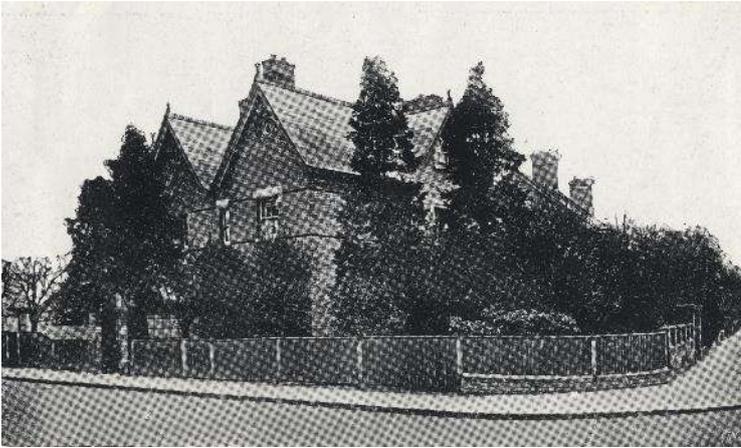


ST STEPHEN'S HOUNSLOW

Conservation Area Appraisal

November 2018



London Borough
of Hounslow

Foreword

I am pleased to present the St Stephen's Conservation Area Appraisal. St Stephen's is an important part of Hounslow 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 also identifies 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 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 Stephen's 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. Stephen's Hounslow 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 Spring 2018, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in October 2018. The council's Spatial Planning and Infrastructure Team has an extensive programme for producing or reviewing conservation area appraisals for the 28 conservation areas in the borough, all of which will be subject to consultation. The council is committed to ensuring it manages its heritage assets to the best of its ability.

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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
4.2	The character of the conservation area
5	Recent/new developments and their impact
6	Views and focal points
7	Open spaces and trees
8	Condition of the conservation area, maintenance and alterations
9	Recommendations for further designation
10	Additional planning controls on residential properties
11	Future development in the South Hounslow area
12	SWOT analysis
12.1	Strengths
12.2	Weaknesses
12.3	Opportunities
12.4	Threats
12.5	Management plan
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 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 St Stephen's conservation area was designated on 25 June 1991 and has not been altered or extended since. Additional protection to the area includes: nationally listed buildings, part designated Metropolitan Green Belt, part Site of Importance for Nature Conservation, part Archaeological Priority Area, 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 Stephen'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, and recommendations for further designation. 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.

1.2.6 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.

1.3 Location and context of the conservation area

1.3.1 St Stephen's conservation area is located in the west London district of Hounslow in the centre of the borough with Hounslow Heath and London Heathrow Airport to the west, Osterley Park to the north, Isleworth and the River Thames to the east, and Twickenham to the southeast. The overall area is relatively flat, gently sloping downhill in a south-easterly direction. It is also shaped by an east-west movement axis

1.3.2 The focus of Hounslow is its town centre (designated a Metropolitan Centre in the London Plan) with its mix of shops, restaurants, offices and hotels. Beyond the town centre residential use predominates, and the area may be classified as mostly late nineteenth century to late interwar (1930 to 1939) suburban.

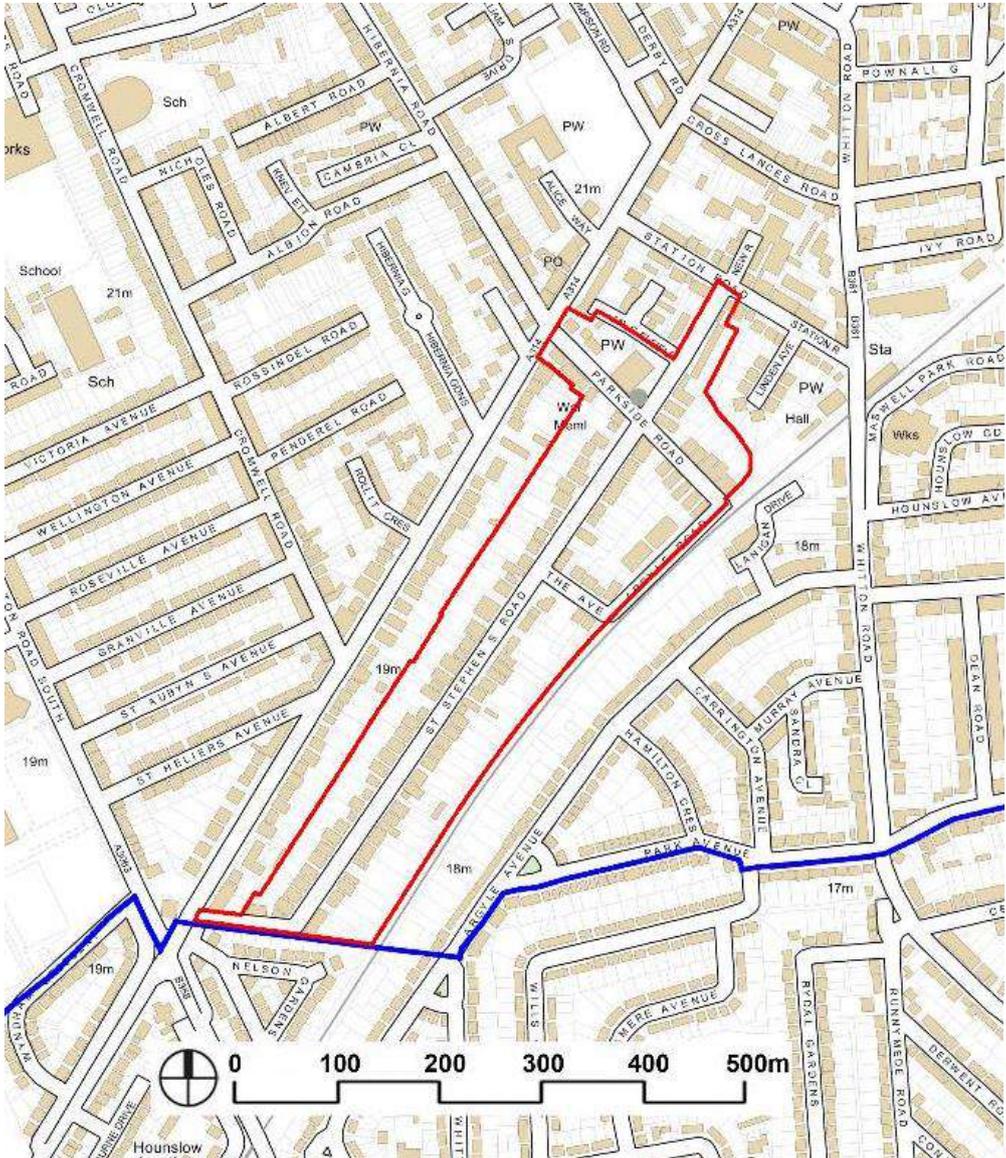
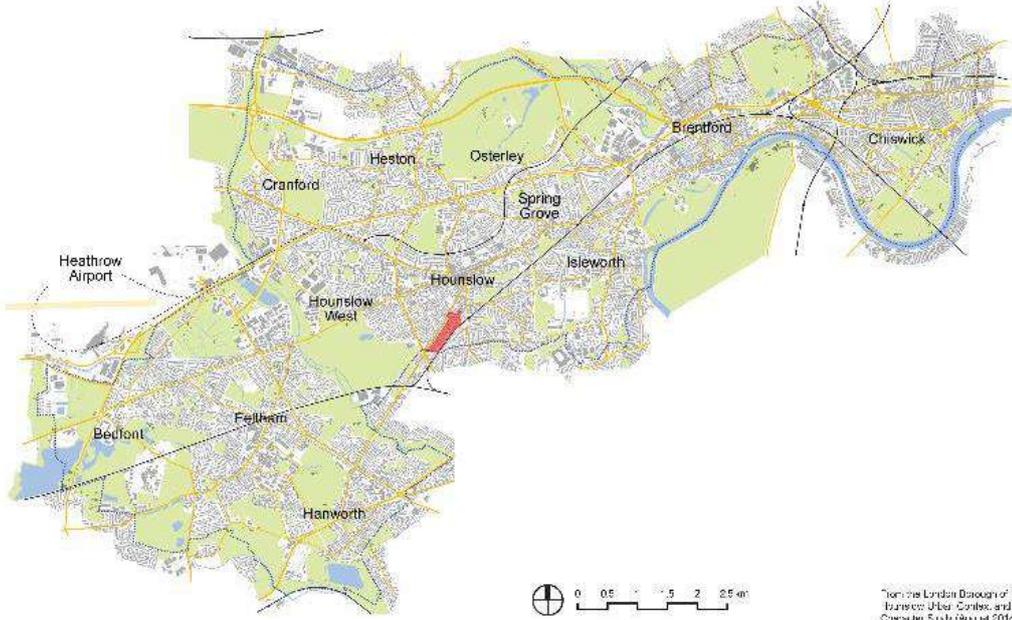
1.3.3 Hounslow is well served by public transport, with stations on the Piccadilly Line tube between Heathrow Airport and central London and beyond, and Network Rail trains to London Waterloo and destinations southwest of London. Buses provide connections to surrounding communities and centres, Heathrow Airport and inner west London.

