



THE BUTTS

Conservation Area Appraisal

October 2019



London Borough
of Hounslow

Foreword

I am pleased to present the The Butts Conservation Area Appraisal. The Butts area is an important part of Brentford 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 Brentford offers the opportunity to improve the high street and areas surrounding the conservation area through high quality new development and improved public spaces. We hope this document will play a significant role in the future management of The Butts Conservation Area and will be a guide for developers, residents and planners.

Steve Curran

A handwritten signature in black ink, appearing to read 'S. Curran', with a stylized, wavy flourish at the end.

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

Executive Summary

Presented here is The Butts 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:

42, 44 & 46 The Butts

20-26 The Butts

Former Magistrates' Court

9-29 Somerset 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 Historic Butts
 - 5.2 High Street

- 6 Recent/new developments and their impact

- 7 Views and focal points

- 8 Open spaces and trees

- 9 Condition of the conservation area, maintenance and alterations

- 10 Regeneration of Brentford

- 11 SWOT analysis
 - 11.1 Strengths
 - 11.2 Weaknesses
 - 11.3 Opportunities
 - 11.4 Threats

- Appendix 1 Recommendations for further designation
- Appendix 2 Schedule of listed and recorded heritage assets in the conservation area
- Appendix 3 Schedule of properties in the conservation area
- Appendix 4 Further reading, information and websites

1 Introduction

1.1 What is a conservation area?

1.1.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are very much part of the familiar and valued local scene. It is the area 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 Butts Conservation Area was designated on 7 November 1968. The western edge of the area was transferred into the Grand Union Canal and Boston Manor conservation area (designated July 2001). It is now proposed that the boundary be extended. Additional protection to the area includes: nationally and locally listed buildings; the area of green between the car park and the Boatmen's Institute access drive/forecourt and grounds to 1 Brent Road is registered as a Town or Village Green; part Architectural Priority Area; route of Roman road; and part Area of Special Advertisement Control.

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

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

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

1.3.1 The Butts Conservation Area is located in Brentford, which is situated towards the eastern end of the London Borough of Hounslow, approximately 12km from central London. Brentford is bordered by Ealing to the north, Chiswick to the east, and Isleworth and Osterley to the west. It is located along the historic main road out of London, at the confluence of the combined Grand Union Canal/River Brent watercourse and on a meander of the River Thames. To the east is the Gunnersbury Park estate, while to the west lie Boston Manor, Osterley and Syon Parks. Kew Gardens, a UNESCO World Heritage Site, lies across the River Thames to the south.

