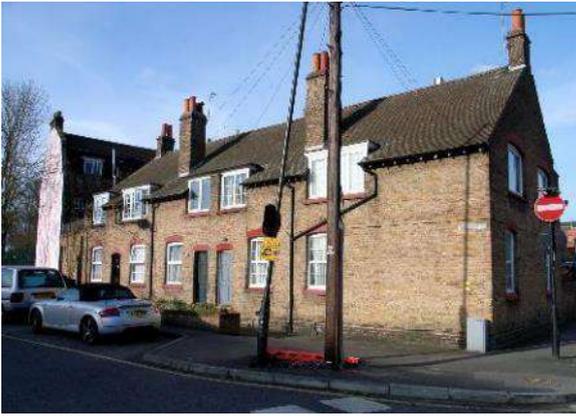
Grade II listed former fire Station (1897)



Grade II* 60 High Street



Locally Listed 69 High Street, former Rising Sun Public House



Locally listed 1-4 Pump Alley



Locally Listed Pumping Station, Corporation Sewage Works



Supervisor's Cottage, Corporation Sewage Works



Base of chimney, Corporation Sewage Works

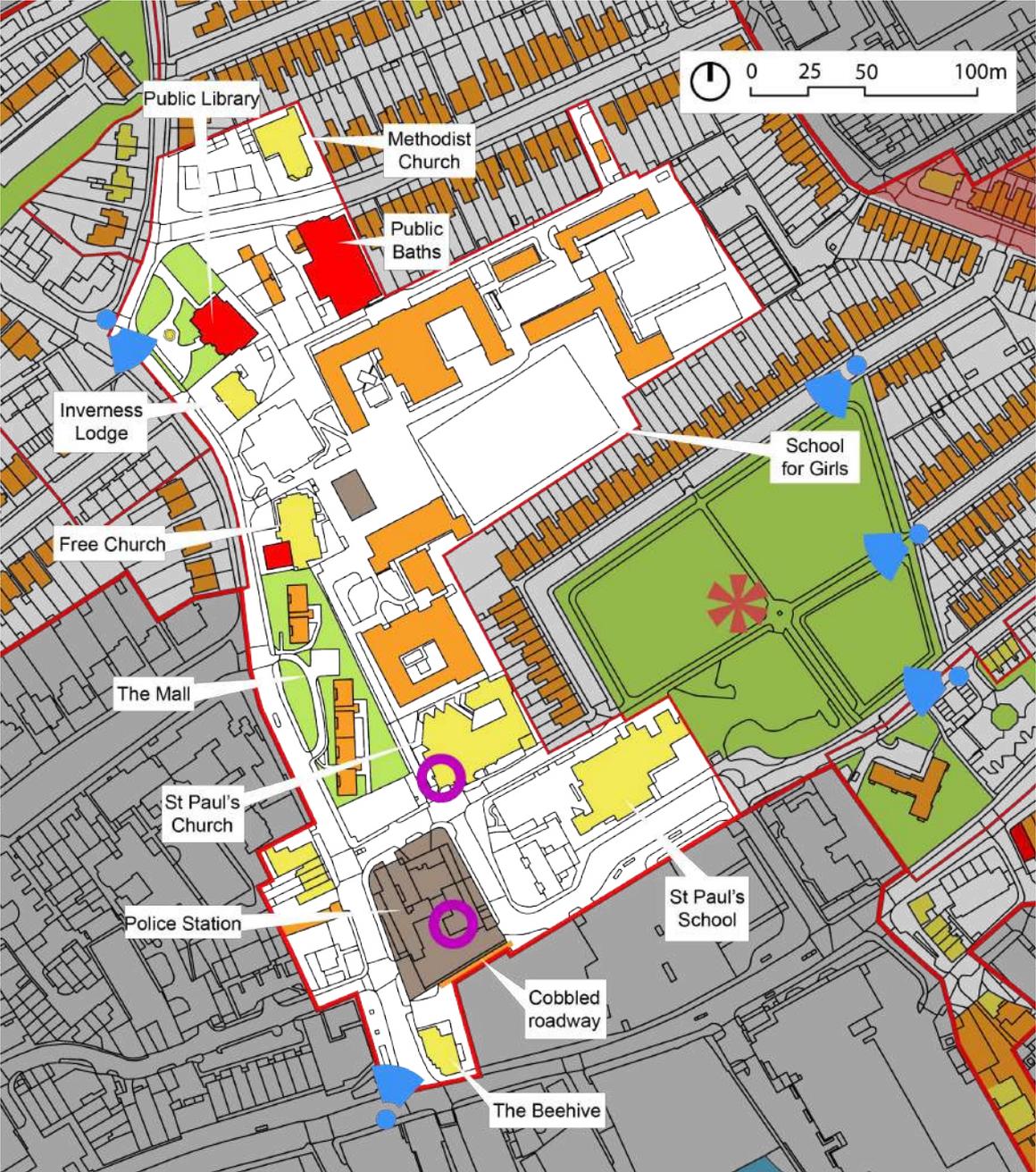
5.3.6 No. 69 High Street was previously the Rising Sun public house, which closed in 1964, and was subsequently used as a shop. It is currently occupied by a restaurant.

5.3.7 Locally listed 1-4 Pump Alley is a pleasant group of nineteenth century houses built for the workers of the Corporation Sewage Works. They are two storeys in height with the first floor windows forming dormers in the steep roof slope. They also feature tall chimneys and red brick dressings.

5.3.8 In 1883, F W Lacey, borough surveyor and a local architect, designed the Corporation Sewage Works and associated buildings, now the Town Meadow Depot. The base of the chimney and associated buildings such as the supervisor's house and engineers' cottages all survive. These were prestigious public and community buildings, which are important both architecturally and historically, being modern technically advanced facilities, provided for the residents of Brentford, at a time when there was a desperate need to improve the sewage system in the metropolitan areas of London: it is therefore of historic interest, as well as of architectural merit. The group of buildings, which includes stables, offices and supervisor's cottage, is constructed in London stock brick with red brick dressings. The locally listed pumping station is architecturally interesting and well detailed, having projecting red brick arches, keystones and decorative corbels at the eaves level. It also has unusual metal windows. An inscribed commemorative stone records the names of the members of the Local Board: this tradition is found in other public buildings in Brentford

5.3.10 Part of the Corporation Sewage Works complex, the supervisor's cottage, which is locally listed, is in a similar style. The decorated base of the chimney adjacent to the engine shed is a reminder of the many chimneys that dominated the area in the nineteenth and early twentieth centuries, and which would have punctuated the skyline. Together, the buildings create a high quality historic group and retain their early engineering character. The group makes a strong positive contribution to the appearance of the conservation area, as well as the historic character of the wider area.

5.4 Character area 4: Civic Brentford New Town



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.3 Civic Brentford New Town character area

5.4.1 This character area consists mostly of a sequence of buildings, whose varied uses can be described as civic, municipal, institutional or community, along and off the south-north axis of Half Acre, the south end of Boston Manor Road and the south end of Windmill Road. Half Acre itself is an old field name and until the nineteenth century was the site of Ronald's Nursery, a supplier of botanical garden items to Kew Gardens.

Boston Manor Road

5.4.2 Grade II Brentford Free Church, formerly Brentford United Reformed Church, was originally built in 1782 for the Whitakers and constructed from brown brick. It was rebuilt in 1955 after bomb damage and extended in 1999. It features a pedimented roof behind a parapet, with a blocked circular lunette bearing a stone panel with a Latin inscription. It has fine eighteenth century wrought iron gates between brown brick piers, with stone coping and pine cone capitals, a symbol of welcome. The entrance gates are separately grade II listed and the extension is locally listed

5.4.3 Brentford School for Girls and Sixth Form College occupies almost 2.5ha of land to the east of Boston Manor Road, and is bounded for the most part by the backs of the residential properties of Clifden Road, Brook Road South and Lateward Road. There are only two narrow access points and very little of the grounds and its structures are visible from the public realm.