1.3.4 Hounslow town centre originated as a settlement on a Roman road at the edge of Hounslow Heath. It became an important stopping point for the coaching trade, though this was superseded by the coming of the railways. This in turn led to the development of the surrounding market gardens and heathland for housing, of which St Stephen's conservation area is an example.

1.3.5 Hounslow town centre has suffered in recent times and lost trade to other nearby town centres. However, much is being done to regenerate the town centre to ensure it remains a lively centre to Hounslow and to the borough as a whole. The immediate surrounding area and London Road to the east have seen a considerable degree of residential development.

1.3.6 The conservation area itself is located approximately 1km southwest of Hounslow town centre close to the outlying railway station. It is linear in form and consists primarily of the Late Victorian detached and semi-detached houses on St Stephen's Road and its adjacent streets, with St Stephen's Church functioning as a local landmark. Apart from the church, the conservation area is entirely residential in use.

1.3.7 The special architectural and historic interest lies in the manner in which the quality of the historic buildings in the area illustrate the full range of Victorian building materials, used in a variety of ways to create an attractive street around the church. Designed by the architect W Hanley, St Stephen's Road is one of the best preserved and complete late-Victorian streets within the borough, the original 1880 layout of the street and building plots still being recognisable.



- Borough Boundary
- Area Boundary

St Stephen's Conservation Area

2 Planning context

2.1 National policies

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

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

2.2 Regional policies

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

2.3 Local policies

2.3.1 The London Borough of Hounslow Local Plan (adopted by the council on 15 September 2015) includes policies aimed at the protection of the historic environment, policies (policy CC4 Heritage). Other relevant policies include: Residential Extensions and Alterations (SC7) and Context and Adopted Character (CC1).

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

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

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

2.4 Implications of designation

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

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

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

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

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

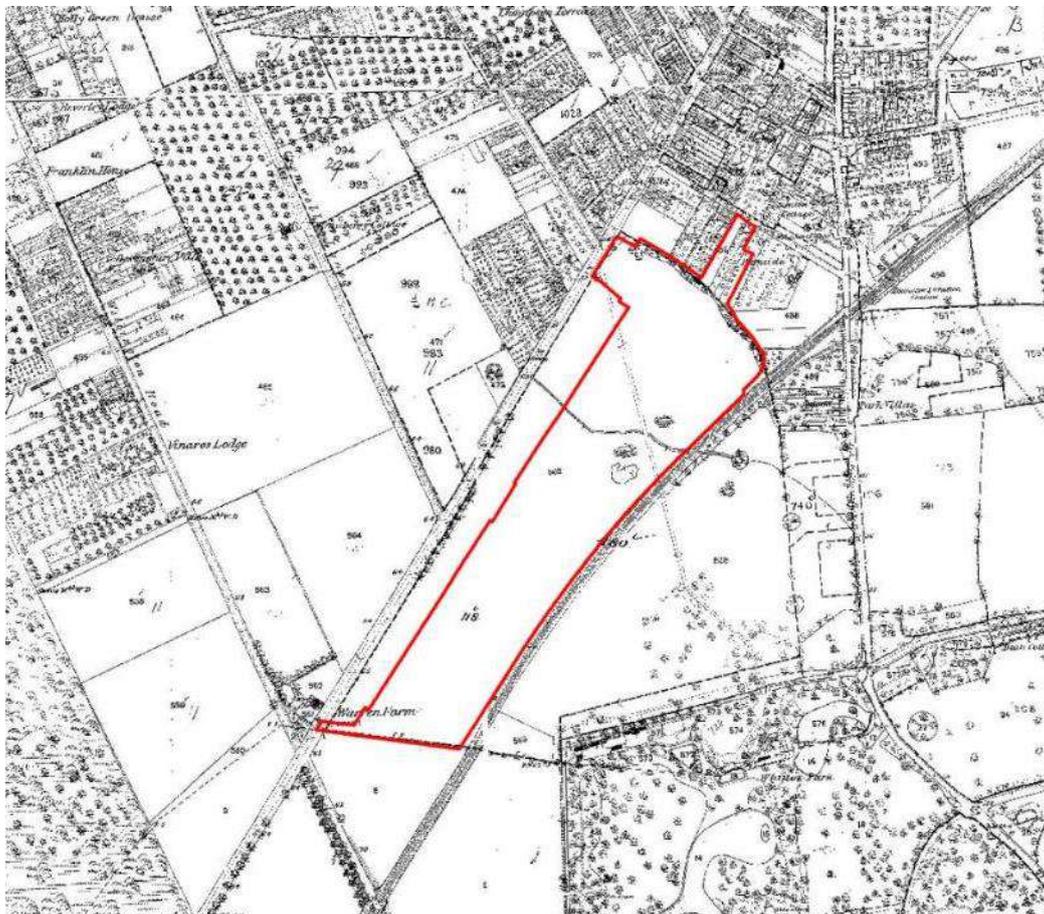
insertion of new window openings and the alteration of boundary treatments, through the creation of an Article 4 Direction. The purpose of these additional controls is to ensure that the special qualities of an area are not diminished by unsympathetic alterations.