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

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

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

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

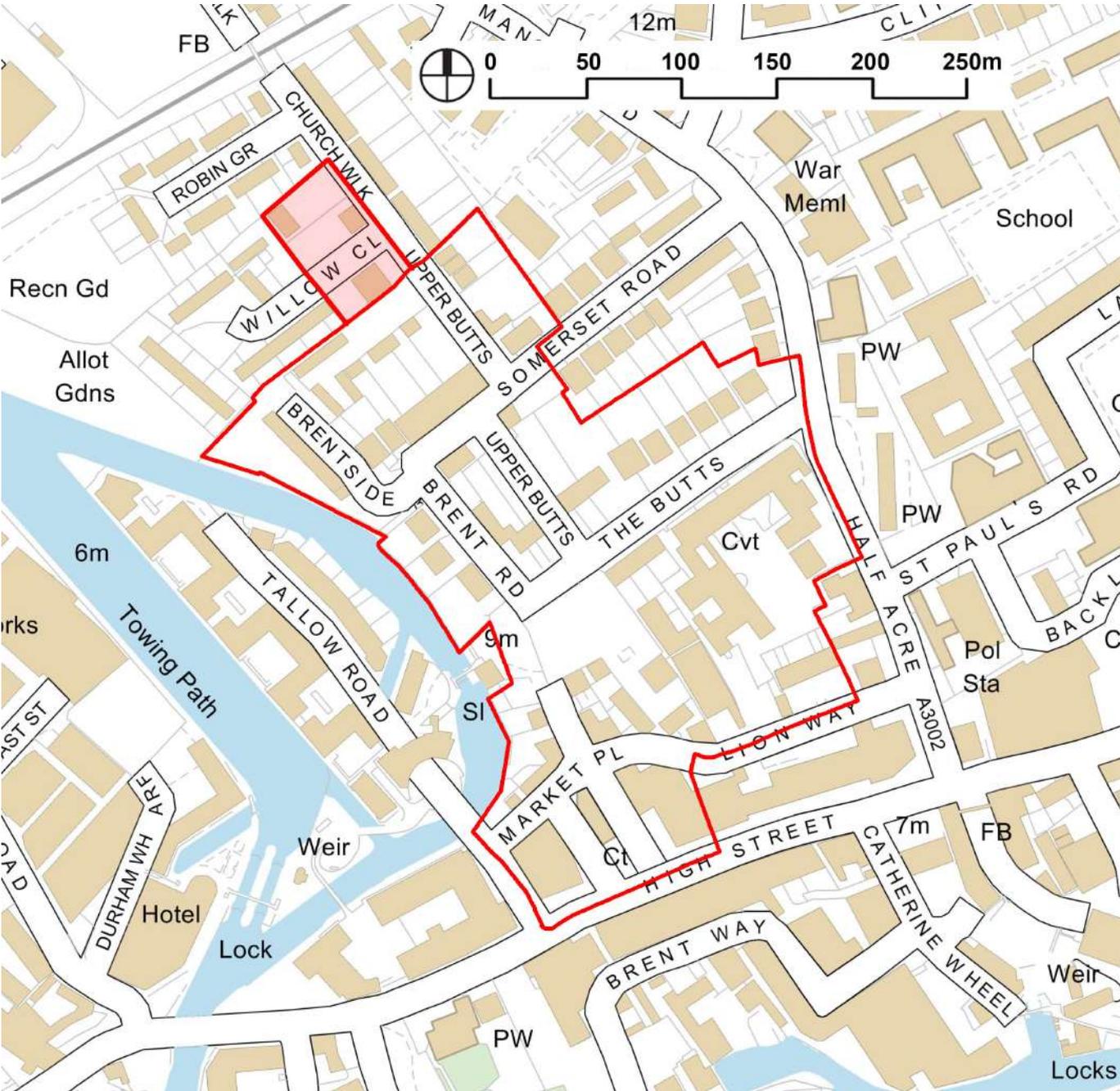
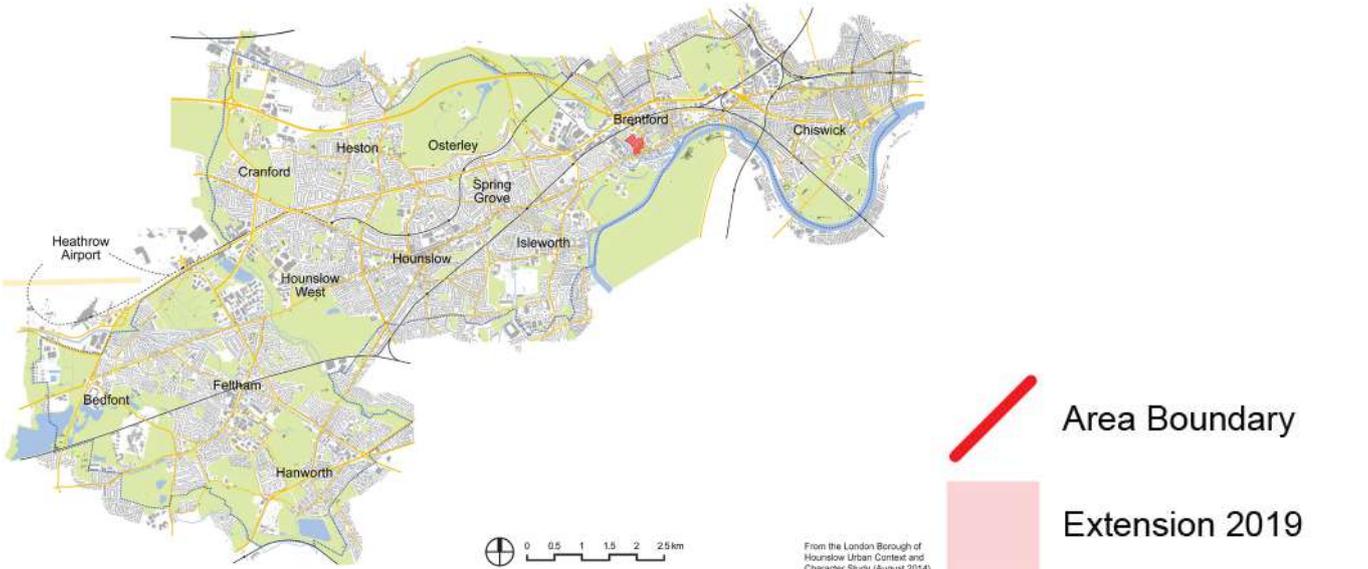
1.3.8 The post Second World War years (1945 onwards) brought major changes, in the form of a partly demolished and widened High Street, the elevated M4 motorway, the six twenty-five storey residential towers and the closing of the docks. Recent years have seen the ongoing redevelopment of former canal-side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

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

Special Interest

1.3.6 The conservation area itself is the most rewarding part of Brentford and is its prime pre-industrial urban set piece. It contains an enclave of late seventeenth and eighteenth century buildings, described by Pevsner as one of the most appealing groups of houses in West London. These local-brick cottages and elegant houses formed around an extension of the market place. The central part of the conservation area is parallel to the High Street and is a large informal square behind the former Magistrates' Court. Upper Butts and the convent add to the townscape and historic ambience.