5.4.4 Originally known as the Brentford British School, there has been a school on or near this site since 1834. Initially, the school was financed by the Rothschild family and became known as the Rothschild School in 1912. The school educated both boys and girls. The original school stood just off the High Street, where Alexandra House is now situated. The present site first came into use in the early 1930s, with the construction of the two storey E-plan building to the northwest and a smaller single storey linear building to the northeast, both in a broadly Arts and Crafts style, in red brick.

5.4.5 A lodge was later built at the Clifden Road entrance. A similarly styled central two storey building with a hipped roof was added later. Modernist, utilitarian, buildings of varying quality appeared during the post Second World War years (1945 onwards).

5.4.6 Locally listed Inverness Lodge is a property of the eighteenth century (though it may be earlier) that was stucco-finished in the late nineteenth century. Currently in use as a social club, it is an interesting reminder of Brentford's earlier historic associations. In the 1850s, it was a private nursing home for 'mentally defective patients'; in the 1870s, it was used as the private home of the solicitor and secretary to the Local Boards; and in the 1930s, the home of the Women's Branch of the National Unionist Association.



Grade II listed Brentford Free Church



Elaborate gates to Grade II listed Brentford Free Church



Locally Listed Inverness Lodge



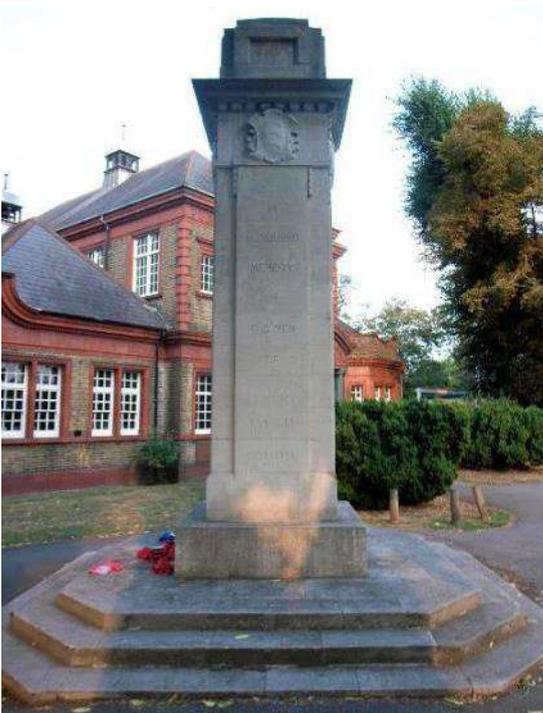
Brentford Public Library (1903)

5.4.7 Strategically situated on the corner of Boston Manor Road and Windmill Road, grade II listed Brentford Public Library was constructed in 1903 for Brentford District Council by Nowell Parr and the builder was Joseph Dorey and Co. In 1904, it was personally opened by the philanthropic industrialist Andrew Carnegie, who was responsible for funding a significant number of public libraries throughout the country. It is constructed of London stock brick, in English bond, with terracotta dressings and has a Welsh slated roof with tile ridges. It contains a main library room, a newspaper room and above, the former museum and lecture room. The left wing was previously the reference library. The building is in a free Renaissance style with cornices and bold lettering. Over the door are the date and benefactor's name and the borough coat of arms. In the old newspaper reading room, there is a bronze portrait of Carnegie.

5.4.8 The library's setting is well landscaped, with large trees and has four important war memorials located in the grounds, dedicated to the men of Brentford who lost their lives in the World War One and World War Two. All four memorials were moved here from other locations.

5.4.9 The main memorial, unveiled in 1923, has an inscription on one side which reads: '*In honoured memory of the men of Brentford/1914-1918 / 1939-1945*'. On the other sides are the names of Brentford's First World War dead. The tall stone structure features carvings of a laurel wreath, traditionally associated with martyrdom, representing victory over death on earth and of eternal life in heaven. There is also a memorial to those killed in the two world wars who were staff members of the local Gas Light and Coke Company.

5.4.10 Next to the main memorial is a group of three smaller ones. The middle one commemorates the fallen of World War One and originally stood outside St Lawrence's Church, off Brentford High Street. It was repaired and moved to the library grounds in 2009, ahead of a planned redevelopment of the church building. The other two memorials are dedicated to the employees of the Gas Light and Coke Company, and they were moved to Brentford after the company's works in Fulham closed in 1949. The names are on metal plaques and there are separate ones for each of the World Wars. The names of Brentford's Second World War dead are on another metal plaque next to those of the Gas Light and Coke Company who lost their lives in that war, while another metal plaque displaying the First World War dead of an unidentified company is situated next to the First World War plaque of the Gas Light and Coke Company.



Brentford War Memorial (1923), grounds of Brentford Public Library



Brentford School for Girls

5.4.11 The four war memorials are of social, as well as architectural and historic importance. It is very fitting that the memorials are now located together, in the respectful setting of Brentford Public Library. Since all the memorials were moved from other places and are therefore not curtilage to the listed library, it is proposed that they all be assessed for appropriate designation in their own right.

Clifden Road

5.4.12 The grade II listed former Brentford Public Baths were designed by Nowell Parr in 1895 and opened in 1896. The entrance elevation and right return block is of red brick, in Flemish bond with ashlar dressings. Otherwise, it is of London stock brick in Flemish bond, with red brick dressings. It features Welsh slated roofs, tall gable ends and red brick chimneys. The right return is a two storey, four bay block, which housed the former council committee rooms.

5.4.13 The building also contained the women's slipper baths (to front right), with the superintendent's office and committee room to centre front. The pool has been extended at the deep end, with an original wooden gallery to each side and the men's slipper baths converted to a gymnasium. The former laundry was to the rear left. Following redundancy and sale, the peripheral accommodation areas have been adapted, and on the southwest corner extended, to create residential use. However the baths area itself, intended for office use, is still unoccupied. The former public baths and the library form a high quality Edwardian group that make a very positive contribution to the conservation area.

5.4.14 The locally listed Brentford Methodist Church was built in 1964 on part of the old church site and stained windows were reused from the previous building. There have been Methodists in Brentford since the eighteenth century and Wesley visited a group here. They met in an old Presbyterian chapel from 1783, and then at a new meeting house from 1811. This was replaced by a Gothic building at the corner of Windmill Road in 1890; this was bombed in the Second World War (1939-45), but restored in 1951.