2.4.6 The Council proposes to explore the possibility of a limited Article 4(2) Direction.

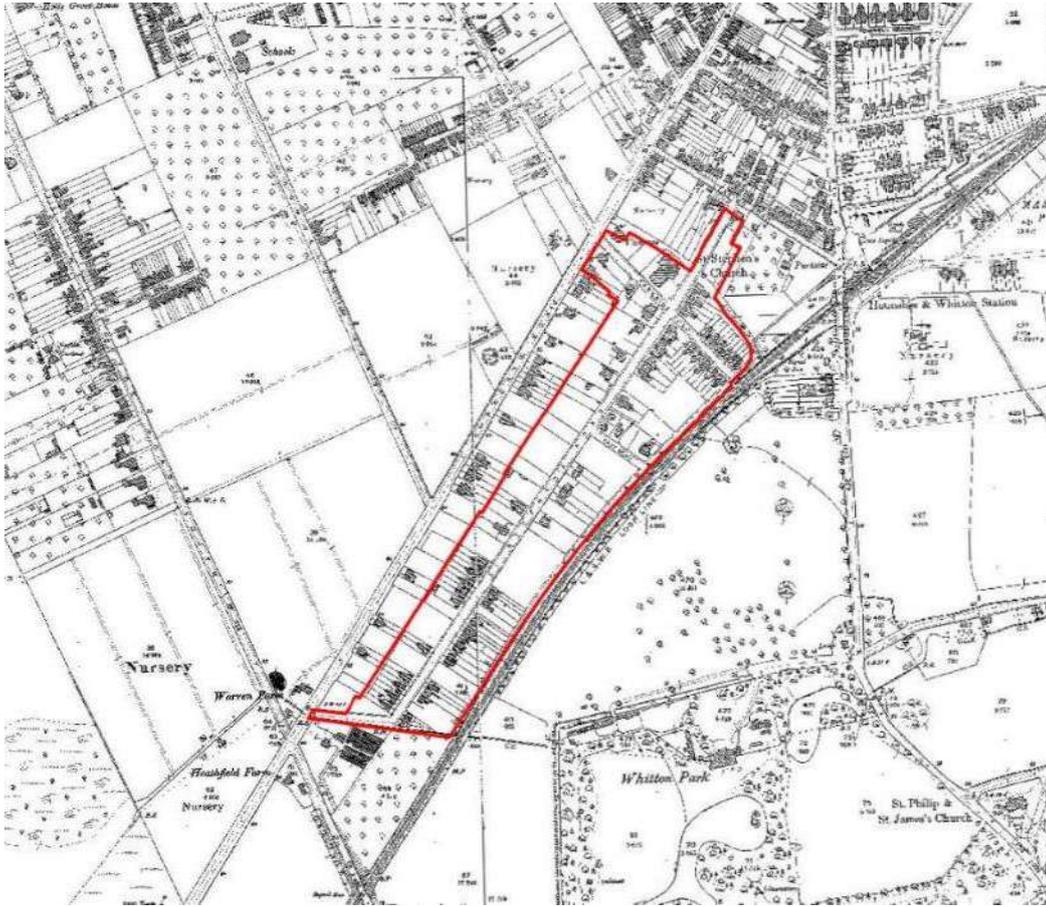
3 Historic development of the area

3.1 Historic maps

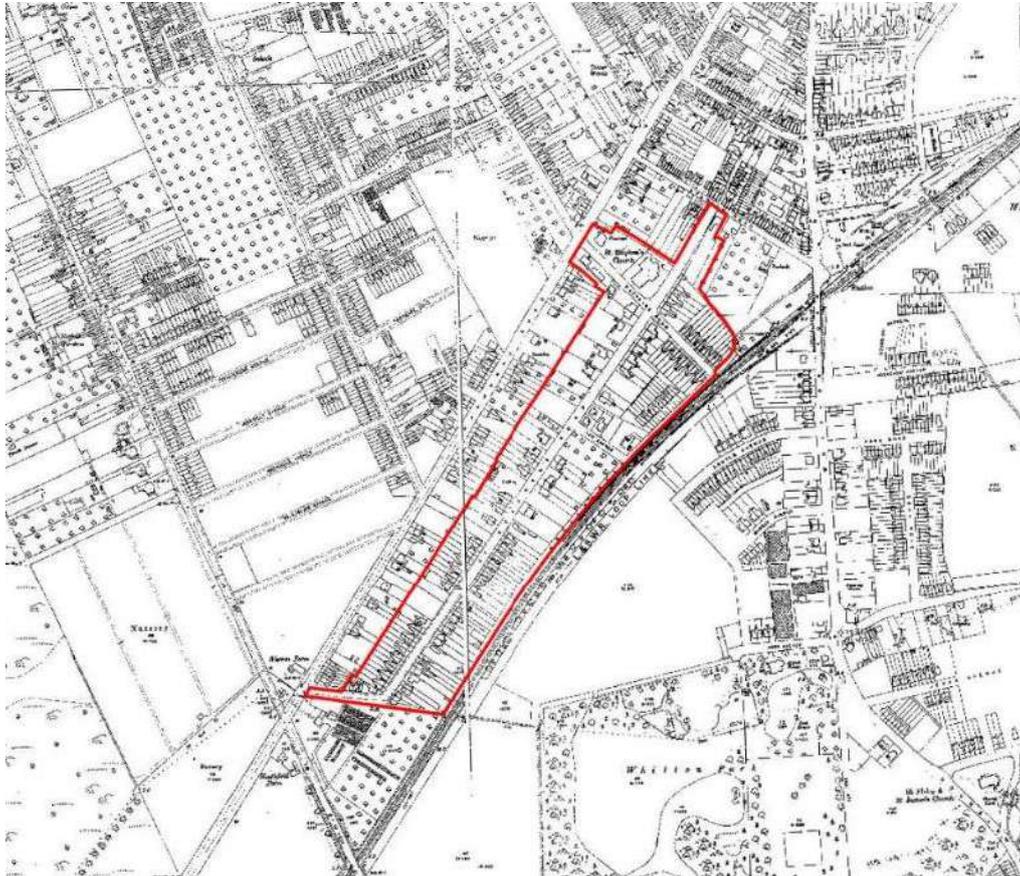
3.1.1 The following maps show how the St Stephen's area and its surrounds retained their rural character until the late nineteenth century, when it became an early finger of development south-westwards from Hounslow. By the 1930s the surrounding area had become almost entirely developed. The post war maps show that the St Stephen's area had, with the exception of a few plots, stabilised, though the infilling of some quite large open spaces in the surrounding area continued. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



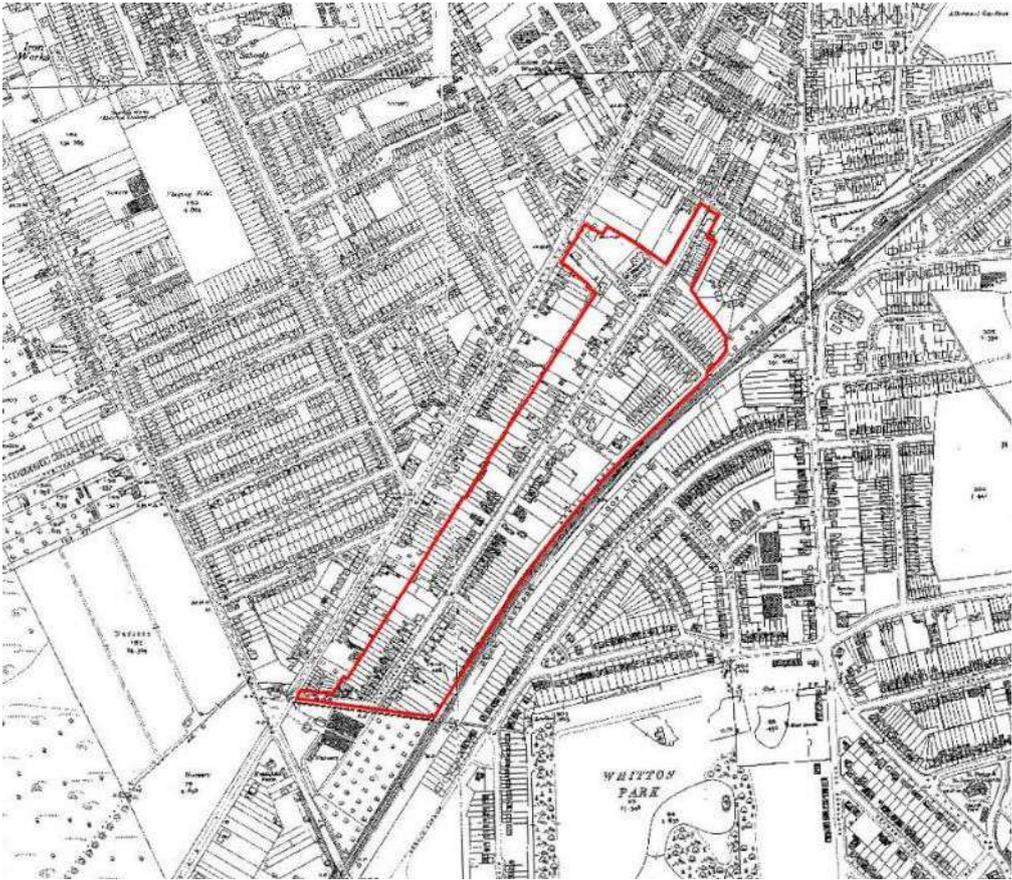
1865 Source: Ordnance Survey County Series