1.3.7 The conservation area's primary architectural and historic interest lies in both the quality of its buildings and its particularly coherent sense of place. The Butts is an exceptionally attractive and unspoilt area of mostly three storey houses first developed around 1670. Focussed on a large irregular square itself of historic interest, the central space is part surrounded by Georgian buildings of similar scale and materials. Many of these are listed, some wide-fronted of simple but gracious and symmetrical style with railed front gardens, others fronting straight onto the footpath. It is approached from an avenue of similarly scaled buildings to the east, and other similar properties are to be found in streets to the north. Victorian terraced houses contain the northern edge.



The Butts Conservation Area

2 Planning context

2.1 National policies

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

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

2.2 Regional policies

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

2.3 Local policies

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

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

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

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

2.4 Implications of designation

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

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

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

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

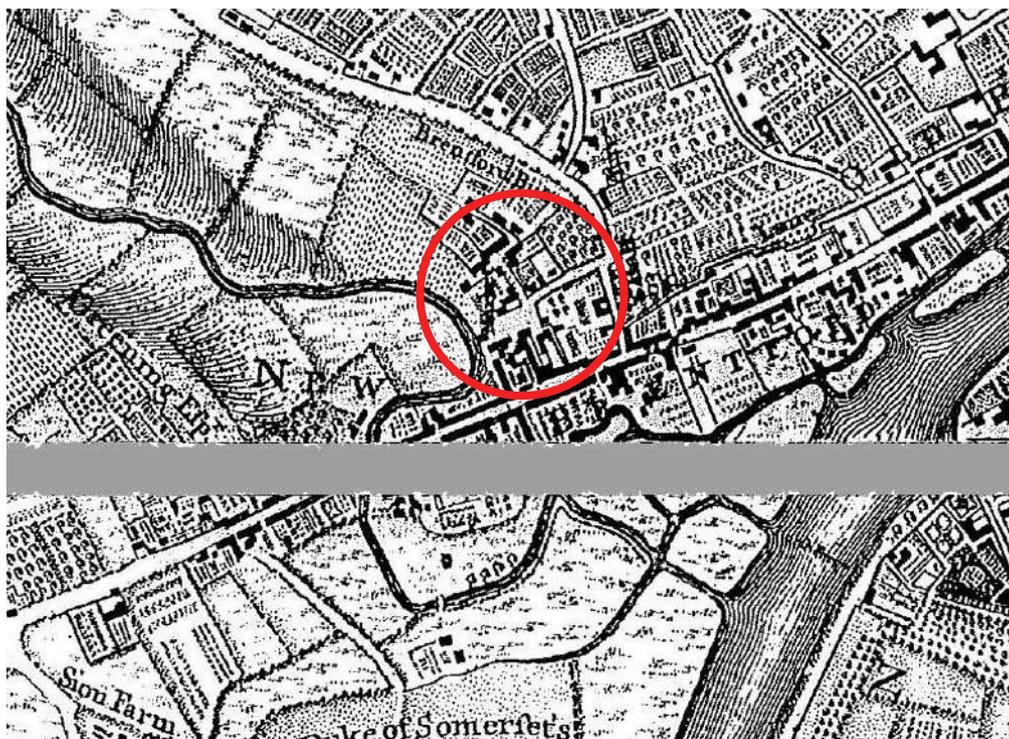
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the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

2.4.6 It is proposed that one adjustment be made to the conservation area boundary. This takes the form of an extension northwards along the west side of Church Walk.