Half Acre

5.4.15 The locally listed Beehive public house, on the corner of Half Acre and the High Street, is another of Brentford's landmark buildings. It was rebuilt in 1907 by Nowell Parr and A E Kates, when Half Acre was widened for the construction of tramlines. It has very



Three war memorials, Brentford Public Library



Grade II listed former Brentford Public Baths (1895)



Locally listed Brentford Methodist Church (1964)



Locally listed Beehive Public House (1907)

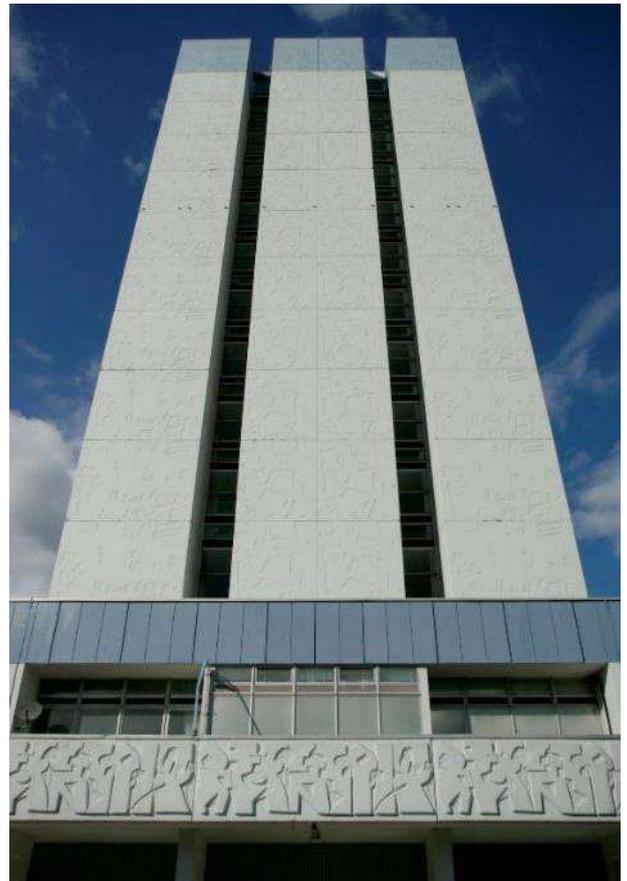
attractive, shiny, Royal Doulton tiles in green and mottled slate blue, with a beehive shaped turret and Art Nouveau glass, and is well detailed throughout. The sign has a straw bee hive and inside there is an Art Nouveau grate.

5.4.16 A small stretch of historic cobbled roadway runs between the Beehive public house and the Police Station, along the rear of the Morrisons supermarket. It is a remnant of Back Lane, which ran from Half Acre to Ealing Road (formerly Drum Lane) to the east. It was part of Troy Town (see character area 2 - South of Albany Road), which comprised an area of narrow alleyways with small, crowded, cottages. Considered at the time to be a slum, but which would now be recognised as a characterful development, probably worthy of retention, the last of the cottages were sadly demolished in 1958.

5.4.17 The Police Station was built in 1963 by J Innes-Elliott on the site of Nowell Parr's 1899 Vestry Hall, from which the County Court operated. The demolition of the Vestry Hall, a high quality, significant, civic building was a notable loss in the history of Brentford's development. At over ten storeys, the Police Station is by far the tallest habitable structure in the area. Despite some interesting period carved panels, the tower fails to respect the character of the conservation area and appears as an obtrusive feature in the skyline from views from within the conservation area but also wider views, including from Kew World Heritage Site. As of 2017, the Police Station site is due for redevelopment. As a reference to the site's history any new development should aim to incorporate the carved panels mentioned above.

5.4.18 Interestingly, at the same time as the Police Station was built, the County Court moved to a new, architecturally sympathetic, building, just to the east on the High Street.

5.4.19 The locally listed buildings opposite the junction of Half Acre and St Paul's Road form an interesting early Victorian group, with original windows, doors and front boundaries. The later northernmost building of the group, presently in use as a nursery, appears to have been built on the site of the New Brentford Girls' School. To the south, Half Acre House is an attractive and architecturally sympathetic late twentieth century addition to the group, which is home to the Brentford Football Club Community Sports Trust.



Brentford Police Station



Locally listed buildings, Half Acre



Half Acre House

5.4.20 Further along Half Acre and to the south of Brentford Free Church is the Mall, a 1950s housing estate. It is typical of its period, though interestingly it features traditionally designed pinecone finials on its gate piers, a symbol of welcome. The finials were possibly salvaged from an earlier nearby building, echoing the same detail of the church gates adjacent, both of which make a positive contribution.

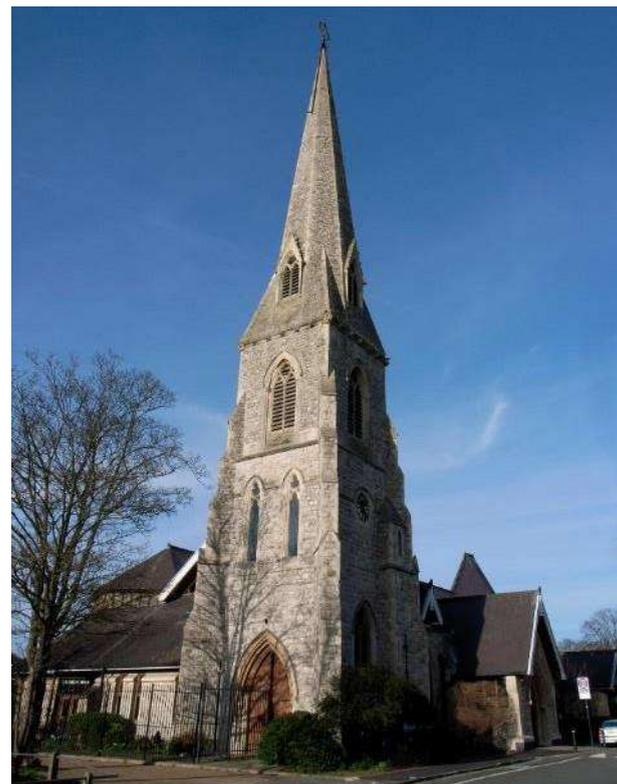


The Mall Housing Estate

5.4.21 At the junction of Half Acre and The Butts (street) are three black painted, cast iron, Victorian street lamps, relocated there in the 1990s. Their bases bear the Heston and Isleworth Urban District Council stamp – a visual reminder of the evolving history of local government in the area. The street lamps are of good quality, making a positive contribution to the streetscape and are proposed for local listing. Just north of this point, Half Acre becomes Boston Manor Road.

St Paul's Road

5.4.26 Locally listed St Paul's Church was designed by F & H Francis and constructed in 1868-69, to replace an iron church that was originally provided by the Ealing Rural Decanal Association. In 1952, it was a chapel of ease of St Lawrence's church, and from 1961, it was the principal church of the united parishes of Brentford. The southwest tower, with its broach spire, is a prominent landmark: it notably terminates a vista from London Road across the Brentford Lock. The building is constructed of Kentish ragstone and is in the Decorated Gothic style.