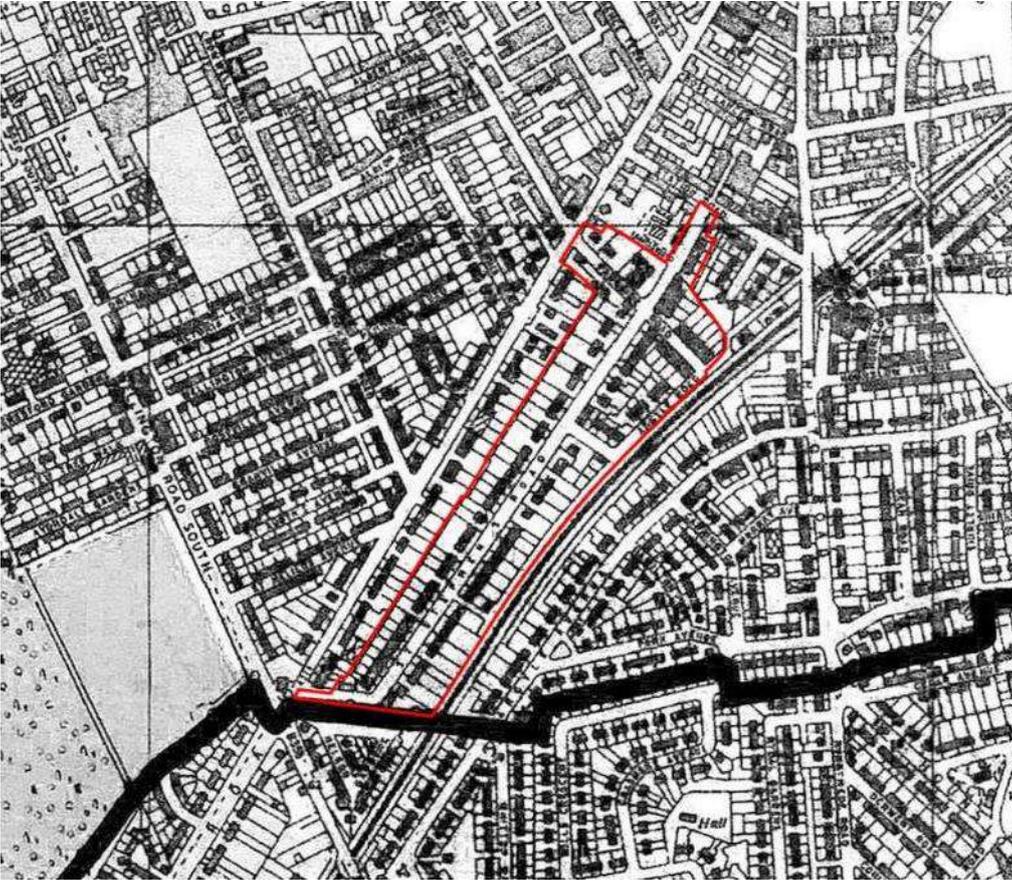
1894 Source: Ordnance Survey County Series



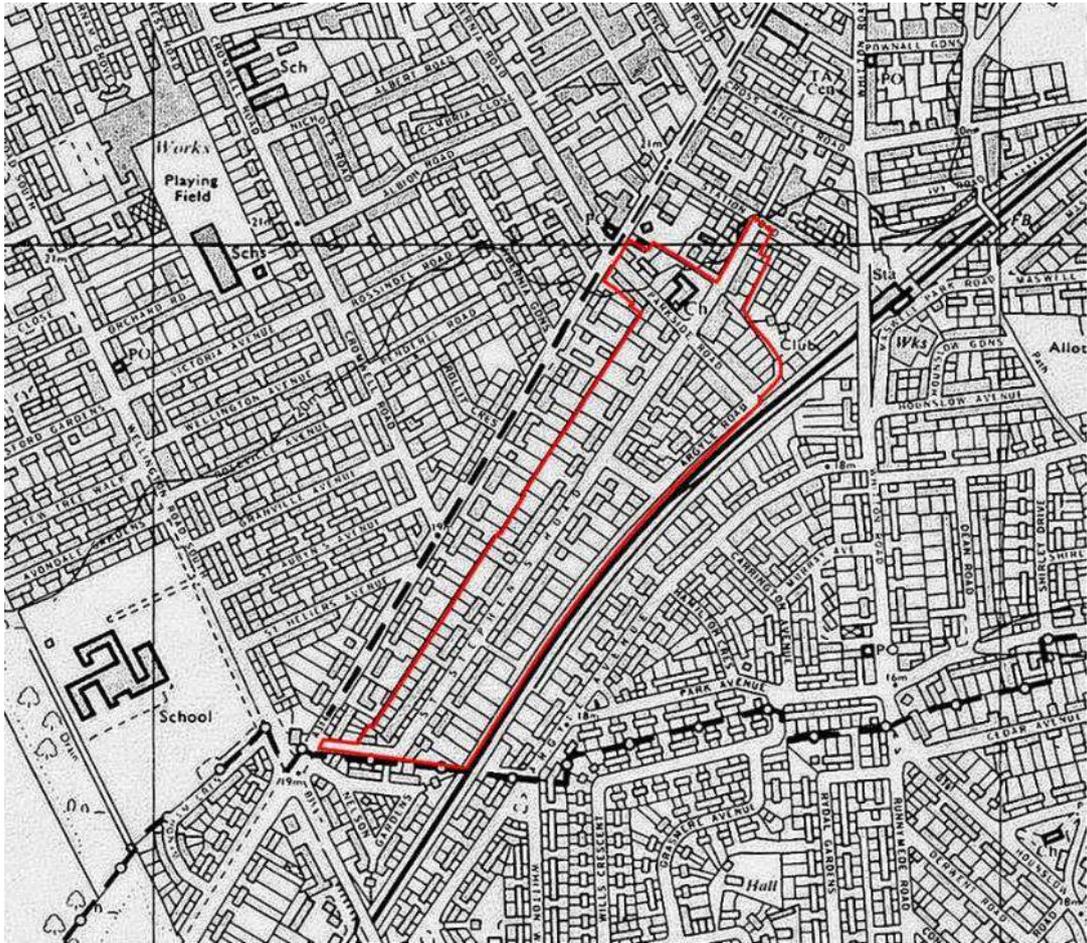
1913 Source: Ordnance Survey County Series



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 The Hounslow area

3.2.1.1 The town of Hounslow grew up at the point at which the Roman Road from London to Silchester met the eastern edge of Hounslow Heath. The former forest's good water supply made it an obvious travellers' stopping point. The first settlement is described as a roadside village from the Saxon period named Honeslauu in the Domesday Book. The circa 1300 siting of a religious house near the present-day High Street seeded the town's later administrative importance in the mid nineteenth century.