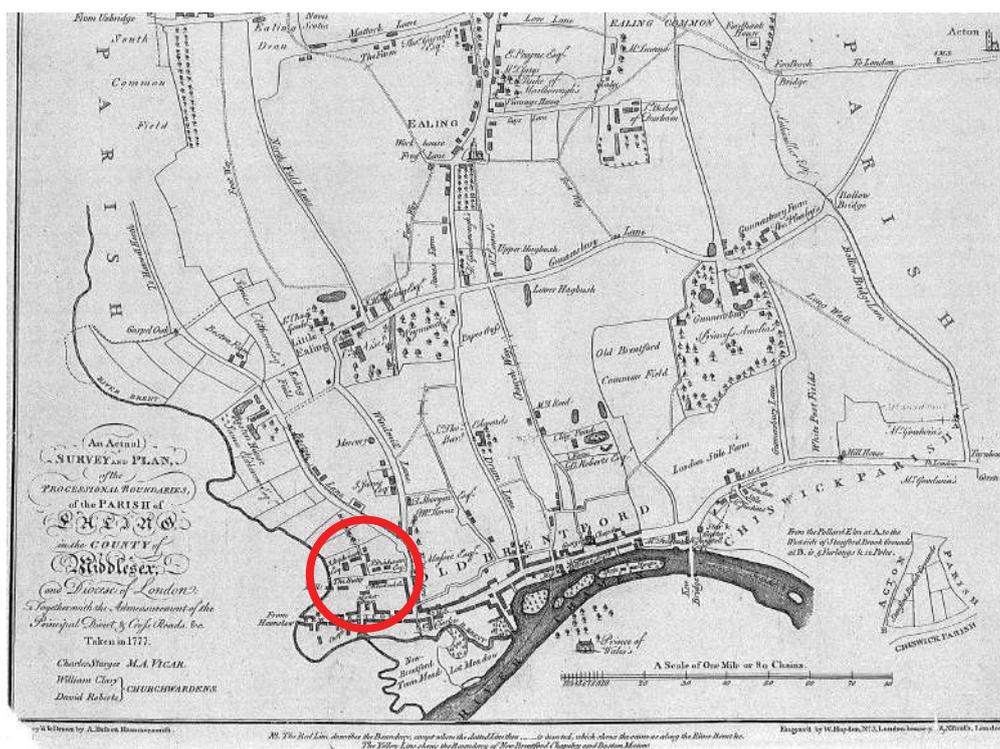
3 Historic development of the area

3.1 Historic maps

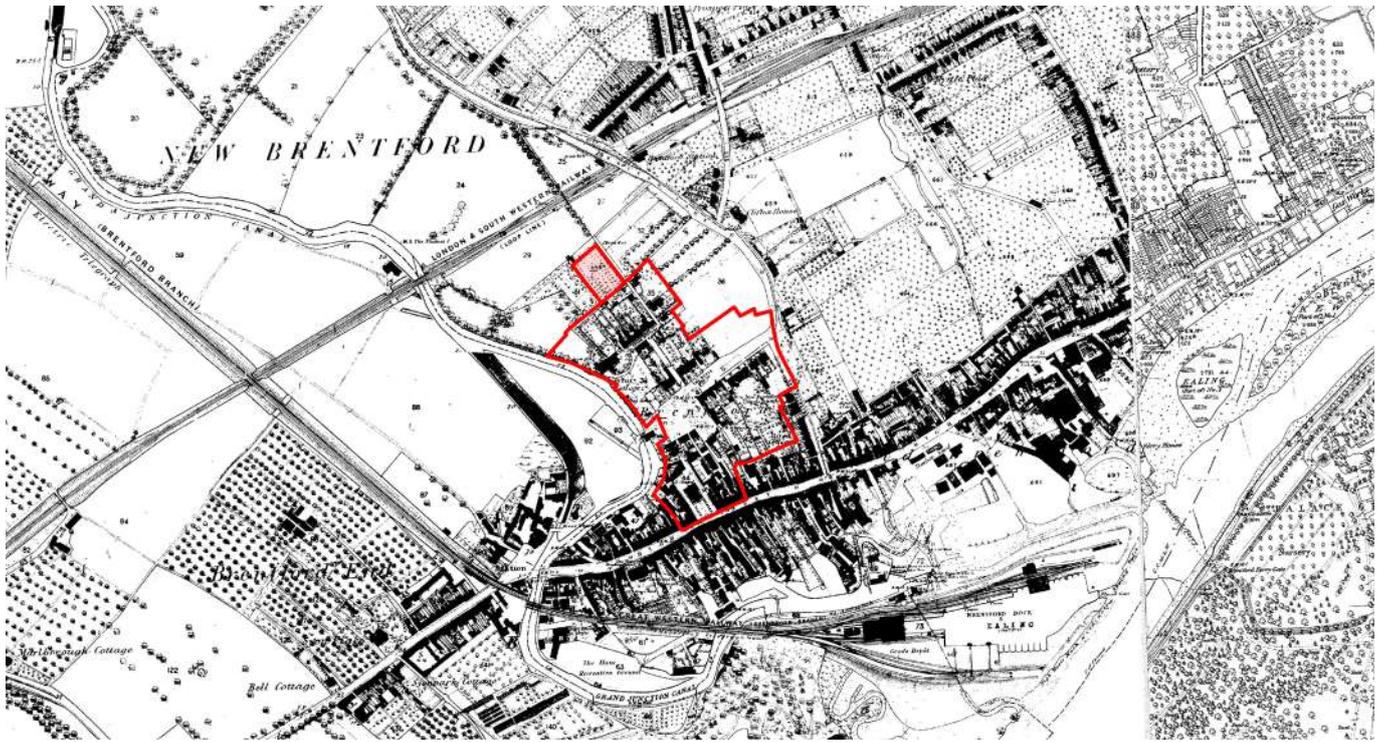
3.1.1 The following maps show the continuing evolution of a an industrial and commercial riverside town and port, the core of which was already well established by the middle of the eighteenth century. Of significant interest is the arrival of the canal in 1800; the late nineteenth century evolution of a complete late Victorian and Edwardian new town to the immediate east of The Butts; the coming of the Great West Road and, later, the M4 motorway. The Butts conservation area boundary has been superimposed onto the maps, to clearly show the area that is being discussed.



