



ST PAUL'S HOUNSLOW WEST

Conservation Area
Appraisal

October 2019



London Borough
of Hounslow

Foreword

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

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

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

The regeneration of Hounslow West offers the opportunity to improve the environment in and around the conservation area through high quality new development and improved public spaces. We hope this document will play a significant role in the future management of St Paul's Hounslow West Conservation Area and will be a guide for developers, residents and planners.

Steve Curran



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

Executive Summary

Presented here is the St Paul's Hounslow West Conservation Area Appraisal.

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

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

This document was subject to public consultation in Autumn 2018, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in Autumn 2019. The council's Spatial Planning and Infrastructure Team has an extensive programme for producing or reviewing conservation area appraisals for the 28 conservation areas in the borough, all of which will be subject to consultation. The council is committed to ensuring it manages its heritage assets to the best of its ability.

Prepared by:

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

Email address: conservation@hounslow.gov.uk

Cover photographs from top to bottom:

St Paul's Church

St Paul's Close

John Barter House

Bath Road

CONTENTS

- 1 Introduction
 - 1.1 What is a conservation area?
 - 1.2 Format of the conservation area appraisal
 - 1.3 Location and context of the conservation area

- 2 Planning context
 - 2.1 National policies
 - 2.2 Regional policies
 - 2.3 Local policies
 - 2.4 Implications of designation

- 3 Historic development of the conservation area
 - 3.1 Historic maps
 - 3.2 Geographic, economic and social features that helped shape the area

- 4 The conservation area and its surroundings
 - 4.1 The surrounding area and the setting of the conservation area

- 5 Character areas
 - 5.1 Bath Road
 - 5.2 St Paul's Close

- 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 Hounslow West

- 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 that is of special interest because of its overall character, but there may be buildings and features that have a neutral or negative impact on the overall special character and could be changed.

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

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

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

1.1.5 The St Paul's Hounslow West Conservation Area was designated on 14 April 1992, and has not been altered or extended since. Additional protection to the area: one nationally and one locally listed building; the school sports ground is a Local Open Space.

1.2 Format of the conservation area appraisal

1.2.1 This document is an appraisal document as defined by Historic England in its guidance document Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, May 2016 (originally March 2011).

1.2.2 An appraisal document, to quote from the Historic England guidance document, should provide: '*... greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions*'. It is intended to form a basis for further work on design guidance and enhancement proposals.

1.2.3 The appraisal describes and analyses the particular character of the St Paul's Hounslow West 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 two character areas, together with sections on the condition of the conservation area, recommendations for further designation and future regeneration of Hounslow West. A strengths, weaknesses, opportunities and threats (SWOT) analysis is provided, to clarify and summarise the key issues affecting the area. Three appendices are included: a schedule of designated assets; a schedule of properties and further reading, information and websites.

1.2.5 This appraisal provides an understanding of the significance of the conservation area, by identifying and analysing its principal characteristics. It does not include specific detail about every building and feature within the area, and any omission from the text should not be interpreted as an indication of lesser significance.

1.3 Location, context and summary of the special interest of the conservation area

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

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

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

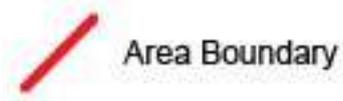
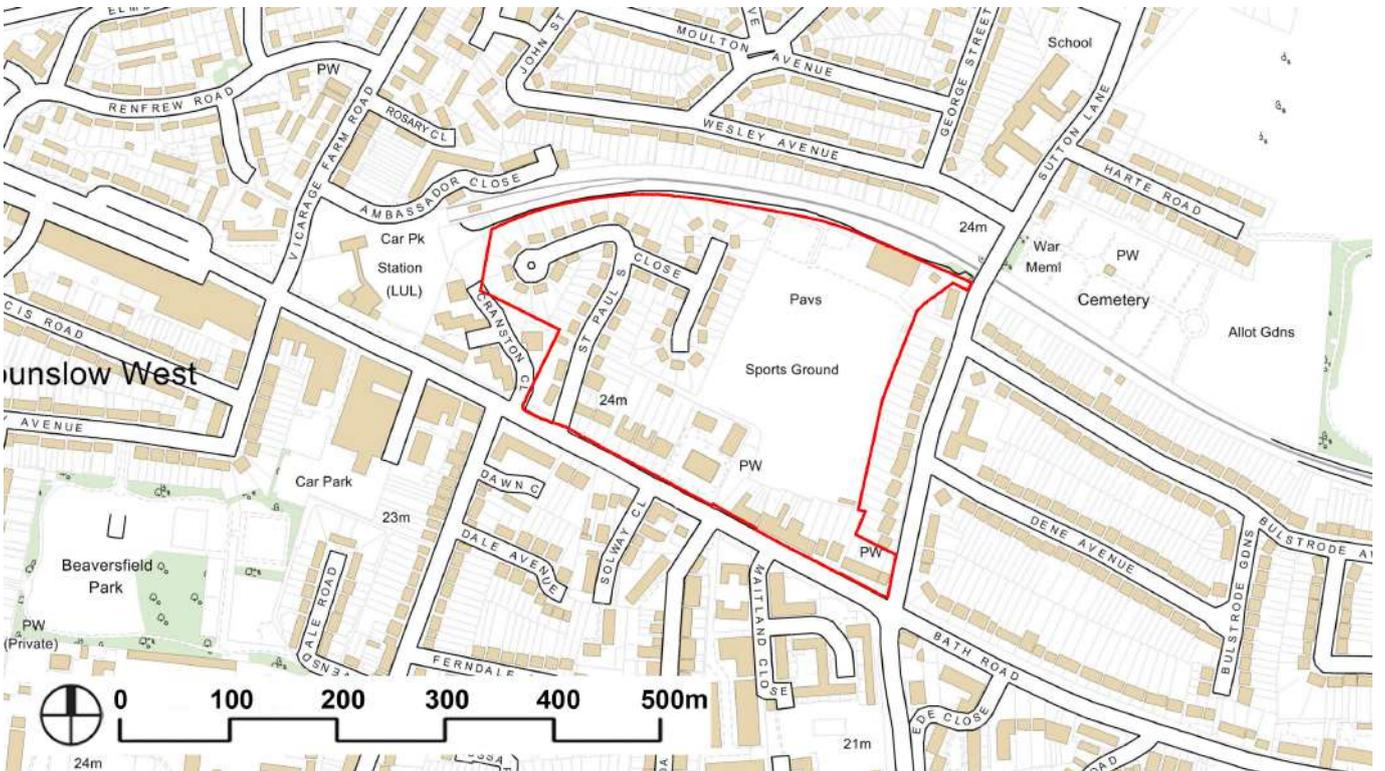
1.3.4 As a settlement, what has come to be known as Hounslow West originally evolved around the Cavalry Barracks, which was located on the north side of Hounslow Heath. The Heath had a long association with military activity, and was chosen as a location because of its proximity to London.