3.2.1.2 For many centuries Hounslow comprised buildings lining a length of the Roman Road to Staines and the west leading out into the heath, which surrounded the south and west of the settlement. From the eastern end, tracks meandered south past Whitton to Hanworth and Hampton. At the western end, coaches tracked northwest towards the bridge over the River Crane at Cranford on the Bath Road. Other notable surrounding hamlets included Sutton, Heston and Lampton.

3.2.1.3 Coaching and Hounslow's prosperity collapsed after the opening of the Great Western Railway in 1841. However fortunes revived after a successful petition for a railway loop line to be built from Barnes to Hounslow in 1850. Main roads near the station such as Hanworth Road added to existing development including churches and larger villas to older properties. Heathland was enclosed from 1813 and sold for new roads and developed often piecemeal in single, pairs and short terraces of usually houses on angled streets around Whitton and Inwood Roads. Straight radial roads to the south west were densely followed and infilled with Victorian and Edwardian terraces. Military barracks were built in Pears Road, now sheltered housing.

3.2.2 The St Stephen's area

3.2.2.1 In the eighteenth century the area now occupied by St Stephen's Road was part of the open Hounslow Heath, which extended across 14 parishes from Hampton and Teddington, through Hounslow to Harmondsworth and Stanwell. In Hounslow the Whitton Road formed the eastern boundary of the heath. Further east were enclosed fields. By 1635 a small enclosed area projected into the heath, just to the north of the present day Whitton shopping centre. This area was extended in 1726 and became the



View southwest along St Stephen's Road from junction with Station Road (c1910)



View southwest along St Stephen's Road from junction with Station Road (2017)



View southwest along St Stephen's Road from just north of junction with Parkside Road (c1910)

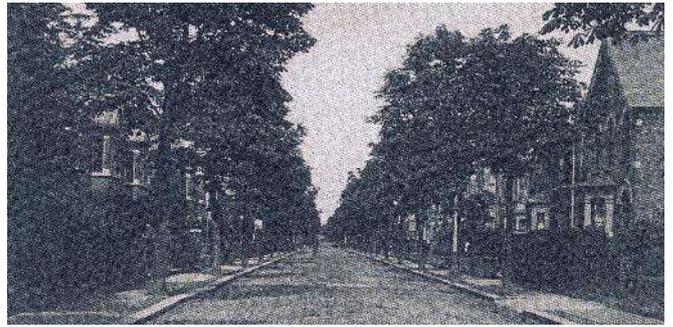


View southwest along St Stephen's Road from just north of junction with Parkside Road (2017)

Whitton Park estate of the Duke of Argyll. Later in the eighteenth century the park was taken over by the Gostling family

3.2.2.2 No development took place until, by 1875, building expansion and population growth in the area to the south of Hounslow High Street meant that there was a need for a new church. A mission church had been established on the Whitton Road in 1872. Under the energetic leadership of Reverend Henry Layton the mission church flourished, and it became clear that the expansion warranted the construction of a permanent church. Colonel Gostling-Murray, the then owner of Whitton Park had lived with his wife's aunt on the estate since 1854, and inherited ownership in 1874 of detached land close to Hounslow and the railway station. A London merchant apparently providing the finance for laying out Parkside and St Stephen's Roads, the colonel then donated the site of St Stephen's Church, which was designed by Ewan Christian in the Early English style, and completed minus the tower in 1876, by local builder Thomas Hiscock, providing added value to the status of the new development.

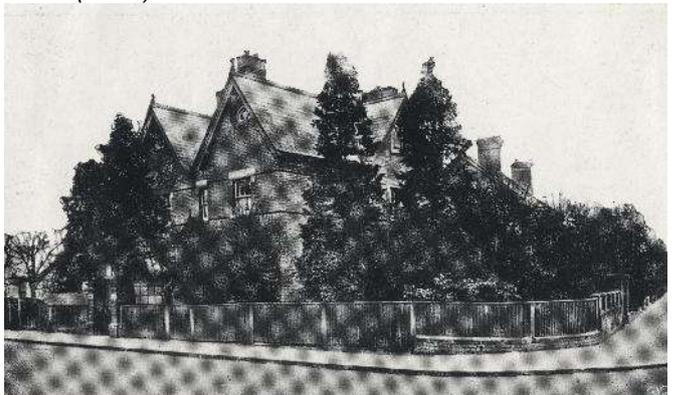
3.2.2.3 The area was laid out in the late nineteenth century as a suburb with the St Stephen's Church as the focal point. St Stephen's Road, Parkside Road and The Avenue were laid out and divided into plots which were sold off. Most houses were built in the period 1880-1900, although since then there has been a certain amount of infilling and redevelopment.



View northeast along St Stephen's Road from south end (c1910)



View northeast along St Stephen's Road from south end (2017)

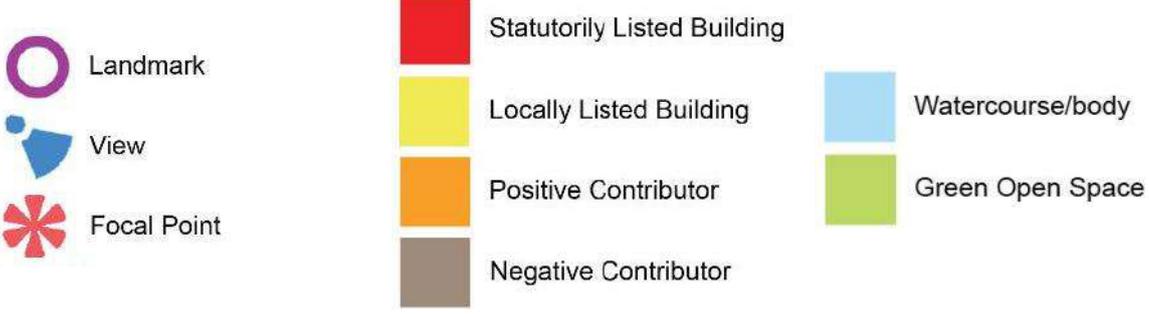


Parkside House, home of St Stephen's College, junction of Parkside Road and Hanworth Road (c1915)



Parkside House, home of St Stephen's College, junction of Parkside Road and Hanworth Road (2017)

4 The conservation area and its surroundings



4.1 The surrounding area and the setting of the conservation area

4.1.1 The conservation area itself comprises most of a late nineteenth century finger of development south-westwards from Hounslow, roughly bounded by Hanworth Road west, the borough boundary to the south, the Hounslow Loop railway line to the east and Station Road to the north. St. Stephens Road functions as the spine. The conservation area's surroundings comprise:

4.1.2 To the northeast, a predominantly residential area consisting of mainly small scale, narrow Victorian terraced homes with shallow front gardens set on long narrow blocks with long, regular, well enclosed streets. Known as Inwood, much of it is locally designated an Area of Special Character

4.1.3 Further northeast, Hounslow town centre, designated a Metropolitan Centre in the London Plan and a focus for regeneration.

4.1.4 To the east, compact, dense Victorian and Edwardian terraced housing clustered along and off Whitton Road with its small scale retail and commercial uses.

4.1.4 Further east, a mixture of large interwar semi-detached and detached houses with wide, deep plots and generous front and back gardens.

4.1.5 To the south, the Whitton area of the London Borough of Richmond upon Thames, characterised by a range of early twentieth century detached and semi-detached housing.

4.1.6 To the west, Hounslow Heath, a large expanse of open space bounded by Staines Road to the north, the River Crane to the west and residential areas to the south and east.

4.1.7 To the northwest, an area of quiet terraced streets of Victorian, Edwardian and interwar housing with a couple of schools, local corner shops and public houses.

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

4.2 St Stephen's conservation area

4.2.1 The present-day character of the conservation area is directly contingent upon the specific manner in which it was developed. For this reason a brief history of its development is included as part of the character appraisal.