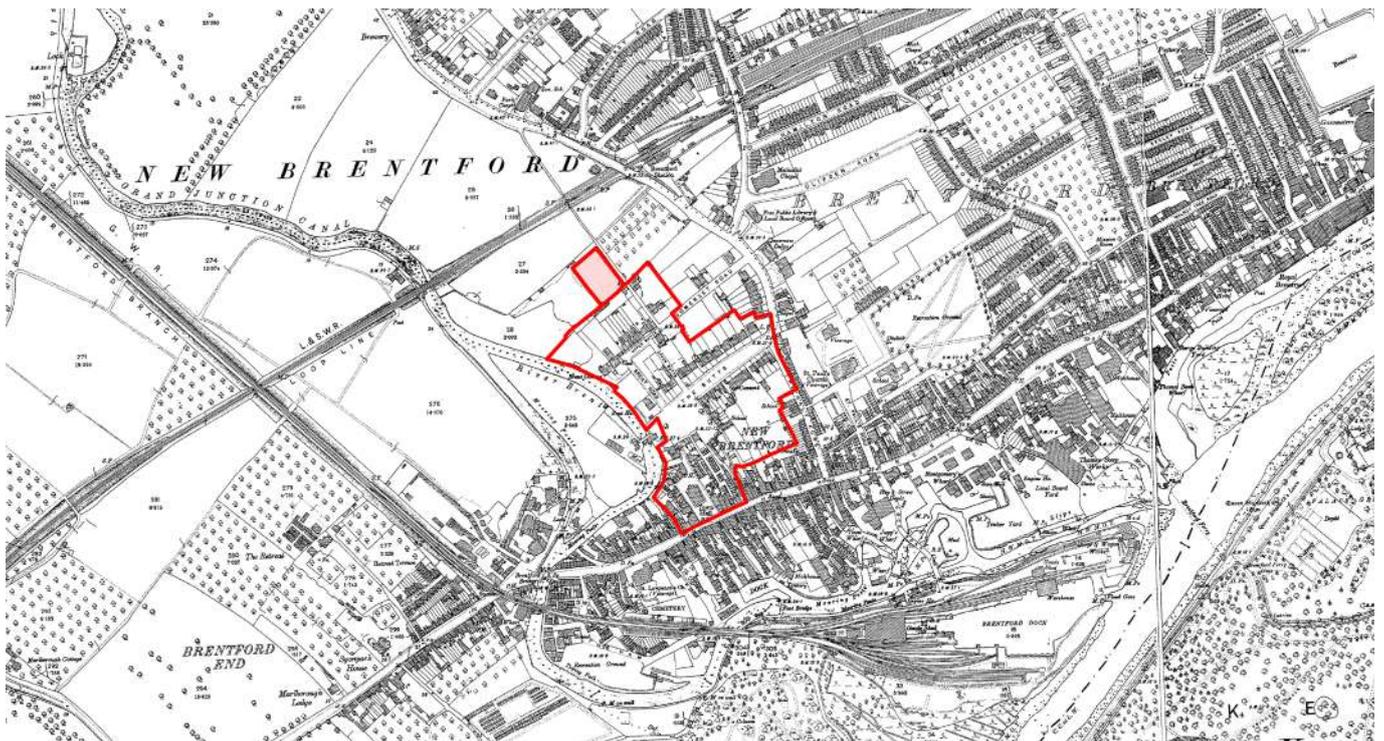
1740 John Roque



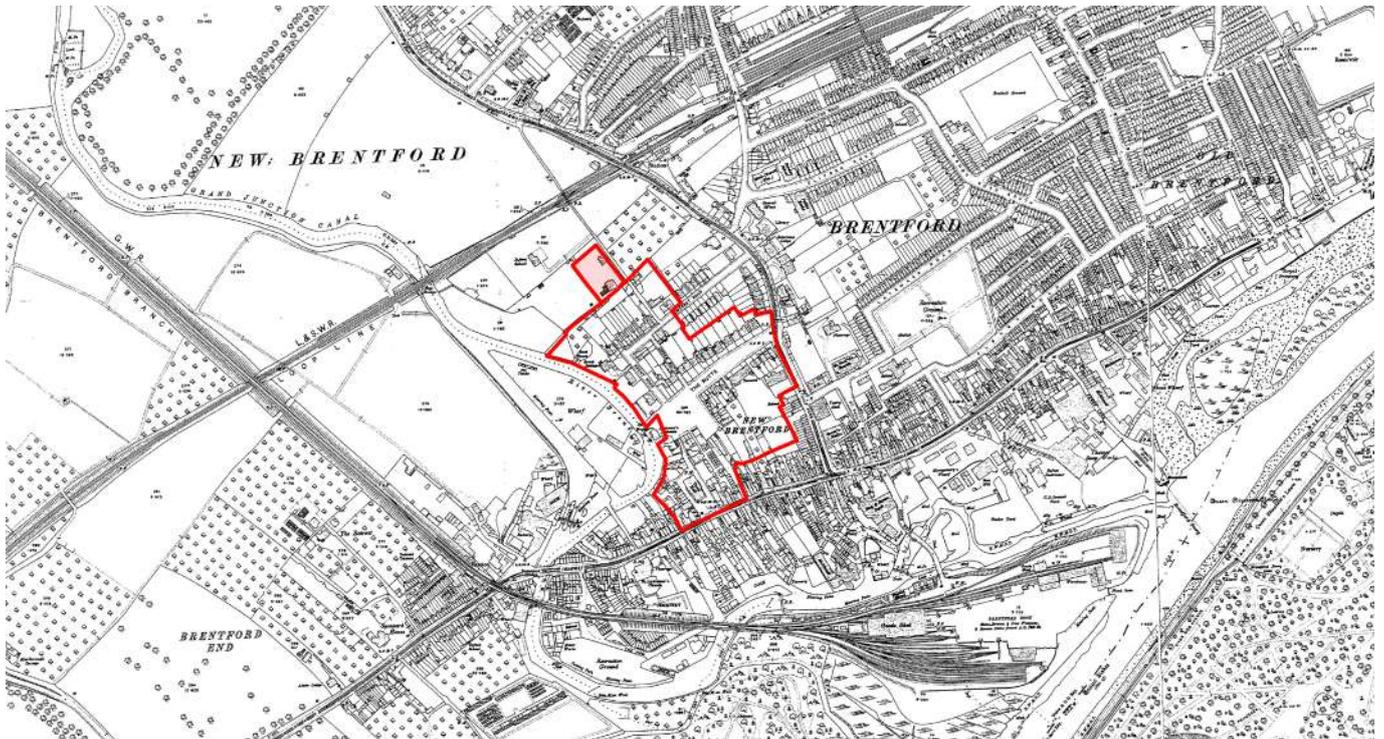