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

Special Interest

1.3.6 The conservation area itself comprises the remains of the earlier Victorian development around the St Paul's Church, and a well-designed and laid-out 1930s housing estate.

1.3.7 The special architectural interest of the conservation area resides in the character of the Victorian church, a landmark, and the quality of the surrounding streets. The adjacent open space adds to the sense of openness and is a reminder of the area's agricultural origins.



2 Planning context

2.1 National policies

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

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

2.2 Regional policies

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

2.3 Local policies

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

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

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

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

2.4 Implications of designation

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

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

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

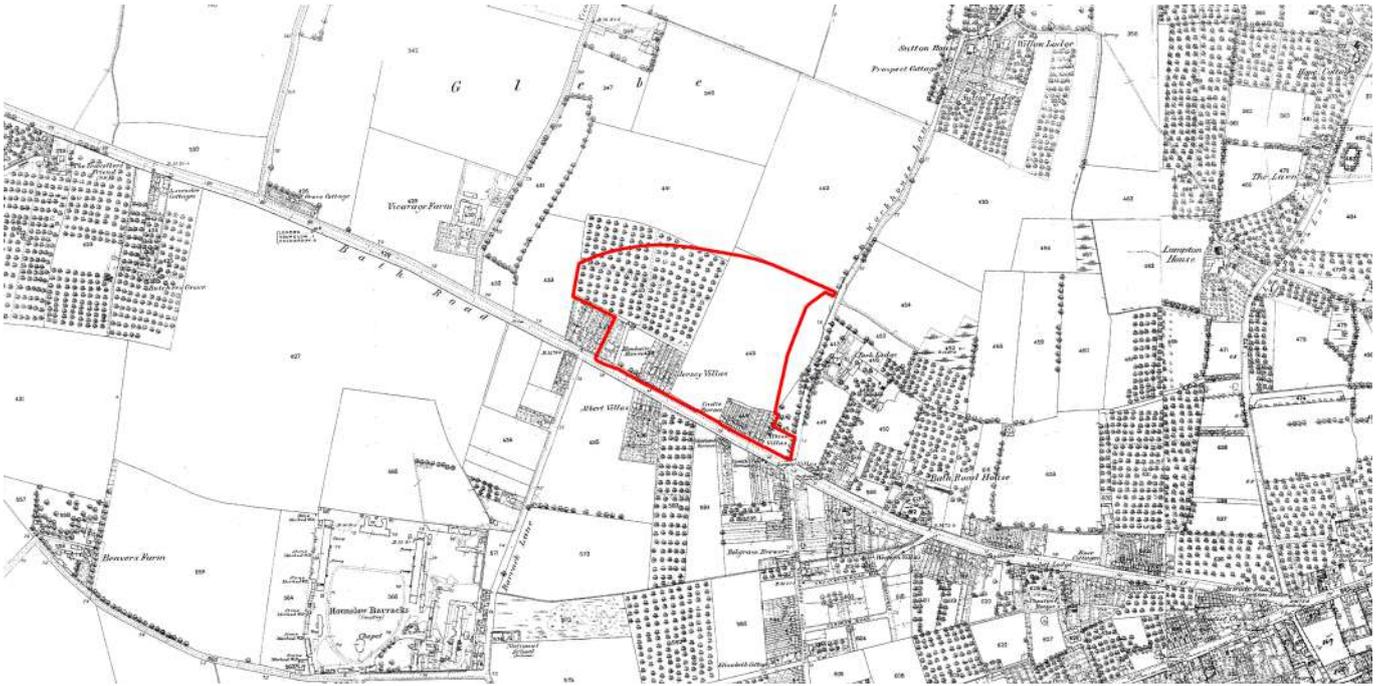
2.4.4 For information on Permitted Development Rights, refer to the Planning Portal (<https://www.planningportal.co.uk>), which is the national home of planning and building regulations information and the national planning application service.