4.2.2 The overall area, including the Hanworth Road frontage outside of the conservation area, was, from the mid 1870s, marketed for development as part of the Whitton Park Estate. Land appears to have been sold in 2-3 acre tranches, starting near the church. Auction particulars from 1877 suggest that the lands "being almost contiguous to the town and station are ripe for development for building purposes". In 1881, 15 houses had been built along Hanworth Road (five still unoccupied). St Stephen's Vicarage, on Parkside Road (now demolished and replaced) and the six houses opposite the church on St Stephen's Road (St Stephen's Villas) were the earliest in the those streets. The eleven houses of Parkside Villas, on the north side of Parkside Road had just been completed, six being uninhabited in 1881.

4.2.3 The first dwellings in Parkside and St Stephen's Roads were built speculatively, for renting, and in one ownership. This followed the prevalent mid-Victorian pattern, evident in Hounslow and in the 1860s villas development around Pownall Gardens to the north of the station. However the Hanworth Road properties included some custom-built detached houses that were owner-occupied. These were followed in the early 1880s by several substantial detached houses to the south of the church along the west side of St Stephens Road, perhaps because of the second land sale, in 13 lots, in April 1878. Subsequent sales included block sales to builders: Edward Addis built a detached pair and lived in the No 53 half; a pattern repeated by others renting out their second half. One of his plots was developed in 1896-7, the other in the interwar years. The more up-market properties, such as Nos 62 and 64 St Stephen's Road, had good bay windows looking into the side of their gardens. Heath View Villas, a terrace of three dwellings built by Hiscock in 1883 at the southern end of the street, uses similar window styling, and represents the smallest class of dwelling to be permitted in the street.



St Stephen's Villas, 30-40 St Stephen's Road, the earliest development in the conservation area



Parkside Villas, 12 and 14 Parkside Road



55 and 53 St Stephen's Road



62 and 64 St Stephen's Road

4.2.4 The varying styles and sizes of the late Victorian dwellings is an important part of the character of the conservation area. In 1902 a short terrace, Murray Cottages, which followed the re-designed street round to Hanworth Road, was built on 'left-over' land still owned by Whitton Park Estate.

4.2.5 Development was sporadic because there were cheaper and more easily assembled terrace plots elsewhere in Hounslow. Plots that remained undeveloped on the 1915 OS map were used sometimes as orchards or nursery gardens. Numbering, introduced in 1906, included gaps to take these into account. In the interwar years most of the vacant plots were developed. There was a flatted terrace development at Cranfield Gardens, and there has been other less satisfactory post-1945 development at Angelfield and Hanworth Road. No 122 was filled in 1960, No 88 in 2005 and No 144 in 2012. Interesting examples of newer buildings are numbers 5a and 5b St Stephen's Road that were built as post-war exhibition houses in 1955. The tower of St Stephen's Church was added in 1934-5.

4.2.6 A number of houses on St Stephen's Road, particularly to the south end, exhibit name plaques which also show their dates of construction (see table 1). These sandstone plaques, often framed in contrasting red brick, are important features and should be retained. The naming of individual houses or groups in the Victorian period is expressive of the social aspirations to higher status residential development, made by the builders of these properties.

4.2.7 Today the character of the St Stephen's Road conservation area is essentially made up of its good quality late Victorian detached and semi-detached villa-style residential properties on spacious plots, together with St Stephen's Church at the north end. Though it was built over a short period it was deliberately designed to appear as though it was the result of the accretion and assemblage of parts and not over-planned, resulting in a variety of micro-characters. St Stephen's Road itself is about three quarters of a kilometre long and is lined with mature lime trees on both sides.

4.2.8 The houses display a wide range of architectural styles and features that were in vogue in the late nineteenth century. The designs are typical of the period and include London stock brick with red brick details, stucco embellishments, decorative mouldings, sash windows, stained glass, original slate roof coverings, chimneys and front boundary walls. In



Heath View Villas, 160-194 St Stephen's Road



Murray Cottages, 137-145 St Stephen's Road



70 St Stephen's Road, one of a group of four single storey houses



5B and 5A St Stephen's Road, 1955 exhibition houses

spite of variety at an individual property level, these features create a Victorian cohesive whole and give the area its preserved nineteenth century appearance.

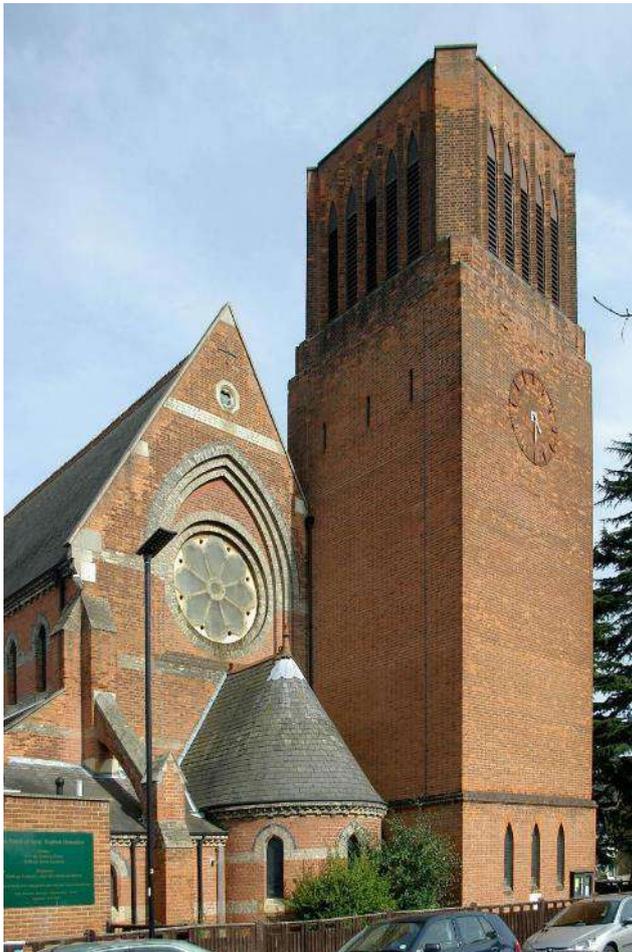
4.2.9 Apart from one or two extensions and some site cramming, the area remains one of small scale housing, of similar general materials, but developed independently and with differing plot sizes. Trees and gardens are mature, some noticeably wider than others. On the whole, the east side of Stephen's Road has experienced fewer alterations than the west side.

4.2.10 On the south corner of Parkside Road and Hanworth Road is Parkside House. Built by Thomas Hiscock in 1879, it was used as a specialist music preparatory school between 1913 and the late 1920s and was known as St Stephen's College.

4.2.11 The only landmark building in the conservation area is St Stephen's Church, at the north end of St Stephen's Road. Presently neither locally nor statutorily listed, it was designed by Ewan Christian in 1875-6, in the Early English/Gothic Revivalist style of James Brooks. It is a substantial and impressive building in red brick with white brick dressings, with lancet windows and apses to the chancel, vestry and a west baptistery.

4.2.12 The massive square tower was added to the southeast of the building by N F Cachemaille-Day in 1935, and is all in red brick. It is an austere and powerful design, relieved only by a row of lancet belfry windows and a multi-ordered, sharply pointed doorway. The tower can be seen from all the surrounding streets.

4.2.13 The attractive grounds around the church form an oasis of tranquility, with a fountain, a war memorial in the form of a cross and mature trees, most notably three mature cedars. The churchyard constitutes the only green public open space in the conservation area.