Locally listed St Paul's Church

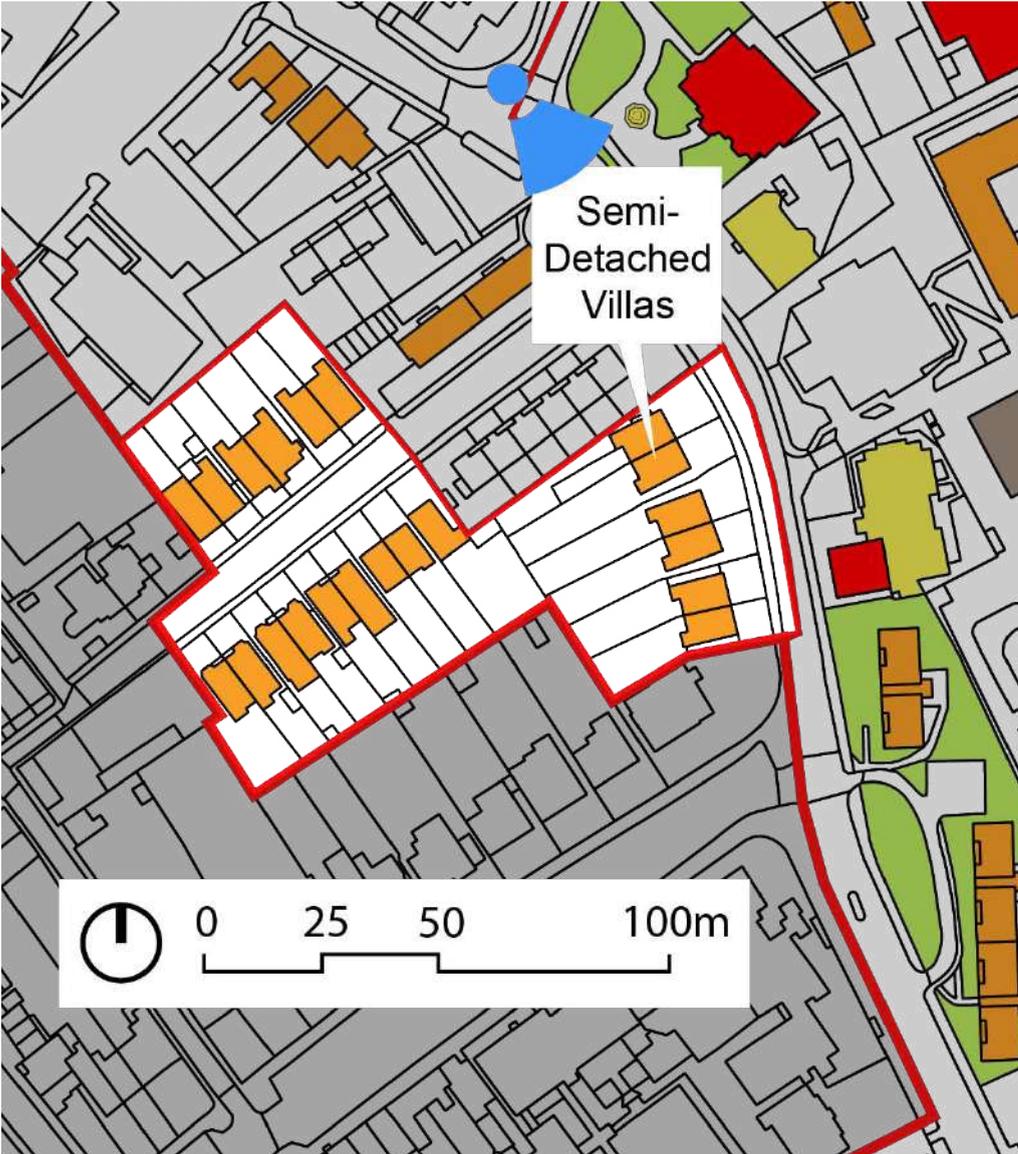
5.4.27 The original nineteenth century church had brick walls and arcades with naturalistic foliage decoration. The 1991 extension is by Michael Blee Design. It incorporates the chancel walls and the south wall of the nave, extending north from the old nave into a polygonal clerestory-lit space with eastern chapels, covered by sweeping slated roofs. The extension received an award from the RIBA and was commended by the Civic Trust.

5.4.28 Locally listed St Paul's Church of England Primary School was opened in 1873, after the parish church, as a National School for junior and infant pupils. The school building was designed by church architects and has many of the original arched windows, typical of a church school of the mid Victorian period. The school was established under the auspices of the National Society for the Education of the Poor in the Principles of the Established Church. The school opened during a period of rapid urbanisation across London. It provided 522 places for boys and girls and was extended in 1883 and 1898. In 2013, the school suffered a major fire and about 80% of the building was destroyed. After a major renovation, the restored building reopened in September 2014.



Locally listed St Paul's Church of England Primary School

5.5 Character area 5: Northeast Butts



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.5 Northeast Butts character area

5.5. This area consists mostly of semi-detached houses dating from the 1870s to the interwar period (1919-39), on short stretches of Somerset Road and the west side of the southern end of Boston Manor Road. The houses are mostly of London stock brick and feature original doors, windows and boundary walls, and make a positive contribution.

5.5.2 The most impressive group comprises the three semi-detached villas on Boston Manor Road. They are two storeys in height with basements, with stucco dressings, full height canted bay windows, hipped roofs and prominent central chimney stacks. The northernmost building has a characteristic black and white diamond-tiled garden path and steps.