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

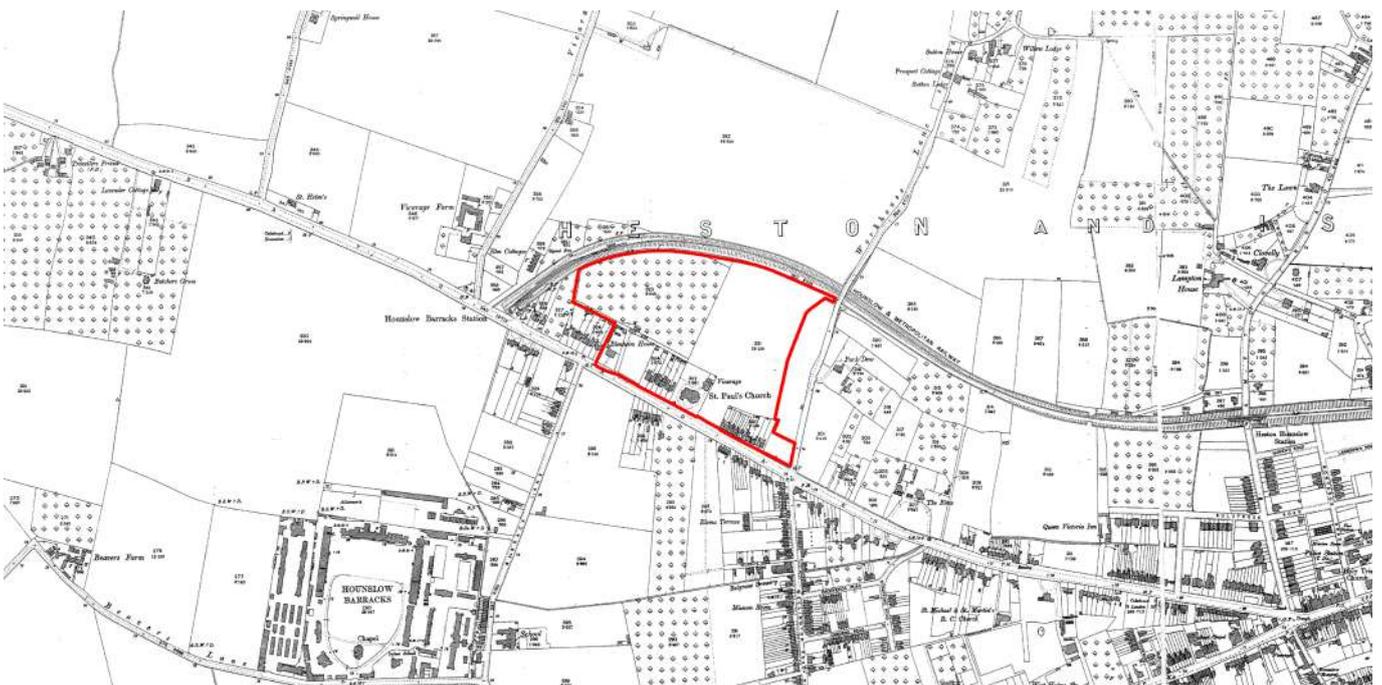
3 Historic development of the area

3.1 Historic maps

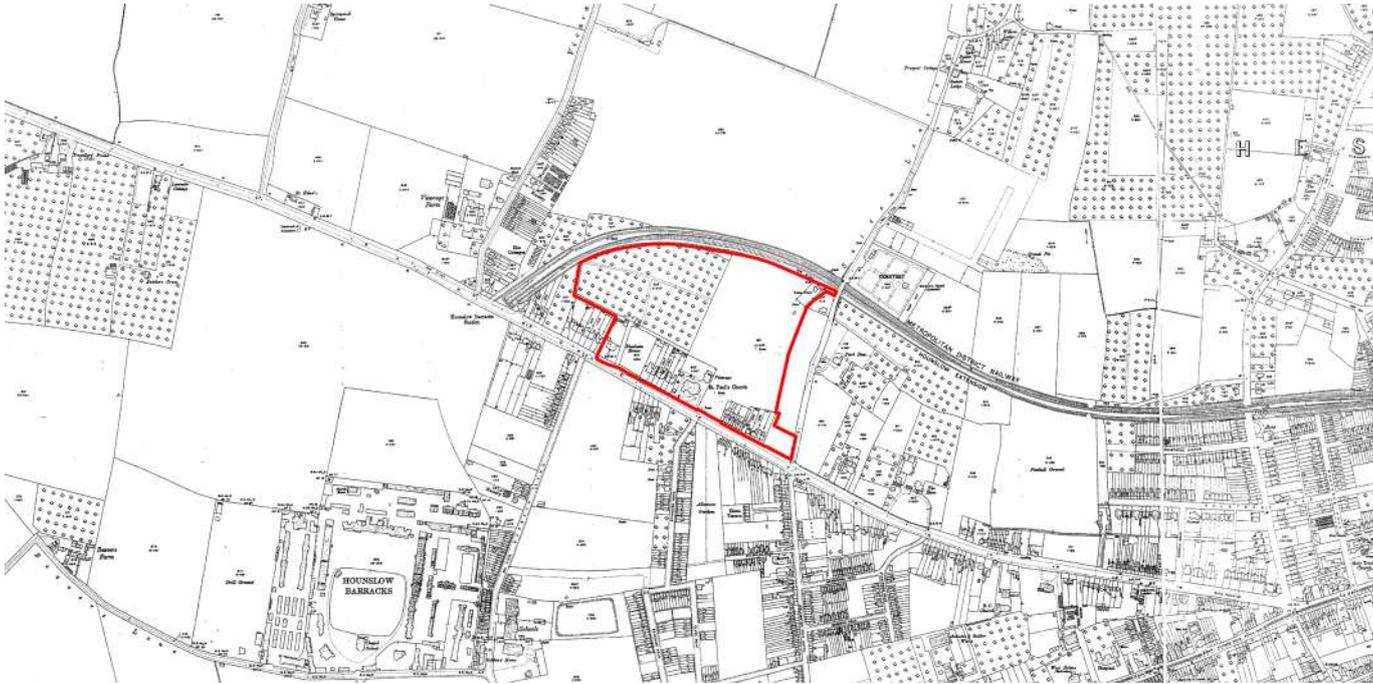
3.1.1 The following maps show how the St Paul's area and its surrounds retained their rural character until the early twentieth century, even after the arrival of the railway in the late nineteenth century. By the 1930s, with the arrival of the Great West Road and the incorporation of the railway into the London Underground system, the area was experiencing suburban development on a massive scale. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



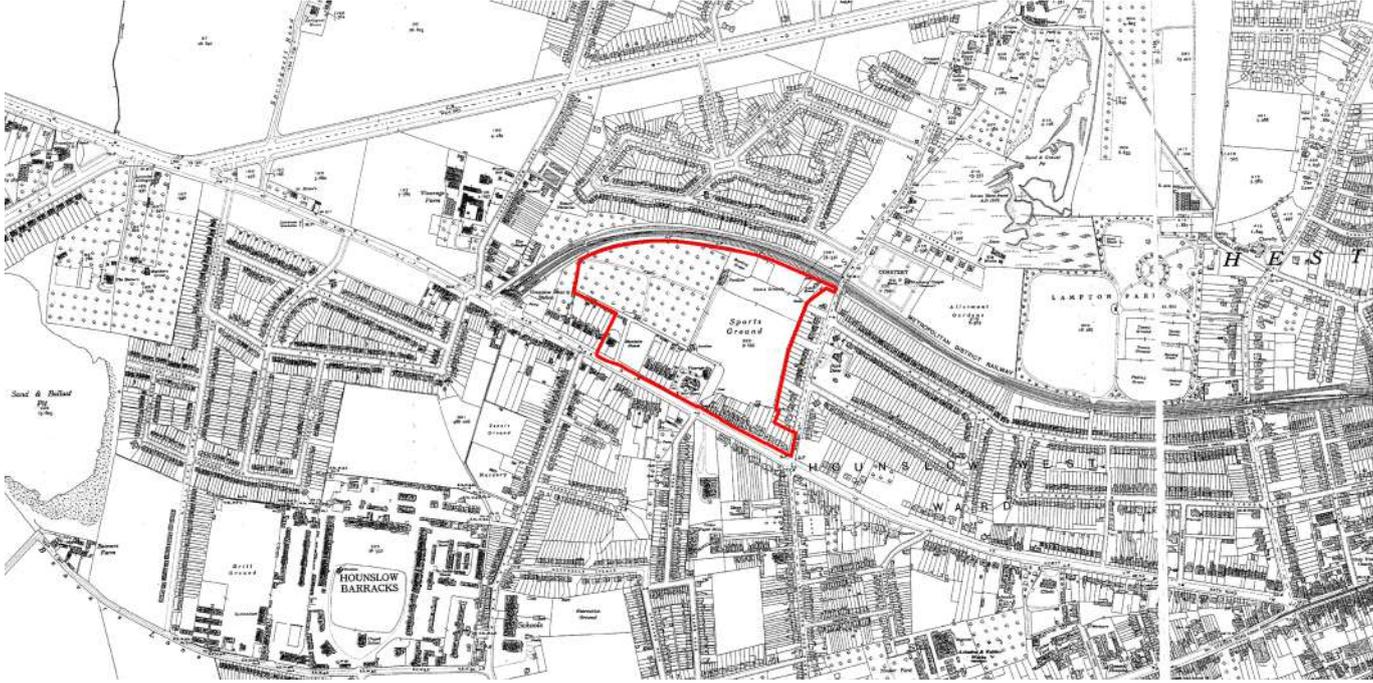
1865 Source: Ordnance Survey County Series