1777 Ealing parish map



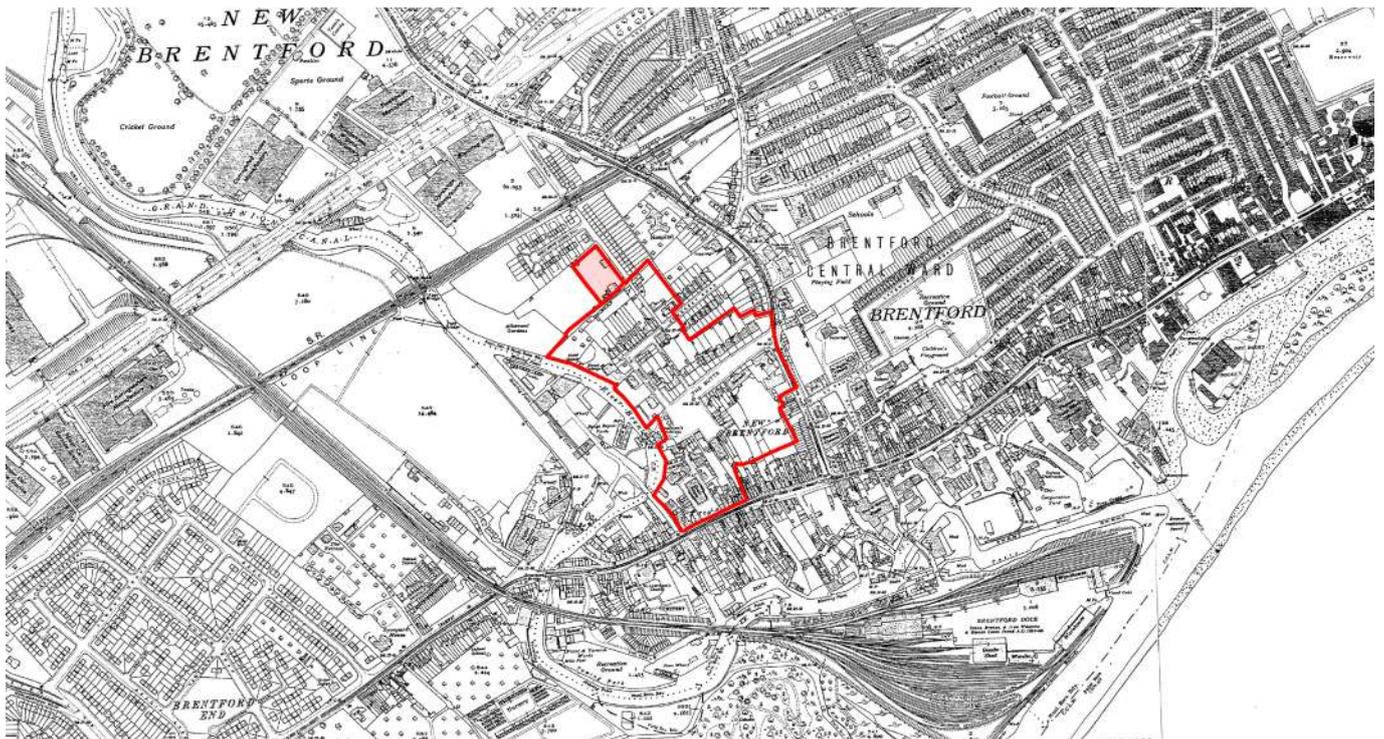
1865 Source: Ordnance Survey County Series