St Stephen's Church



120 St Stephen's Road



86 St Stephen's Road



138 and 140 St Stephen's Road

Houses on St Stephen's Road exhibiting plaques showing names and dates of construction:



The Limes, 76 and 78 St Stephen's Road (1884)



Kent Villas, 109 and 107 St Stephen's Road (1892)



Rothesay Villa, 118 St Stephen's Road (1882)



Edgar Villas, 121 and 119 St Stephen's Road (1882)



Rose Villas, 125 and 123 St Stephen's Road (1882)



Lilley Villas, 129 and 127 St Stephen's Road (1883)



Gordon Villas, 133 and 131 St Stephen's Road (1881)



Murray Lodge, 135 St Stephen's Road (1902)



Heath View Villas, 160-164 St Stephen's Road (1883)



Bankside, 154 St Stephen's Road (1883)



Murray Cottages, 137-145 St Stephen's Road (1902)

5 Recent/new developments and their impact

5.1 The selection of photos below show a variety of types of recent and new developments in the conservation area.

5.2 The approach to the planning of the St Stephen's estate meant that a number of gaps were deliberately left to be filled in over the succeeding years. The last of these gaps was filled in 2012. The most recent of these infill developments involved varying attempts at replication of the style of the late nineteenth century buildings, sometimes verging on pastiche. Whilst these buildings are on the whole sympathetic to the overall character of the area, the inclusion of an integral garage in a mock-Victorian building can seem incongruous.



88 and 88A St Stephen's Road, 2005 infill



144 St Stephen's Road, 2012 infill

6 Views and focal points

6.1 The following photos illustrate the views and focal points within the conservation area. The views are exclusively long vistas along the tree-lined streets, with some punctuated by the landmark tower of St Stephen's Church. These add to the particular character and good quality of the conservation area.

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

6.3 Of particular importance is the retention of trees and vegetation, which play a key part in defining the green character of views and focal points.

7 Open spaces and trees

7.1 There are no designated Local Open Spaces.

7.2 The only public green open space is the churchyard of St Stephen's Church. This provides a small but attractive oasis of tranquility, with a fountain, a war memorial in the form of a cross and mature trees, most notably three mature cedars.

7.3 St Stephen's Road itself is lined on both sides for its entire length with mature lime trees (see also **4.5 Views and focal points** and **3.3 Historic and current photos** above). Though many gaps and irregularities in the planting have appeared over the years, these street trees remain an important feature of the conservation area.



St Stephen's Church, with its churchyard and playgroup, is the conservation area's only focal point.



View south along St Stephen's Road from the junction with Parkside Road



View east along Parkside Road from Hanworth Road towards St Stephen's Church at the junction with St Stephen's Road.

8 Condition of the conservation area, maintenance and alterations



Modern uPVC windows can impact the character of the conservation area



Overpainting of brick can disrupt group character



Maintaining distinctive boundary treatments can help enhance the character of the conservation area

8.1 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. Additional issues encountered during survey work for this appraisal included:

- Some loss of boundary walls and creation of hardstanding to the detriment of the character of the area.
- Visual intrusion from satellite dishes.
- Some poor replacement windows.
- Pressure on gaps sites for infill housing. Those already there are mixed in character.

8.2 There are currently no buildings or structures within the conservation area that are on the Heritage at Risk Register, maintained by Historic England.

8.3 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.

8.4 The overpainting of brick is not recommended for several reasons. Practically, painting over brick can prevent the brick and mortar from doing their job, which is to absorb and expel moisture, leading to damp problems. Aesthetically, the painting of individual houses can disrupt the group value of a row of houses where brick and mortar is the prevalent vernacular. In parallel, over cladding of brickwork is not recommended, for the same reasons.

8.5 The loss of or covering up of even small features, such as painting decorative details in different colours to the authentic character in a group, can lead to jarring visual impact. Overpainting contrasting painted features such as bargeboard detailing in roof gables in unauthentic colours, is discouraged. Features such as fenestration should usually be painted in traditional colours.

8.6 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, especially where the majority of houses in a terrace retain their front boundaries and soft green landscaped settings. The retention of boundary treatments within the conservation area is encouraged.

8.7 Windows and doors are key features in any building's character, and the retention and reinstatement of historic windows and doors is encouraged. Traditional design of double-hung, sliding sash windows should ideally be retained and not replaced with uncharacteristic casements that open outwards. In particular, the use of uPVC for windows and doors is not recommended, as the frames of uPVC windows are can be of inappropriate bulk and framing bars may be stuck on, creating an unauthentic visual appearance. Many uPVC windows and doors cannot visually replicate historic timber, they are not maintenance-free, they can be difficult, if not impossible, to repair, they are unsustainable as most end up in landfills, their production produces harmful chemicals and they are usually more expensive in terms of the lifetime of the windows. Historic timber windows can often be repaired, rather than replaced, and in terms of lifetime cost, are usually better value.

8.8 Efforts should be taken to minimise the impact of roof lights, especially front roof lights. Conservation style roof lights (small, with thin black metal frames and a central vertical dividing bar and placed flush with the roof slope) are recommended as these are less visually intrusive. Aligning roof lights over fenestration in the floors beneath 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.

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

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

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

8.11 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.

8.12 Vegetation growing on walls can be damaging to historic fabric. Where vegetation is growing close to or over walls, it should be cut back, so it no longer touches it. The location of planting near buildings or walls should be carefully considered, to allow sufficient space for future root growth.

Knotweed has been reported in the area and should be dealt with under the relevant Environmental Protection legislation.

8.13 Sources of guidance for maintaining property, including window retention, repair (timber and metal fenestration) and replacement can be found in: Appendix 3: Further reading, information and websites.

9 Recommendations for further designation

9.1 There should be a comprehensive survey of the conservation area, with the assistance of the local amenity group 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. The process will include consultation before formal adoption by the council.

9.2 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.

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

9.4 Possible inclusions on the local list could be the following:

- Good quality housing throughout the conservation area.
- St Stephen's Church and churchyard including fountain and war memorial.

9.5 St Stephen's Church might also be put forward by the council for statutory national listing by the Department for Culture, Media and Sport via Historic England.

10 Additional planning controls on residential properties

10.1 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.

10.2 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(2) Direction. The purpose of these additional controls is to ensure that the special qualities of an area are not diminished by unsympathetic alterations.

10.3 Given that St Stephen's conservation area was designated as such on the basis of its particular architectural details, styles, materials and form, the council proposes to consider a further level of protection and control in the form of an Article 4(2) Direction.

11 Future development in the South Hounslow area

11.1 Presently there is only one site allocated for development by the council in the immediate vicinity of St Stephen's conservation area. This is a 1.1ha area of vacant former industrial land on the west side of Hanworth Road to the immediate north of the conservation area, for which residential and education use is proposed. Such a development is unlikely to impact on the conservation area.

11.2 For council reports that have been adopted and published on its website, as of the date of publication of this appraisal, see Appendix 3: Further reading and websites.

11.3 To see existing and any reports that postdate publication of this appraisal, see: www.hounslow.gov.uk.

12 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. However, a number of negative features have impacted adversely 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.

12.1 Strengths

- Nineteenth century good quality residential properties along one street, which have been little altered, together with church at the end. Apart from one or two extensions and site cramming, the area remains one of small scale housing, of similar general materials, but developed independently and with differing plot sizes.
- Extensive range of historic housing developments.
- The historic buildings in the area illustrate the full range of Victorian building materials used in a variety of ways.
- Variety of types, styles and materials of buildings.
- Strong sense of place/identity.
- The first dwellings in Parkside and St Stephen's Roads were built speculatively, for renting, and in one ownership and these are an important part of the tenure history of the borough.
- Largely good original or replacement windows.

12.2 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 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 as it cannot be recycled.
- Lack of Article 4 Directions, with which to control certain types of development, in order to preserve or restore historic character, including for groups of housing. It is recommended that Article 4 Directions be considered together with design guidance to assist residents and developers in making appropriate choices, when council conservation officer capacity permits.
- Some loss of chimneys.
- Some inappropriately placed satellite dishes.