1894 Source: Ordnance Survey County Series



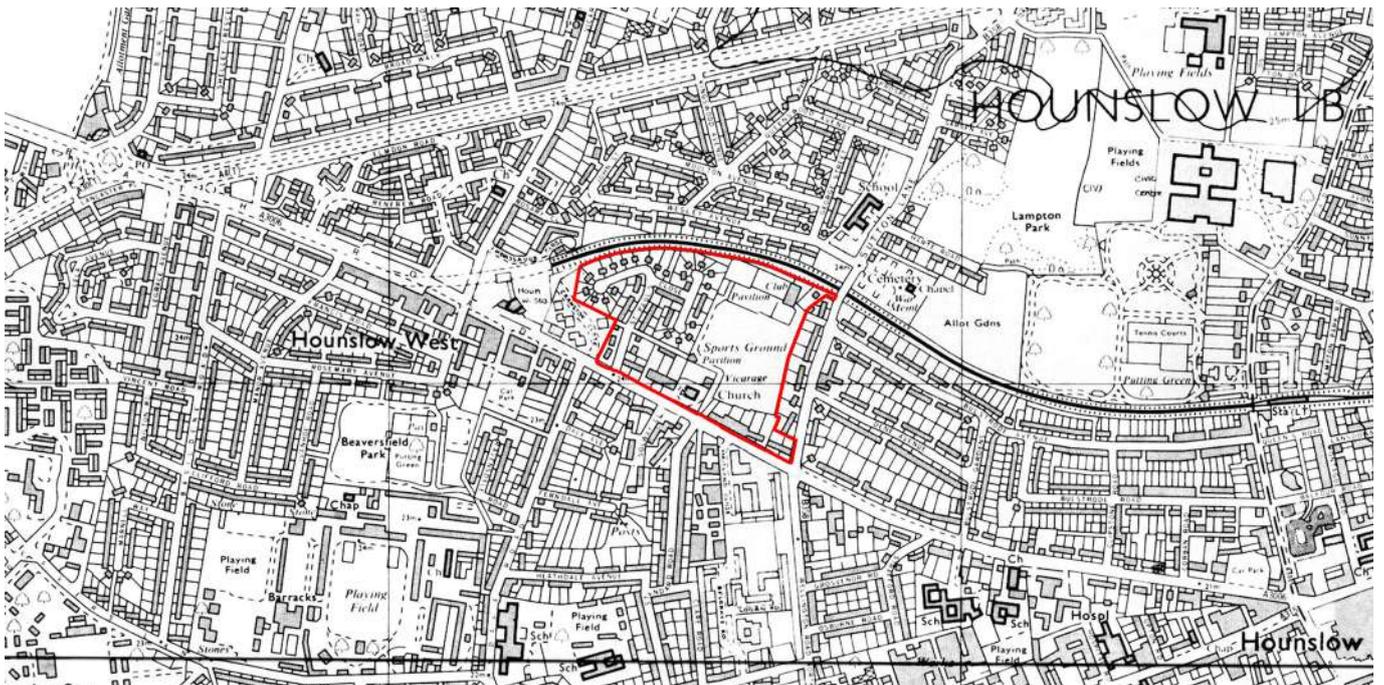
1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

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

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

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

3.2.3 Due to its strategic importance the barracks was formative. Access to the expanded Barracks brought the railway further west and, to the south along Staines Road, the tramway from Shepherd's Bush terminated just west of Barrack Road in 1901.

3.2.4 St Paul's originated as a humble settlement along the road out of London. It was the last stop for coaches before the main roads west diverged across the desolate and dangerous Hounslow Heath. Intermittent groups of early Victorian housing with their own churches, such as this one, developed westward along the Bath Road. St Paul's Church was built in 1874 between large villas and a street-edging terrace.

3.2.5 The Metropolitan District Railway arrived and Hounslow Barracks station was built on Bath Road in 1884 between the church and barracks lane. Further east the enclosed land was grid-infilled along Wellington Road and Cromwell Road.

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



St Paul's Church spire looking east along Bath Road from junction with St Paul's Close (1955)



St Paul's Church spire looking east along Bath Road from junction with St Paul's Close (2018)



St Paul's Church from Bath Road (c1910)



St Paul's Church from Bath Road (2018)

4 The conservation area and its surroundings



4.1 The surrounding area and the setting of the conservation area

4.1.1 The conservation area itself sits to the north of Hounslow West and consists of an area bounded by the Piccadilly Line to the north and Bath Road to the south. There is variety along Bath Road, with its church and row of shops and businesses and large homes set back behind gardens. Behind Bath Road is an estate of large interwar semi-detached houses. The conservation area's surroundings comprise:

4.1.2 To the immediate north, a residential area of inter and early postwar two storey terraced and semi-detached houses of the type that dominates much of Hounslow West. Further north lies the Great West Road.

4.1.3 To the immediate east, Lampton Park and more interwar semi-detached houses. Further east is Hounslow town centre.

4.1.4 To the immediate south, an area of greater architectural and townscape variety, consisting of a mixture of Victorian and interwar housing set on narrow to medium wide streets. Larger houses and apartment blocks front onto Bath Road.

4.1.5 To the immediate west, the continuation of Bath Road, with its shops, restaurants and Hounslow West underground station. Beyond lie trading estates and Heathrow Airport.