1894 Source: Ordnance Survey County Series



1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series

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

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

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

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

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

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



24 & 26 The Butts (c1910)



24 & 26 The Butts (2018)



Brentford Cottage Hospital with mill house in background, The Butts (c1905)



44 & 46 The Butts (2018)

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

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

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

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

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



Glan Helen, 1 Upper Butts (c1910)



Glan Helen, 1 Upper Butts (2018)



Magistrates' Court, Market Place (c1910)



Former Magistrates' Court, Market Place (2018)

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

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

3.2.13 The Butts itself was first developed by William Parish (the landlord of the Red Lion Inn) from around 1690. Development continued until the middle of the eighteenth century. It was formerly used as an overspill market during the latter part of the seventeenth century. During the middle of the eighteenth century the County of Middlesex Parliamentary elections were held there and Brentford almost attained the status of County Town as a result. It was not until the 1920s that the square became used as a car park.

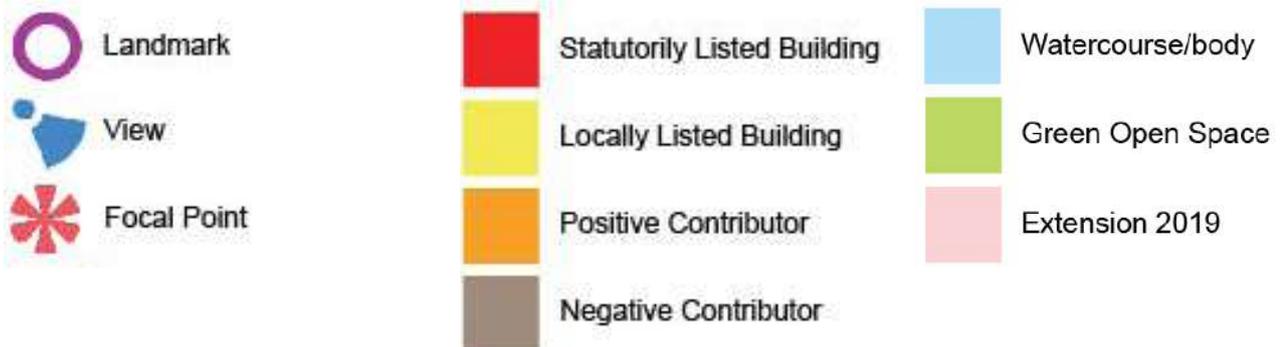
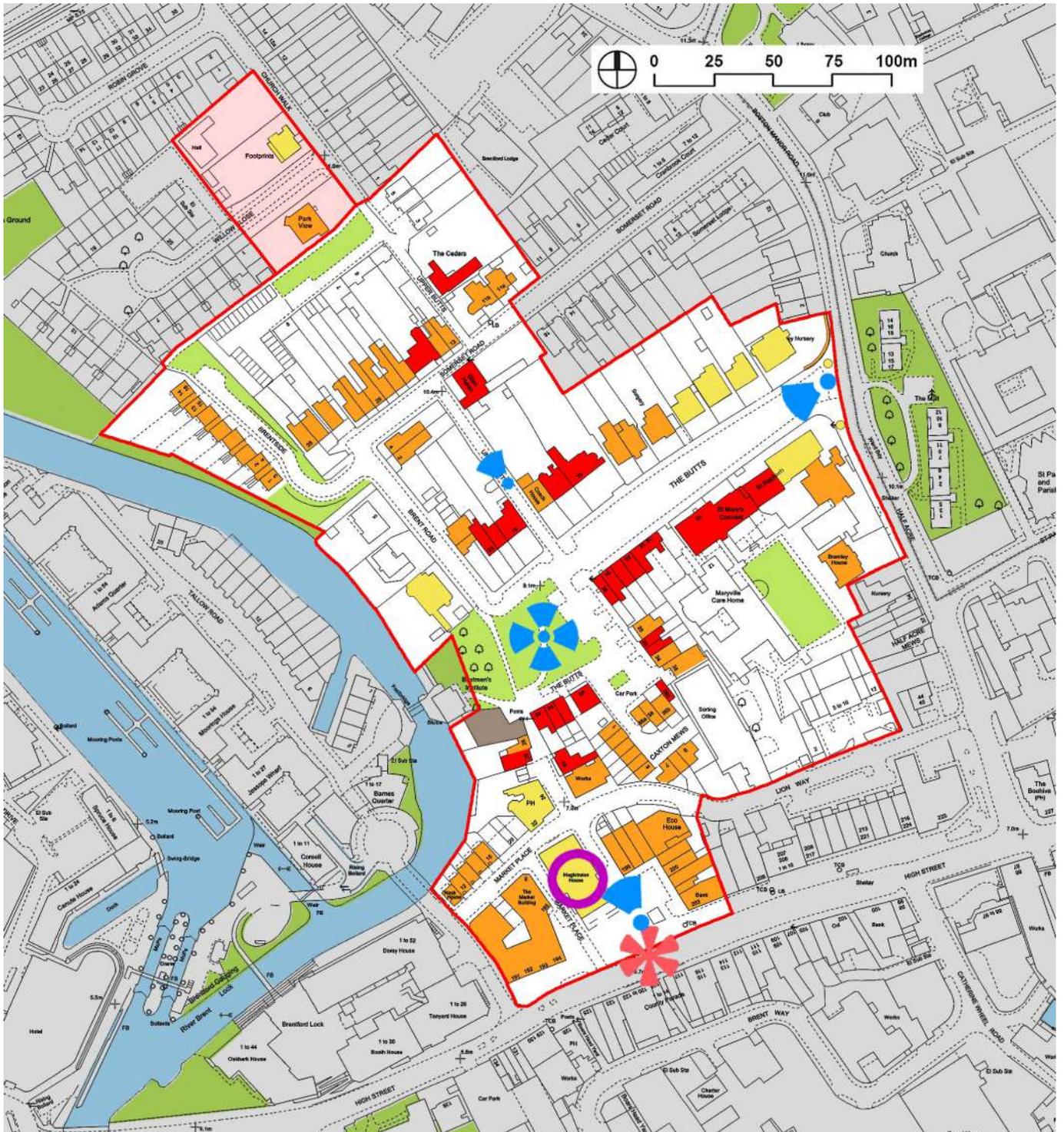
3.2.14 The Butts had been described as a 'seat of paradise', and the area certainly has had a mixed history: *The Butts date from Brentford's grandest years, when shops as fine as London's lined the High Street, three large coaching inns - the Harrow, Red Lion, and Three Pigeons - emphasised the town's strategic position on the road westward from London, and fine houses were built on the other side of the Half Acre from The Butts. But as the traffic increased, so the High Street grew dirty and dusty; drab tenements began to line the alleyways leading down to the river; a slum district known as Troy Town developed in the narrow streets around St. Paul's Road; until by 1765 Brentford could be described as "the ugliest and filthiest place in England (Ordnance Survey Map 1894, Godfrey Edition).*