12.3 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.
- 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.

- Opportunity to replace tarmac in next round of highways works. Any newly laid paving should be of high quality and sympathetic to historic character.
- Improve the quality of existing paving and tarmac 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 settings.
- Retain strong front boundaries and resist the creation of any new crossovers, to avoid vehicular access and car parking.
- Special features such as coach houses, hay lofts and conservatories should be preserved where possible
- 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.

12.4 Threats

- 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
- 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.

12.5 Management plan

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.

Appendix 1: Schedule of designated and recorded heritage assets in the conservation area

Statutorily listed buildings	Grade of listing
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None

Local List of Buildings and Structures of Townscape Merit

Hanworth Road	316
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Parkside Road	St Stephens Church
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St Stephens Road	9
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St Stephens Road	33
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St Stephens Road	53 & 55
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St Stephens Road	135
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Local open space

None

Archaeological Priority Area

None

Other records

None

Appendix 2: Schedule of properties in the conservation area

1-8 Argyle Road TW3 2BE
 8A Argyle Road TW3 2BE
 9A Argyle Road TW3 2BE
 9B Argyle Road TW3 2BE
 10-12 Argyle Road TW3 2BE
 Scouts Hut, Argyle Road TW3 2BE

316 Hanworth Road TW3 3SL

4-24 Parkside Road TW3 2BD
 Flats 1-4, 15 Parkside Road TW3 2BD
 1-9 Chiswick Lodge, Parkside Road TW3 2BP
 St Stephen's Church, Parkside Road TW3 2BP
 The Vicarage, Parkside Road TW3 2BP
 2A-E Parkside Road TW3 2BP
 1-6 Rowan Court, Parkside Road TW3 2BS

1 St Stephen's Road TW3 2BH
 2 St Stephen's Road TW3 2AX
 2A St Stephen's Road TW3 2AX
 3 St Stephen's Road TW3 2BH
 4-32 (even) St Stephen's Road TW3 2AX
 5A St Stephen's Road TW3 2BH
 5B St Stephen's Road TW3 2BH
 7 St Stephen's Road TW3 2BH
 7A St Stephen's Road TW3 2BH
 9 St Stephen's Road TW3 2BH
 9A St Stephen's Road TW3 2BH
 11-19 (odd) St Stephen's Road TW3 2BH
 19A St Stephen's Road TW3 2BH
 21 St Stephen's Road TW3 2BH
 21A St Stephen's Road TW3 2BH
 23-31 (odd) St Stephen's Road TW3 2BH
 31A St Stephen's Road TW3 2BH
 34A-C St Stephen's Road TW3 2AX
 35 St Stephen's Road TW3 2BH
 36A-C St Stephen's Road TW3 2AX
 37 St Stephen's Road TW3 2BH
 37A St Stephen's Road TW3 2BH
 38-42 (even) St Stephen's Road TW3 2AX
 39 St Stephen's Road TW3 2BH
 41 St Stephen's Road TW3 2BJ
 41A St Stephen's Road TW3 2BJ
 42A St Stephen's Road TW3 2BQ
 43-55 (odd) St Stephen's Road TW3 2BJ
 44A St Stephen's Road TW3 2BQ
 44B St Stephen's Road TW3 2BQ
 46-50 (even) St Stephen's Road TW3 2BQ
 54 St Stephen's Road TW3 2BQ
 54A-C St Stephen's Road TW3 2BQ
 56-68 (even) St Stephen's Road TW3 2BQ
 70 St Stephen's Road TW3 2BN
 70A St Stephen's Road TW3 2BN
 57 St Stephen's Road TW3 2BJ

57A St Stephen's Road TW3 2BJ
 57B St Stephen's Road TW3 2BJ
 59 St Stephen's Road TW3 2BJ
 61A St Stephen's Road TW3 2BJ
 63-71 (odd) St Stephen's Road TW3 2BJ
 72-84 (even) St Stephen's Road TW3 2BN
 77 St Stephen's Road TW3 2BJ
 79A-C St Stephen's Road TW3 2BJ
 85-91 (odd) St Stephen's Road TW3 2BJ
 88 St Stephen's Road TW3 2BN
 88A St Stephen's Road TW3 2BN
 90-102 (even) St Stephen's Road TW3 2BN
 102A St Stephen's Road TW3 2BN
 104-114 (even) St Stephen's Road TW3 2BN
 110A St Stephen's Road TW3 2BN
 114A St Stephen's Road TW3 2BN
 114B St Stephen's Road TW3 2BN
 118-122 (even) St Stephen's Road TW3 2BN
 124-164 (even) St Stephen's Road TW3 2BW
 103 St Stephen's Road TW3 2BL
 105A St Stephen's Road TW3 2BL
 105B St Stephen's Road TW3 2BL
 105C St Stephen's Road TW3 2BL
 107 St Stephen's Road TW3 2BL
 107A St Stephen's Road TW3 2BL
 109-145 (odd) St Stephen's Road TW3 2BL
 Abbeyfield Hounslow Society Ltd, St Stephen's Road TW3 2AX
 Flats 1-5, 5 St Stephen's Road TW3 2BH
 Flats 1-8, 32 St Stephen's Road TW3 2AX
 Flats 1-6, 33 St Stephen's Road TW3 2BH
 Flats 3 & 4, 44 St Stephen's Road TW3 2BQ
 Flat Ground Floor Rear, 52 St Stephen's Road TW3 2BQ
 Flat Part Ground and First Floor, 52 St Stephen's Road TW3 2BQ
 Flat Second Floor, 52 St Stephen's Road TW3 2BQ
 Flats 1 & 2, 61 St Stephen's Road TW3 2BJ
 Flats 1-7, 62 St Stephen's Road TW3 2BQ
 Flats A-G, 63 St Stephen's Road TW3 2BJ
 Annexe Rear Of, 72 St Stephen's Road TW3 2BN
 Ground Floor Flat, 73 St Stephen's Road TW3 2BJ
 Top Floor Flat, 73 St Stephen's Road TW3 2BJ
 Ground Floor Flat, 75 St Stephen's Road TW3 2BJ
 First Floor Flat, 75 St Stephen's Road TW3 2BJ
 Flats 1-11, 76 St Stephen's Road TW3 2BN
 Flats 1-3, 81 St Stephen's Road TW3 2BJ
 Ground Floor Flat, 83 St Stephen's Road TW3 2BJ
 First Floor Flat, 83 St Stephen's Road TW3 2BJ
 Second Floor Flat, 83 St Stephen's Road TW3 2BJ
 Flats 1-4, 86 St Stephen's Road TW3 2BN
 Ground Floor Flat, 116 St Stephen's Road TW3 2BN
 First Floor Flat, 116 St Stephen's Road TW3 2BN
 Flats 1-3, 120 St Stephen's Road TW3 2BN
 Rooms 1-11, Stanley House, St Stephen's Road TW3 2BH
 33 Station Road TW3 2AP

 1-8 The Avenue TW3 2BG
 Flats 1-4, 10 The Avenue TW3 2BG

Appendix 3: Further reading, information and websites

London Borough of Hounslow – contact details

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

Note: In 2017, 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 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 – Residential Extension Guidelines (2003).

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

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>

Publications and sources of information on Hounslow and the St Stephen's general area:

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

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

Victoria County History of Middlesex (Vol III)

Whitton Park and Whitton Place (P.Foster & D.H. Simpson) 1979

With acknowledgments to Chris Hern for his contribution to the historic development

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 history archives (located at the Treaty Centre):

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: www.victoriansociety.org.uk

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