5.5.3 These good quality, characterful, houses should be assessed for possible inclusion in the Local List.

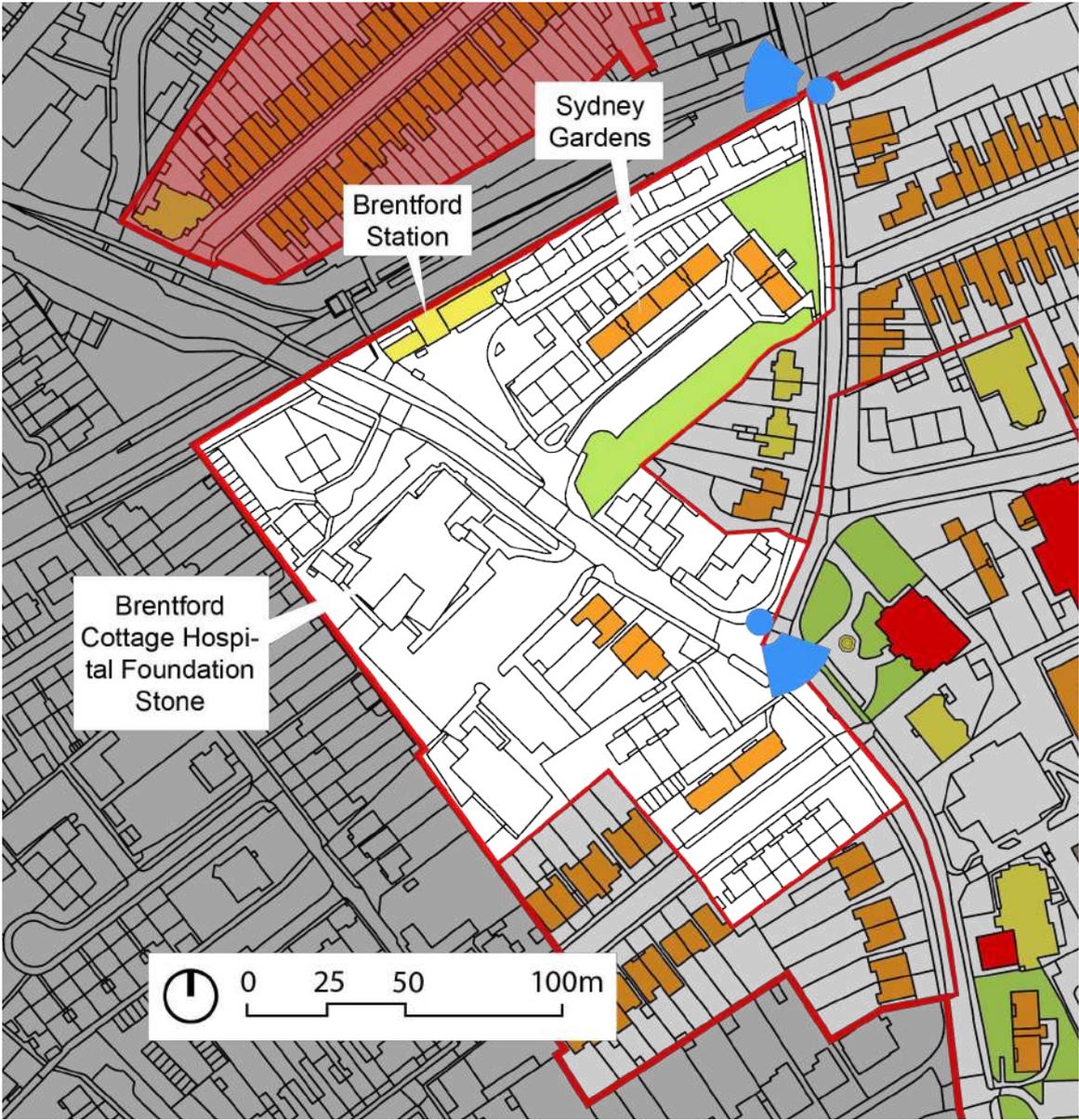


Semi-detached villas, Boston Manor Road



Semi-detached houses, Somerset Road

5.6 Character Area 6: Boston Manor Road and Brentford Station



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body



Brentford Railway Station



Brentford Cottage Hospital foundation stone



Sydney Gardens

5.6 Boston Manor Road and Brentford Station character area

5.6.1 The railway provided the catalyst for the development of much of the conservation area, and is therefore of historic importance. The opening of the Richmond to Windsor Railway's loop line from Barnes to Feltham on 22 August 1849, with the creation of Brentford Station, provided the impetus for speculative development of the land for middle class housing and expansion.

5.6.2 Originally known as Brentford Central Station, it is believed to be in one of the London and South Western Railway (LSWR) early 'house styles' by William Tite. The station was constructed in a similar, although plainer, style to that of Chiswick Station. The building was refurbished in the mid-2000s, with funding from local pharmaceutical company GlaxoSmithKlein.

5.6.3 Sydney Gardens, immediately to the south of the station, with its late Art Deco sky blue-tiled entrances, and the less elaborately detailed Dell, date from the 1950s and are traditional in design. Nos. 20 to 26 (even) Boston Manor Road date from the 1920s and feature half-timbered gables. The front boundary wall is eighteenth century. The gardens themselves are an attractive open space in the area.

5.6.4 Brentford Health Centre and Brentford Lodge Day Centre, off Boston Manor Road to the west, opened in 1996, on the site of the earlier Brentford Cottage Hospital. In 1892, Edward Clitherow, owner of Boston Manor, leased Marlborough House (1690), at 24-26 The Butts, for use as a hospital. The Brentford Dispensary, of 1818, moved there and it was then called the Brentford Dispensary, Cottage Hospital and Nurses' Home.

5.6.5 As the area expanded, a larger space was needed and Gale's Orchard, in Boston Manor Road, was purchased; Brentford Cottage Hospital was opened by Colonel Stracey Clitherow in 1928. It closed in 1977 and the building became an old people's home. This in turn was closed in 1993 and the building demolished in 1995.

5.6.6 These earlier developments comprise interesting examples of the private patronage which funded these buildings and provided health-based community facilities, which were of considerable importance, before the advent of the National Health Service.

5.6.7 The original foundation stone is set in a remnant of a much earlier eighteenth century wall on the site that was formerly the boundary for an orchard. This, and a second foundation stone set into the wall, are carved with details of the donors and names of those associated with the project. The wall and foundation stones make a positive contribution, notably to the historical character of the area.

5.6.9 These foundation stones, together with prominent signage identifying the original purpose of community facilities, such as on the main façade of Brentford Library, are important evidence of historic development in the conservation area.

5.7 Character Area 7: Orchard Road



Key

- Area Boundary
- Extension 2021
- Landmark
- Statutorily Listed Buildings
- Negative Contributor
- View
- Locally Listed Building
- Green Space
- Focal Point
- Positive Contributor
- Watercourse/ body

5.7 Orchard Road character area

5.7.1 Orchard Road is one of the first residential streets to be developed after the arrival of the railway line, linking Brentford station's northern approach from Boston Manor Road with Windmill Road to the east.

5.7.2 Orchard Road is one of the oldest residential streets in Brentford as can clearly be seen on the 1865 Ordnance Survey. It was named after the orchards which surrounded the area at the time, and is thus a reference to Brentford's market gardening heritage. It is an architecturally pleasant and unique street with a diverse mix of houses designed and built in different styles.

5.7.3 In 1851 the National Freehold Land Society offered building plots in Orchard Road enabling individual developers to build terraced cottages in small multiples which gives the street its interesting and varied feel, with the earliest houses completed as early as 1851, with the date and name plaques still visible on many houses.

5.7.4 The rooflines are unspoilt and lots of original architectural elements survive including London stock bricks, original doors and openings and even a unique 'Brentford' glazing bar pattern on windows (six over six but with wider central panes). Some residents have removed 1960/70s bay windows and resized window openings to their original size, and replaced with traditional wooden sash windows.



Orchard Road terrace



The King's Arms, Boston Manor Road

6 Recent/new developments and their impact

6.1 The built-up nature of the conservation area has meant that most recent, new and proposed development takes the form of relatively small infill and backland residential schemes. The demand on space is creating a trend towards the provision of flats, although there are some new houses.

6.2 There is considerable variation in the degree to which these developments are sympathetic to the character of the conservation area.



Contextually designed 2015 semi-detached house pair, Brook Road South



Contextually designed terrace, though lacking a front boundary, Albany Road



2017 apartment development using uncharacteristic timber cladding, High Street



Uninspiring 2016 residential development between Windmill Road and Brentford railway station



Contextually designed 2000s addition to the nineteenth century Corporation Sewage Works depot



Contextually designed 2000s addition to the nineteenth century group of buildings on Half Acre



View of St Paul's Recreation Ground from Grosvenor Road



View east along Hamilton Road

7 Views and Focal Points

7.1 The following photos illustrate the rich and varied character of views within the conservation area. The principal views are essentially across St Paul's Recreation Ground, which is the key green infrastructure in the conservation area, together with vistas down streets, framed by housing.

7.2 It is important to retain the character of these features, and consider only sensitive enhancements, where appropriate.

7.3 The retention of trees and vegetation is of particular importance, which play a key part in defining the green character of views and focal points. The traditional character and naturalistic green vegetation of St Paul's Recreation Ground is essential to retain. The introduction of modern interventions, both built and planted, could spoil its special historic character, of a simply designed, green, open, space.

7.4 The main one is the Recreation Ground itself, together with lesser focal points such as Brentford Railway Station and its forecourt and buildings on the High Street.

7.5 All the characteristic views and focal points add to the particular character and good quality of the conservation area.



Focal Point – St Paul's Church



Focal Point – St Paul's Recreation Ground

8 Open spaces and trees

8.1 Designated Local Open Spaces are:

- St Paul's Recreation Ground

St Paul's Recreation Ground is a key feature and makes a very positive contribution to the conservation area's special interest and character.

8.2 The conservation area benefits considerably from this principal green open space, together with its trees and vegetation that help to create an attractive, welcoming, setting, for residents, workers and visitors to enjoy. There are also smaller areas of green public space, including at Brentford Public Library and Albany Place/Waterman's Court housing development. These smaller green spaces also serve to soften and enhance the settings of the buildings and make a positive contribution to the wider character of the character areas.

8.3 The trees and lush green vegetation of these green areas significantly enhance the character of these open spaces. It is essential that the naturalistic, green, trees and vegetation are retained and enhanced, where appropriate, together with appropriate maintenance, to retain good quality amenity value.