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

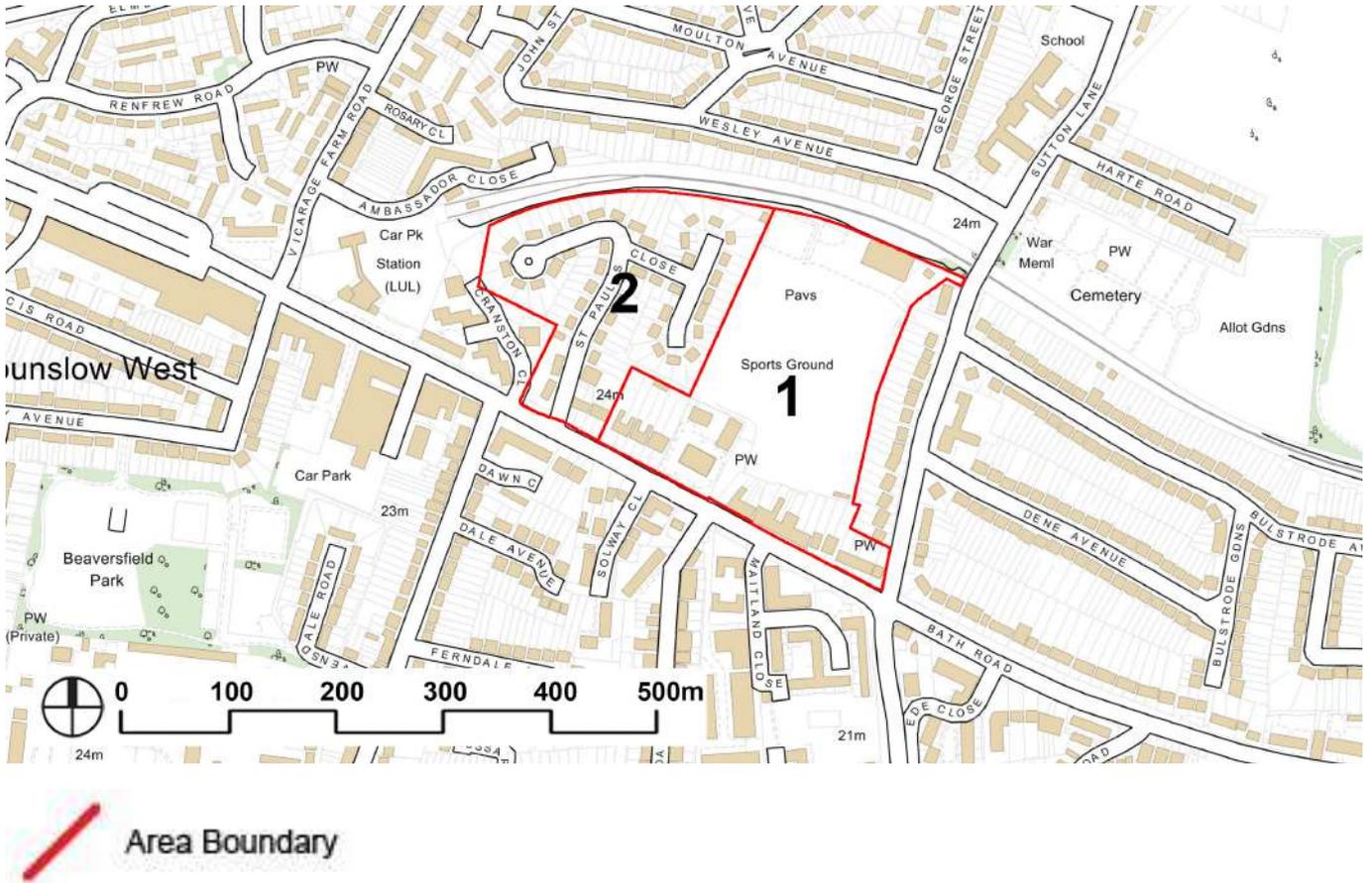
5 Character areas

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

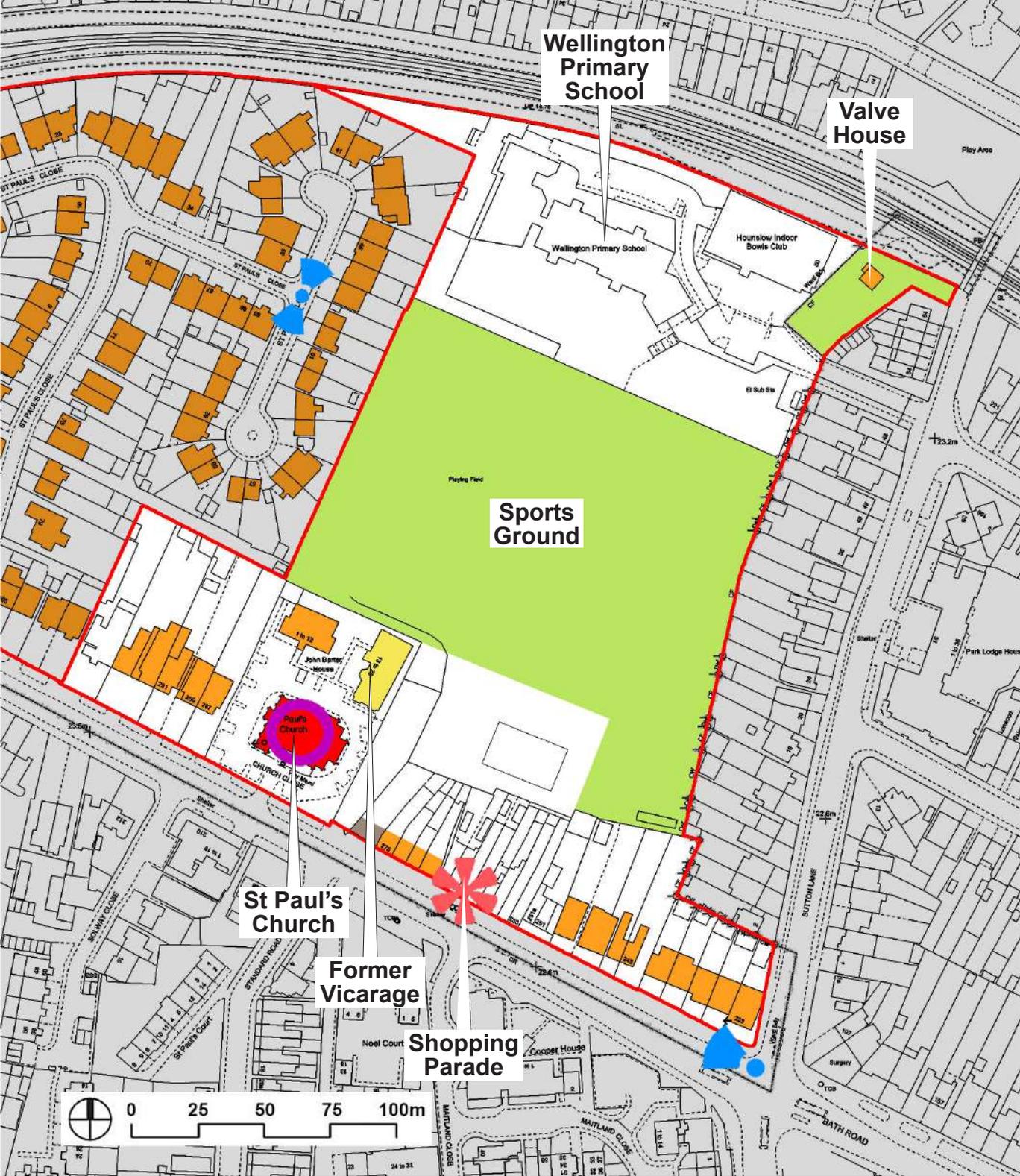
The character areas are:

1. Bath Road
2. St Paul's Close

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



5.1 Character area 1: Bath Road



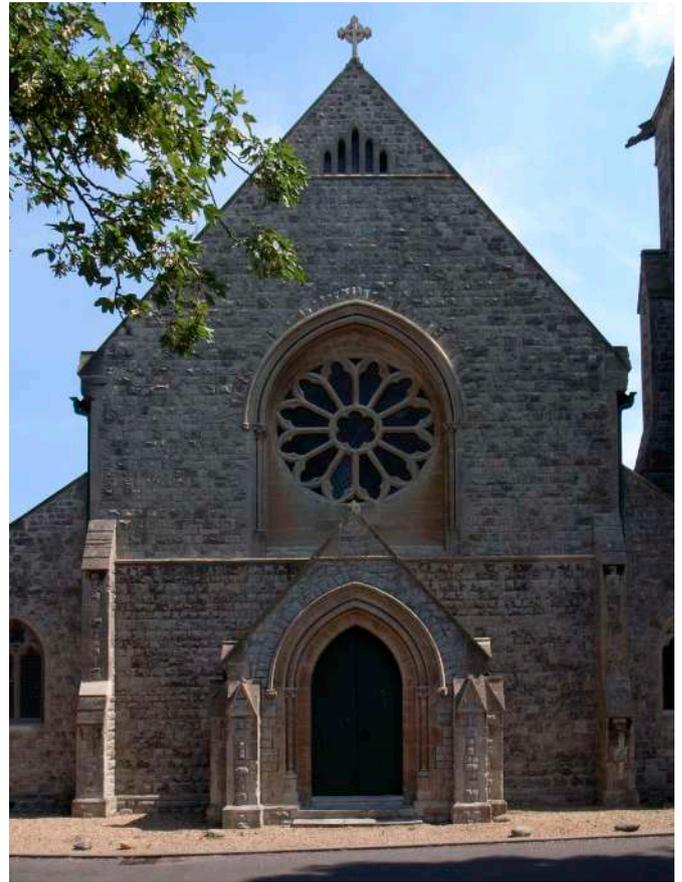
5.1 Bath Road character area

5.1.1 This character area comprises St Paul's Church and its grounds, the mostly nineteenth century buildings on either side of the church along Bath Road, and the sports ground to the rear.

5.1.2 St Paul's Church (Grade II) was designed by Habershon and Pite and constructed between 1873-4, to give a medieval appearance, in ragstone. The southwest tower and spire is a major local landmark. It has a large decorative window to the nave, transept, and chancel. The clerestory has trefoils and quatrefoils, and has much late twentieth century stained glass. It also has a steep sloping roof covered in slate which is laid in alternating colours. Behind the church is a former vicarage (now John Barter House) which is constructed in London yellow stock bricks and is in the Gothic style. The roof is also in slate and it features pointed gables. To the rear of the church is another housing development (John Barter House 1-12) which was constructed in the 1990s, designed to be in keeping with the vicarage by also using stock bricks. The church is surrounded by tall mature trees and shrubs. It continues the building line of houses along the Bath Road.



The landmark tower and spire of St Paul's Church



The west elevation of St Paul's Church.



The south elevation of St Paul's Church.



St Paul's Church from the north.

5.1.3 287-297 Bath Road are three large pairs of Victorian semi-detached houses that are all similar in style. They feature raised quoins to the corners and windows which have been painted black and the brickwork painted white. Originally the houses also featured side entrances (set-back) but these have been mostly altered. These houses form part of the early suburb that built up around the church but, because of the location facing the main road, are larger than the usual terraced Victorian house and have more ample grounds. Most are in use as hotels.



The former vicarage



John Barter House 1-12



297 Bath Road



287-295 Bath Road



Shopping parade, 269-275 Bath Road



Shopping parade, 251-267 Bath Road

5.1.4 269-275 Bath Road is a 1930s shopping parade. It is of three storeys and features large gables and dormers. It is nicely detailed with half timbering and a large pitched roof. The shopfronts retain their original blue faience pilasters. 251-267 is another much earlier shopping parade. The original terrace was set back from the road and dates from the 1850s. The tall three storey terrace, which is stucco finished, can be seen behind the existing 1930s single storey shopfronts which have been built forward on the ground floor. The terrace features original plaster surrounds to windows, balconies and cornice, though many have been lost.

5.1.5 249 Bath Road dates from the 1840s. It is a double fronted detached property but heavily altered and rendered. 247 Bath Road is another detached property of the same date but retains some of its original integrity. Unfortunately the windows are not original. 243 & 245 Bath Road are three storey semi-detached villas dating from around 1870, originally in brick with decorative surrounds to the windows and front doors. They retain most of their integrity but one half has been stucco-finished. 233-241 Bath Road is another group of 1930s semi-detached houses, similar to those in St Paul's Close but slightly larger.

5.1.6 Also included within this character area is the sports ground, which is situated to the rear of the church and the houses along Bath Road and St Paul's Close. The sports ground predates but formed part of the original layout of St Paul's estate. Originally a field known as Church Meadows, it retains a very rural, meadow-like character. The houses to the west of the ground are visible through the mature trees that line its west side, and with their ample rear gardens contribute to this rural character. The northern part has been redeveloped as Wellington Primary School and retains the Hounslow Bowls Club. There is also a small square Victorian building, the Valve House, which straddles the way-posted route of the Kempton to North London water main across the field.