Designated Local Open Space - St Paul's Recreation Ground



Lateward Road bordering St Paul's Recreation Ground

9 Condition of the Conservation Area

9.1 The condition of the conservation throughout is assessed as generally good. This includes the maintenance of buildings, structures, highway and green spaces. However, the quality of pavement paving is poor in some places, with low quality paving materials, sometimes with ill matched repairs, creating poor amenity value. Some alterations to buildings such as painting over brick, replacement of the original doors and windows, unsympathetic roof extensions and rooflights and the loss of original features can harm the overall cohesion of the conservation area. The key aim in the Conservation Area is to retain authentic historic character (design and materials) or to reinstate it, so as to enhance not only the individual houses, but their group and the wider street scene.

9.2 The overpainting of brick is not recommended for several reasons. Practically, painting over brick can prevent these materials from functioning effectively and can lead to damp problems. Aesthetically, the painting of individual houses can disrupt the group value of a row of houses.

9.3 Maintaining details such as wall treatments, front settings and boundary treatments are all important as they help to maintain the character of the streetscape. The removal of boundary treatments for off street parking or other alterations can have a detrimental impact on the street scape. The retention of boundary treatments within the conservation area is encouraged.

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



Overpainting of brick can disrupt the uniformity of a group of housing



Differing boundary treatments



Picture 61: Original glazing on the left contrasted with replacement UPVC on the right

9.5 Efforts should be taken to minimise the impact of roof lights, especially front roof lights. Conservation style roof lights are recommended as these are less visually intrusive. Aligning roof lights over fenestration may help to make them more harmonious with the building. Solar panels can also be very visually intrusive if installed on the front façade of a building. Solar panels can be installed to the rear of a property where they are not visible from the public domain.

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 (October 2003). Please note that this guidance is currently being revised and is currently out for consultation. This new guidance will be adopted at the end of 2017.

9.9 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 Regeneration of Brentford

10.1 There are ambitious plans for schemes in the central and eastern parts of Brentford. Development uses will include residential, commercial, community and public realm schemes and will include tall buildings. The Albany Riverside development and the redevelopment of the Morrisons supermarket site fall outside the conservation area boundary, but will have an impact on the wider character of Brentford, including views. For information on all the proposals, refer to the planning section of www.hounslow.gov.uk.

10.2 The four principal sites are:

- Albany Riverside, south of the High Street. The proposal will include the demolition of the Waterman's Arts Centre and its relocation to the redeveloped Police Station site.
- Police Station site, Half Acre.
- Morrisons supermarket site, north of the High Street.
- Land South of the Brentford High Street

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

The conservation area has many buildings, structures and places that make a positive contribution to it and together form an interesting and historic streetscape. The variation in fenestration, doors, roof lights, boundary treatments and other features has, cumulatively, had a detrimental effect on the conservation area. When making alterations to building within a conservation area please refer to Section 5 of this document, which sets out best practice.

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.

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.

11.1 Strengths

- Statutory and locally listed buildings and structures.
- Extensive range of historic housing developments.
- Four important war memorials in the setting of Brentford Public Library.
- Key public buildings dating principally from the Victorian era have greatly enriched the built environment of parts of the conservation area. These buildings, whether in the same or altered uses, make a strong statement about the historic development of Brentford.
- Variety of types, styles and materials of buildings.
- High quality open green space provided in St Paul's Recreation Ground.
- Strong sense of place/identity in Residential and Civic Brentford New Town character areas.
- The conservation area showcases the work of local architect, Nowell Parr, who was responsible for the library, public baths, fire station and Beehive public house, together with other key buildings outside the conservation area.

11.2 Weaknesses

- Some scattered poor quality boundary treatments (permanent and temporary).
- Some losses of boundary treatments, creation of crossovers, paving over front gardens and parking cars in front settings, including for groups of housing, leading to loss of historic and group character.
- Use of and double glazing for fenestration which fails to respect the historic proportions of the original windows
- Brentford Police Station – modern inappropriate development that causes harm
- Poorly designed shopfronts, fascia and signage.

11.3 Opportunities

- The regeneration of Brentford is ongoing and includes schemes such as Land South of the High Street.
- The creation of new public spaces arising from the proposed redevelopment of the Morrisons supermarket site and the Police Station site, to create good quality amenity spaces for residents, workers and visitors, with increased permeability and accessibility between the High Street and CA,, and beyond.
- Improvements to St Paul's recreation ground.
- Repair and restoration of public monuments and features in the public domain.
- Retention or reinstatement of original detailing, using replacements of authentic and sympathetic design and materials.
- A tree quality and condition survey, additional tree planting and good tree maintenance.
- Replace modern style street lamp posts which are considered detractors, with heritage design and appearance lamps that respect historic character, which would improve the quality of the streetscape and views.
- Historic street furniture, such as lamp posts should be retained and carefully repaired, if required.
- Any newly laid paving should be of high quality and sympathetic to historic character.

- Improve the quality of paving in some pedestrian footways. When carrying out repairs, ensure that the design, texture and colour matches existing, to avoid an unsightly patchy appearance that is harmful to the appearance of the conservation area.
- Retain soft landscaping and greening to settings as priority. Avoid the paving over of green settings that create unsympathetic and harsh areas of hard standing, and also to discourage car parking in front gardens.
- Retain strong front boundaries and resist the creation of any new crossovers, to avoid vehicular access and car parking.
- High quality, design and materials of new development in the Conservation Area.
- Update the Borough's Local List of Buildings and Structures of Townscape Merit, in order to ensure that designations are up to date.
- Updating of other designations: statutory and Local Open Space.
- Reveal Brentford's archaeology, where remains exist under existing development, e.g. the Roman road that runs north of the High Street. New, large-scale developments may provide the opportunity to uncover and celebrate such examples.
- Possible consideration of Article 4 Direction at a later date to allow gradual replacement of some features over time.

11.4 Threats

- Commercial disinterest and lack of use is resulting in alterations or conversion/ addition to create new residential use and dilute the commercial character of the certain area.
- Infills and extensions that may serve to erode the special character of the housing stock in the area.
- Conversions and construction which do not respect the scale of the area.
- Effects of inappropriate development, and blight while sites are awaiting development such as at Land South of the High Street.
- Effect of major sites' development within and around the Conservation Area (eg former Police Station and Morrisons supermarket site).
- Effect of major site development outside the conservation area if development is inappropriate
- Cross-overs and on-site parking garden conversions, leading to loss of historic character in streetscapes and settings, and dense parking over front settings.
- Further east along the High Street, former industrial buildings such as the gas works have been redeveloped for higher density residential use, a trend which is a continuing development aspiration.
- Developers of major schemes in Brentford and its environs have been asked to analyse the impact of tall and bulky buildings on views from the conservation area: these should be carefully assessed, to try to prevent harmful impact on views.
- Further loss of traditional, authentic, architectural features and materials, due to unsympathetic alterations, including replacement fenestration of inappropriate design (e.g. sashes to casements) and material (e.g. timber to UPVC).
- Over development of sites, leading to a loss of views and visual permeability.
- Inappropriate scale and character of roof, side and rear extensions, to maintain quality, skylines and sympathetic treatment.
- Further inappropriate shop fronts, signage and illumination.
- Removal of original details
- Demolition of buildings which make a positive contribution to the character of the area.
- Loss of chimney stacks and their pots, leading to an erosion of characterful roofscapes.
- Loss of boundary treatments, causing an absence of sense of enclosure.
- Loss of group character through unsympathetic alterations, such as overpainting of features such as timber elements and fenestration.
- Loss of group character, such as the replacement of roof coverings that fail to respect established materials.

11.5 Management plan

This appraisal should be used as the starting point for further guidance for development in the area. A Heritage Strategy will 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

The local list was updated in 2019, and should be periodically updated for further designation of buildings and structures that are of local importance, to be added to the borough's Local List of Buildings of Townscape Interest. 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 listing is managed by the council.

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, as well as green spaces. 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. It is also important to think ahead and consider designating development such as twentieth century blocks of flats, which are good examples of their type.

The process for national (statutory) listing is managed by Historic England. Anyone may put forward a building or structure for statutory listing, direct to Historic England. For selection criteria and guidance, refer to: [.https://historicengland.org.uk/listing/selection-criteria](https://historicengland.org.uk/listing/selection-criteria).

Possible submissions for statutory listing:

- Beehive public house, Half Acre (1907). Presently locally listed.
- Group of one single and three war memorials in a group, located in the grounds of Brentford Public Library, Boston Manor Road. As noted above, although the Brentford Public Library is statutory listed II, these memorials are not curtilage structures and are not covered by the listing. If not statutorily listed, they may be considered for local listing.

Possible consideration for Local Open Space designation:

- Garden of Brentford Public Library.

Inclusion in War Memorials Trust and Imperial War Museums online databases:

- Four war memorials located in the grounds of Brentford Public Library.

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

Statutorily listed buildings		Grade of listing
Boston Manor Road	Brentford Public Library	II
Boston Manor Road	Brentford Congregational Church	II
Boston Manor Road	Entrance gateway to Brentford Congregational Church	II
Clifden Road	Brentford Baths	II
High Street	Former Brentford Fire Station	II
High Street	60	II*
Locally listed buildings		
Albany Road	39-45, 17	
Boston Manor Road	Brentford Railway Station; Inverness Lodge; Brentford Congregational Church; War Memorial outside Brentford Library.	
Clifden Road	Extension Brentford Methodist Church	
Ealing Road	67, 67A, 69 (Bricklayers Arms)	
Half Acre	33-37; Beehive Public House; Victorian Street Lamp	
Hamilton Road	17	
High Street	69	
Orchard Road	The King's Arms	
Pump Alley	1-4	
Station Road	Engine Shed Brentford Station	
St Paul's Road	St Paul's Church and Extension; Fountain St. Paul's Recreation Ground; Obelisk St. Paul's Recreation Ground.	
St Paul's Road	St Paul's Church of England Primary School	
Town Meadow	Cottage; Pumping Station	
Windmill Road	6-12	
Local Open space		
St Paul's Recreation Ground		
Archaeological Priority Area		
Area adjacent to and including the High Street		

Other records

Brentford War Memorial is catalogued on the War Memorials Trust online database (reference 153405) and on the Imperial War Museums online database (reference 12069).

Designation information resources

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

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

Appendix 3: Schedule of properties in the conservation area

Flats 31-51, Watermans Court, Albany Place TW8 0JQ	11A-F Nowell Parr Court, Boston Manor Road TW8 8DW
1-28 Berkeley House, Albany Road, Brentford TW8 0ND	Brentford School for Girls, 5 Boston Manor Road TW8 0PG
2 Albany Road TW8 0NF	Brentford Congregational Church, Boston Manor Road TW8 8DW
2A Albany Road TW8 0NF	Brentford Public Library, Boston Manor Road TW8 8DW
4 Albany Road TW8 0NF	Community Centre First Floor, Brentford Library, Boston Manor Road TW8 8DW
6-26 (even) Albany Road TW8 0NF	Brentford Railway Station, Boston Manor Road TW8 8DT
30 Albany Road TW8 0NF	Station House, Brentford Railway Station, Boston Manor Road TW8 8DT
32A Albany Road TW8 0NF	Brentford Health Centre, Boston Manor Road TW8 8DS
34 Albany Road TW8 0NF	The Cottage, Brentford Hospital, Boston Manor Road TW8 8DR
34A Albany Road TW8 0NF	2-12 (even) Brook Lane North TW8 0RE
36-56 (even) Albany Road TW8 0NF	Flat, 40 Brook Road South TW8 0PH
58A Albany Road TW8 0NF	2-112 (even) Brook Road South TW8 0NN
58B Albany Road TW8 0NF	1-43 (odd) Brook Road South TW8 0NN
25-43 (Odd) Albany Road TW8 0NF	45-57 (odd) Brook Road South TW8 0NN
1-8 Market Terrace, Albany Road TW8 0NQ	The Griffin, Brook Road South TW8 0NP
Albany Arms, 17 Albany Road TW8 0NF	
Flat, Albany Arms, 17 Albany Road TW8 0NF	
Flat 1, 28 Albany Road TW8 0NF	
Flat 2, 28 Albany Road TW8 0NF	
Flats 1-30, Watermans Court, Albany Road TW8 0JR	
The Kings Arms, 19 Boston Manor Road TW8 8EA	
2 Boston Manor Road TW8 8DL	1-4 Clifden Road TW8 0PB
4 Boston Manor Road TW8 8DL	4A Clifden Road TW8 0PF
6 Boston Manor Road TW8 8DL	4B Clifden Road TW8 0PF
6A Boston Manor Road TW8 8DL	5-8 Clifden Road TW8 0PB
6B Boston Manor Road TW8 8DL	8A Clifden Road TW8 0PF
6C Boston Manor Road TW8 8DL	9-30 Clifden Road TW8 0PB
6D Boston Manor Road TW8 8DL	30A Clifden Road TW8 0PF
8A Boston Manor Road TW8 8DL	31 Clifden Road TW8 0PB
8B Boston Manor Road TW8 8DL	32 Clifden Road TW8 0PF
8C Boston Manor Road TW8 8DL	32A Clifden Road TW8 0PF
9 Boston Manor Road TW8 8DW	33 Clifden Road TW8 0PB
10 Boston Manor Road TW8 8DL	34 Clifden Road TW8 0PF
Basement Flat, 12 Boston Manor Road TW8 8DL	34A Clifden Road TW8 0PF
Ground Floor Flat, 12 Boston Manor Road TW8 8DL	35 Clifden Road TW8 0PF
First Floor Front Flat, 12 Boston Manor Road TW8 8DL	36 Clifden Road TW8 0PF
First Floor Rear Flat, 12 Boston Manor Road TW8 8DL	36A Clifden Road TW8 0PF
Top Floor Flat, 12 Boston Manor Road TW8 8DL	37-51 Clifden Road TW8 0PF
13A Boston Manor Road TW8 8DW	53 Clifden Road TW8 0PB
13B Boston Manor Road TW8 8DW	55 Clifden Road TW8 0PB
15 Boston Manor Road TW8 8DW	Ground Floor Flat, 22 Clifden Road TW8 0PF
17 Boston Manor Road TW8 8DW	First Floor Flat, 22 Clifden Road TW8 0PF
20-26 (even) Boston Manor Road TW8 8DR	Ground Floor Flat, 35 Clifden Road TW8 0PB
1-14 Cedar Court, Boston Manor Road TW8 8DP	First Floor Flat, 35 Clifden Road TW8 0PB
1-18 The Mall, Boston Manor Road TW8 8DJ	Ground Floor Flat, 37 Clifden Road TW8 0PB
24 The Mall, Boston Manor Road TW8 8DJ	First Floor Flat, 37 Clifden Road TW8 0PB
	Flat 1, 45 Clifden Road TW8 0PB
	Flat 2, 45 Clifden Road TW8 0PB
	1-5 Clifden Court, Clifden Road TW8 0PE

Brentford Methodist Church, Clifden Road TW8 0PB
 Methodist Church Hall, Brentford Methodist Church, Clifden Road TW8 0PB
 The Old Baths, Clifden Road TW8 0PF
 The Boiler House, The Old Baths, Clifden Road, TW8 0PF
 Bower House, The Old Baths, Clifden Road, TW8 0PF
 Apartment 2, The Old Baths, Clifden Road, TW8 0PF
 Eastwinds Cottage, The Old Baths, Clifden Road, TW8 0PB
 Parr Cottage, The Old Baths, Clifden Road, TW8 0PF
 School Lodge, Clifden Road, TW8 0PF