249 Bath Road



247 Bath Road



243 & 245 Bath Road



233-241 Bath Road

5.2 Character area 2: St Paul's Close



5.2 St Paul's Close character area

5.2.1 This character area comprises St Paul's Close and a short stretch of Bath Road to the west of the church.

5.2.2 299-305 Bath Road are two large pairs of semi-detached houses dating from the 1930s. They have an unusual design with long sloping roofs covered in clay tiles and a front gable that forms a catslide roof over the porch. The houses retain their symmetrical appearance.

5.2.3 St Paul's Close is a housing estate which was built in the 1930s on agricultural land to the rear of Blenheim House (since demolished), and utilised the access drive, which ran past it, as the entry road. The railway forms one boundary, although Hounslow West Station (the ticket hall and shops comprise a 1931 Grade II listed building, but the former terminus was built in 1884 as the Cavalry Barracks station) is excluded. The estate is pleasingly designed and laid out around three cul-de-sacs. The houses all display the same features and when built were mostly identical. They are all grouped in symmetrical pairs, two-storey, with double height splayed bay windows with gables. The ground floor is constructed in brick, Flemish bond, the first floor is half timbered with alternating herring bone brick panels. The mid-level of the bays features red hanging tiles. Most houses also retain their original garden wall and some have original porches. The windows were originally square leaded light casements. Some houses had a garage to the side. The roofs feature a central chimney and were covered in clay tiles. 79 St Paul's Close is a well-preserved bungalow with a steep clay tiled roof.

5.2.4 1A (Coach House) and 1B (Blenheim Cottage) St Paul's Close is an earlier pair of houses that relate (former coach house) to the demolished Blenheim House. They have been rendered and feature recessed bow windows. Blenheim Court comprises two blocks of 1950s style housing, simple in design but respecting the scale of the area. The enclosing walls use second-hand stock bricks. St Paul's Close has a pleasing overall quality which is higher than that of the standard 1930s suburban layouts seen in much of the rest of the borough.



299-305 Bath Road



St Paul's Close



79 St Paul's Close



1A and 1B St Paul's Close

6 Recent/new developments and their impact

6.1 The only recent development within the conservation area is the late 2010s Wellington Primary School at the northwest end of the sports ground. Due to its location its visual and townscape impact is negligible, irrespective of its architectural quality.

6.2 Though not particularly recent, the 1990s housing development (John Barter House 1-12) to the rear of the church is worthy of note, given its sympathetic relationship to the former vicarage.



Wellington Primary School at the northwest end of the sports ground.



John Barter House 1-12 and the former vicarage.

7 Key views, local views and focal points

7.1 The only notable key views from within and looking into the conservation area are those of the landmark spire of St Paul's Church. These views are to be had from each end of the stretch of Bath Road within the conservation area and across the sports ground, especially from the school. As one approaches the church, the spire, depending upon the season, becomes less and less visible due to tall trees in full leaf.

7.2 At a local level, the streetscape vistas along any of the three cul-de-sacs of St Paul's Close are pleasing, with their terminating groups of distinctive houses. In one case the spire of St Paul's Church is added.

7.3 The only focal point of the conservation area is the short parade of shops on Bath Road, to the immediate east of the church. See photos in 5.1 Bath Road character area.



View east along Bath Road with the landmark spire of St Paul's Church.



View south into one of the cul-de-sacs of St Paul's Close, with the landmark spire of St Paul's Church.



View east along Bath Road with the landmark spire of St Paul's Church.

8 Open spaces and trees

8.1 The sports ground is a Designated Local Open Space.

8.2 The sports ground is situated at the east end of the conservation area, to the rear of the church and the houses along Bath Road and St Paul's Close. It has very limited public access and the northern part has been redeveloped as Wellington Primary School, though the Hounslow Bowls Club has been retained with access via the school entrance drive. Formerly known as Church Meadows, it retains a very rural, meadow-like character. The houses to the west of the ground are visible through the mature trees that line its west side, and with their ample rear gardens contribute to this rural character.

8.3 The stretch of Bath Road between the western end of the conservation area and the church is lined with trees of varying heights and maturities. There are also grass verges separating the footway from the building boundaries. The area in front of and around the church itself also has a concentration of significant mature trees, which often obscure the church. By contrast, there are virtually no street trees in St Paul's Close.

8.4 The open space and the trees contribute positively to the overall character of the conservation area. They are also beneficial for the environment and ecology.



Trees of varying heights and maturities and grass verges on the western stretch of Bath Road.



Tree-lined south entrance to the sports ground with Wellington Primary School in the background.

9 Condition of the conservation area, maintenance and alterations

9.1 The condition of the conservation area is mostly fair to good throughout. This includes the maintenance of buildings, structures, public realm, highway and green spaces.

9.2 Whilst the vast majority of the buildings themselves are in fair to good condition (some houses retain their original garden walls and some have original porches), as is common elsewhere a great many, especially the larger ones, suffer from poor boundary and front space treatments.

9.3 Maintaining details such as wall treatments, front settings, chimney stacks 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 Vegetation should not be allowed to grow on building fabric (buildings, walls, other structures) or grown close to it. This will help avoid damage to the fabric, either by roots growing into or on the surface, or holding damp next to the fabric. Vegetation growing on building fabric should be appropriately killed, allowed to dry, carefully removed and made good to match existing.

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

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

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

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

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



Well-maintained and attractive houses, though with front gardens and walls lost to parking, St Paul's Close

10 Regeneration of Hounslow West

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

10.2 The principle sites for regeneration are:

- Hounslow West Station area
- Hounslow Cavalry Barracks
- Former Morrisons superstore site

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

The St Paul's Hounslow West Conservation Area is notable for the character created by the landmark St Paul's Church, the remains of the earlier Victorian development around it and the well-designed and laid-out 1930s housing estate. However, a number of negative features have impacted on the quality of the historic environment, many of which would be reversible.

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

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

11.1 Strengths

- Strong sense of place/identity.
- St Paul's Church and its setting as a Victorian landmark.
- Sense of tranquillity in the busy area of Hounslow West.
- The open character of the Sports Ground.
- Some attractive classical-style Victorian villas nearby are not included, but form part of the setting and should be considered.
- Street trees are important and should be protected and enhanced.

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 UPVC and uncharacteristic leaded lights for fenestration. UPVC is aesthetically an unattractive material that detracts from the amenity value of the conservation area and is not suitable for use within it. It may have a short lifespan compared to traditional materials (timber and metal) and may be a poor financial investment. It is environmentally harmful as it is a non-sustainable material because it cannot be recycled.
- Poor and uncharacteristic replacement roof tiles, rendering and brickwork.
- Some poor quality retail frontages on Bath Road.