1-9 The Dell TW8 8DY

1-6 Ferry Square TW8 0AJ

1-8 Gibsons Place TW8 8FA
 1-23 Grosvenor Road TW8 0NW
 23A Grosvenor Road TW8 0NW
 24-46 Grosvenor Road TW8 0NW

1 Half Acre TW8 8DH
 32 Half Acre TW8 8BH
 34-36 Half Acre TW8 8BH
 Ground Floor, Half Acre House, 37 Half Acre TW8 8BH
 First Floor, Half Acre House, 37 Half Acre TW8 8BH
 Second Floor, Half Acre House, 37 Half Acre TW8 8BH
 44-45 Half Acre TW8 8BH
 First Floor Flat, 44-45 Half Acre TW8 8BH
 Day Nursery, Half Acre TW8 8BH
 Metropolitan Police Station, Half Acre TW8 8DH

1-4 Hamilton Road TW8 0QE
 4A Hamilton Road TW8 0QE
 4B Hamilton Road TW8 0QE
 4C Hamilton Road TW8 0QE
 5 Hamilton Road TW8 0QE
 7-16 Hamilton Road TW8 0QE
 17A-D Hamilton Road TW8 0QE
 18-34 Hamilton Road TW8 0QE
 35A-C Hamilton Road TW8 0QE
 36 Hamilton Road TW8 0QE
 36A Hamilton Road TW8 0QE
 36B Hamilton Road TW8 0QE
 37 Hamilton Road TW8 0QF
 37A Hamilton Road TW8 0QF
 38-71 Hamilton Road TW8 0QF
 Flat, 36 Hamilton Road TW8 0QS

The Beehive Public House, 227 High Street TW8 0JG
 Flat, The Beehive Public House, 227 High Street TW8 0JG
 56-60 High Street TW8 0AH
 Ground Floor Flat, Concord House, 61 High Street TW8 0AH
 First Floor Flat, Concord House, 61 High Street TW8 0AH
 Second Floor Flat, Concord House, 61 High Street TW8 0AH
 First Floor Flat, 68 High Street TW8 0AH
 Second Floor Flat, 68 High Street TW8 0AH
 Atash, Old Fire Station, 55 High Street TW8 0AH
 Cafe, Old Fire Station, 55 High Street TW8 0AH
 Fat Boys, 68 High Street TW8 0AH
 Flats 1-8, Ferry Quays Courtyard, 56-57 High Street TW8 0AH
 Suite A, Ferry Quays Courtyard, 56-57 High Street TW8 0AH

1-15 Kingsleigh Close TW8 0PA

3 Lateward Road TW8 0PJ
 3A Lateward Road TW8 0PJ
 4 Lateward Road TW8 0PJ
 4A Lateward Road TW8 0PJ
 5 Lateward Road TW8 0PJ
 5A Lateward Road TW8 0PJ
 6 Lateward Road TW8 0PJ
 6A Lateward Road TW8 0PJ
 7-72 Lateward Road TW8 0PJ
 Ground Floor Flat, 52 Lateward Road TW8 0PL
 First Floor Flat, 52 Lateward Road TW8 0PL

2-42 (even) Mafeking Avenue TW8 0NH
 1-47 (odd) Mafeking Avenue TW8 0NJ
 49-77 (odd) Mafeking Avenue TW8 0NL

1-36 Orchard Road TW8 0QX
 38-68 Orchard Road TW8 0QU

1 Pump Alley TW8 0AE
 1A Pump Alley TW8 0AE
 2-4 Pump Alley TW8 0AE
 4A Pump Alley TW8 0AE
 Ground Floor, The Old Pumping Station, Pump Alley, TW8 0AP
 First Floor Studio, The Old Pumping Station, Pump Alley, TW8 0AP
 Unit 1, The Old Pumping Station, Pump Alley, TW8 0AG
 Unit M2, The Old Pumping Station, Pump Alley, TW8 0AP
 Unit M3, The Old Pumping Station, Pump Alley, TW8 0AP

Town Meadow Depot Town Meadow TW8 0AG

1-24 Sidney Gardens TW8 8DX
 1 Somerset Road TW8 8BX
 1A Somerset Road TW8 8BX
 1B Somerset Road TW8 8BX
 2-4 Somerset Road TW8 8BX
 4A Somerset Road TW8 8BX
 5 Somerset Road TW8 8BX
 6 Somerset Road TW8 8BX
 6A Somerset Road TW8 8BX
 7-11 Somerset Road TW8 8BX
 12-18 (even) Somerset Road TW8 8BX
 Flats 1-3, 3 Somerset Road TW8 8BX
 Newlands, 11B Somerset Road TW8 8BX
 1-12 Cranbrook Court, Somerset Road TW8 8BZ
 1-12 Somerset Lodge, Somerset Road TW8 8BY
 Flats 1-8, St Pauls House, St Pauls Road TW8 0NB
 Police Section House, St Pauls Road TW8 0LZ
 St Pauls Church, St Pauls Road TW8 0PN
 St Pauls Church Hall, St Pauls Road TW8 0PN
 St Pauls C of E Primary School, St Pauls Road TW8 0PN

The Cottage Town Meadow TW8 0AG

Ealing Road – 25, 27, 27 FLAT, 29, 29A, 57- 99 (inclusive).

Downside Walk 1-9 (inclusive).

1 Westbury Place TW8 0QG
 1A Westbury Place TW8 0QG
 2-14 Westbury Place TW8 0QG
 1 Wilkes Road TW8 0JH
 3 Wilkes Road TW8 0JH
 2 Windmill Road TW8 0PW
 2A-C Windmill Road TW8 0PW
 3 Windmill Road TW8 0QD
 4 Windmill Road TW8 0PW
 4A Windmill Road TW8 0QA
 5 Windmill Road TW8 0QD
 6 Windmill Road TW8 0PW
 6A Windmill Road TW8 0QA
 7 Windmill Road TW8 0QD
 8 Windmill Road TW8 0PW
 8A Windmill Road TW8 0PW
 9-12 Windmill Road TW8 0PW
 12A Windmill Road TW8 0PW
 13 Windmill Road TW8 0QD
 13B Windmill Road TW8 0QD
 15A-C Windmill Road TW8 0QD
 Flats 1-5, 17 Windmill Road TW8 0QD
 1-12 Clifden House, Windmill Road TW8 0PD

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

London Borough of Hounslow

Hounslow House

7 Bath Road

Hounslow

Middx.

TW3 3EB

Tel: 020 8583 2000

(all general

enquiries)

020 8583 5555 (environment, street services and planning)

Website: www.hounslow.gov.uk

London Borough of Hounslow – useful 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 call 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: Shop front design guidelines (2013)

London Borough of Hounslow – Residential Extension Guidelines (2003).

London Borough of Hounslow: Brentford Urban Context and Character Study (2014)

London Borough of Hounslow regeneration publications

London Borough of Hounslow: Regeneration and Economic Development Strategy

2016 – 20 (2016)

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 examples are listed below.

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 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: London 3: North West (1991)

Brentford Community Council <http://www.brentfordcc.org.uk>

Brentford and Chiswick Local History Society brentfordandchiswicklhs.org.uk

London Borough of Hounslow local history archives
www.hounslow.info/libraries/local-history-archives

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: www.victoriansociety.org.uk

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