11.3 Opportunities

- 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.
- 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 settings.
- 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.
- Redevelopment of Hounslow West tube station to create a neighbourly development.

11.4 Threats

- Erosion of the character of the housing estate, particularly the symmetry of the pairs, due to some unsympathetic and disproportionately large extensions, especially porches of various sizes and designs which do not respect the mock-Tudor character; resulting in loss of integrity of buildings and layout in the estate.
- Overlarge and/or poorly designed two storey side extensions eroding spatial quality – to the estate.
- Poorly designed alterations and extensions to houses along the Bath Road looking into the playing fields, design quality being more of a problem than size, resulting in loss of original form and architectural quality
- Commercial use of buildings along the main road, resulting in loss of forecourts and domestic character.
- Subdivision and use of buildings as flats, including rebuilds and extensions, resulting in loss of forecourt walls and greenery, and loss of trees, for further parking.
- Infills and extensions resulting in loss of integrity of layout, loss of character and loss of architectural quality.
- The spaces between buildings are important to the original formal design and their retention is important.
- Loss of trees along boundaries and in rear gardens.
- Conflicts of walls and trees: even lesser specimens of tree cover contribute to the general greenery and should be retained if possible
- Cross-overs and on-site parking garden conversions, leading to loss of historic character in streetscapes and settings, and dense parking over front settings.
- Conversions and construction trying to change scale.
- 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.
- 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.
- Painting over of historic brickwork.
- 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 Management Plan could be developed in future to provide more specific design guidance, and to identify specific projects required to improve and enhance the conservation area.

Appendix 1 Recommendations for further designation

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

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

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

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

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

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

Statutorily listed buildings	Grade of listing
------------------------------	------------------

Bath Road	St Paul's Church	II
-----------	------------------	----

Locally listed buildings

Bath Road	St Paul's former vicarage
-----------	---------------------------

Local open space

St Paul's Sports Ground

Other designations

See 1.1.5 above.

Designation information resources

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

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

Appendix 3: Schedule of properties in the conservation area

233-275A BATH ROAD TW3 3DA

287-305A BATH ROAD TW3 3DB

HOUNSLOW WEST FORD CENTRE, 251 BATH ROAD TW3 3DA

PAPAS GRILL HOUSE, 257 BATH ROAD TW3 3DA

SKY LARK BED AND BREAKFAST, 297 BATH ROAD TW3 3DB

ST PAULS CHURCH, BATH ROAD TW3 3DA

WORKSHOP REAR OF 275 BATH ROAD TW3 3DA

FLATS 1-29, JOHN BARTER HOUSE, CHURCH CLOSE TW3 3DD

1-8 BLENHEIM COURT, ST PAULS CLOSE TW3 3DG

1-42 ST PAULS CLOSE TW3 3DE

43-79 ST PAULS CLOSE TW3 3DF

HOUNSLOW AND DISTRICT INDOOR BOWLS CLUB, 50 SUTTON LANE TW3 3BD

HOUNSLOW CRICKET AND SPORTS CLUB, SUTTON LANE TW3 3BB

THE PAVILION, 52A SUTTON LANE TW3 3BD

WELLINGTON JUNIOR SCHOOL, 52 SUTTON LANE TW3 3BD

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

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

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

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

Website: www.hounslow.gov.uk

London Borough of Hounslow – useful email addresses

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

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

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

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow West of Borough Local Plan Review Draft (2017)

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

Publications and sources of information on Hounslow West:

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

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

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

Other sources of planning information and guidance:

Planning Portal

The Planning Portal is the national home of planning and building regulations, information and the national planning application service. Includes extensive information on householder permitted development rights. See: <https://www.planningportal.co.uk/>

Historic England guidance

Historic England is the public body that looks after England's historic environment. It has published a very large number of reports providing guidance on a wide range of issues. Some of the advice is also useful for more recent buildings, too. Some examples of published guidance are listed below: to find others, visit the Historic England website.

Historic England Customer Service Department

Telephone: 0370 333 0607

Textphone: 0800 015 0516

Email: customers@HistoricEngland.org.uk

Website: <https://historicengland.org.uk/advice>

Conservation Area Designation, Appraisal and Management: Historic England advice note 1 (2016)

Local Heritage Listing: Historic England advice note 7 (2016)

Traditional Windows: their care, repair and upgrading (2015)

Research into the Thermal Performance of Traditional Windows (2009)

<https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>

Energy Efficiency and Historic Buildings: Draught-proofing windows and doors (2016)

Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings (2011)

Graffiti on historic buildings and monuments - Methods of removal and prevention (1999)

The Society for the Protection of Ancient Buildings (SPAB)

SPAB was founded by William Morris in 1877 to counteract the highly destructive 'restoration' of medieval buildings being practised by many Victorian architects. Today it is the largest, oldest and most technically expert national pressure group fighting to save old buildings from decay, demolition and damage. SPAB runs courses for professionals and home owners. It publishes a wide range of advisory publications.

SPAB

37 Spital Square, London, E1 6DY

Tel 020 7377 1644

Fax 020 7247 5296

Email: info@spab.org.uk

Website: <http://www.spab.org.uk>

Advice on the maintenance and repair of buildings

A STITCH IN TIME: Maintaining Your Property Makes Good Sense and Saves Money (2002). This is a very useful and practical document, packed with good advice.

<http://ihbc.org.uk/stitch/Stitch%20in%20Time.pdf>

<https://historicengland.org.uk/advice/your-home>

<https://historicengland.org.uk/advice/technical-advice/buildings/maintenance-and-repair-of-older-buildings/maintenance-plans-for-older-buildings/>

<https://historicengland.org.uk/advice/technical-advice/buildings/maintenance-and-repair-of-older-buildings/principles-of-repair-for-historic-buildings/>

<http://www.spab.org.uk/>

Other publications, websites and organisations

The Buildings of England: Pevsner Architectural Guides: London3: North West (1991)

London Borough of Hounslow Local Studies Service (presently located at the Feltham and Chiswick Libraries): www.hounslow.info/libraries/local-history-archives

Hounslow and District History Society: www.hounslowhistory.org.uk

The Victorian Society campaigns for the preservation of Victorian and Edwardian buildings in England and Wales.

The Victorian Society
1 Priory Gardens
London W4 1TT
Tel: 020 8994 1019
Email: admin@victoriansociety.org.uk
Website: <http://www.victoriansociety.org.uk/>

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

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