3.2.15 The Butts is said to have derived its name from its alleged former use as an archery ground. In the reign of King Edward IV every Englishman was ordered to provide himself with a bow, and butts were directed to be set up in every town.

3.2.16 However, an alternative hypothesis exists in that The Butts may have derived its name from the common field system which existed in England for hundreds of years. Under this system, land was divided into half acre strips which were separated from one another by hedges or mounds of earth, and the spots where one boundary adjoined another were called 'butts'. When considering the origin of The Butts, and the name of the adjacent street, Half Acre, it may be that these place names are the relics of the ancient agrarian systems which then existed. This supposition may be strengthened by the existence of the nearby manor house still located at Boston Manor.

3.2.17 Market Place derived its name from the obvious fact that both a market and an annual fair were held here. The fair ceased in 1932, and the market in 1933.

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 is located north of the main retail frontage of Brentford High Street, east of the River Brent/Grand Union Canal, south of the South West Trains Hounslow Loop railway line, and west of Half Acre. The conservation area's surroundings comprise:

4.1.2 To the immediate north, a mixed period residential area, a waterside recreation ground and allotments. Beyond the railway line is a cluster of high rise office and residential buildings at the junction of Boston Manor Road and the Great West Road.

4.1.3 To the immediate east, St Paul's Conservation Area, a complete Victorian New Town of mostly late nineteenth and early twentieth residential and civic buildings. St Paul's Church is a prominent landmark.

4.1.4 To the immediate south, the main retail stretch of Brentford High Street, of mostly postwar vintage. Since 2010, this area has seen major public realm improvements and regeneration southward to the waterfront is in the pipeline.

4.1.5 To the immediate west is a redeveloped section of waterfront with a number of historic industrial features, which is part of the Grand Union Canal and Boston Manor Conservation Area.

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

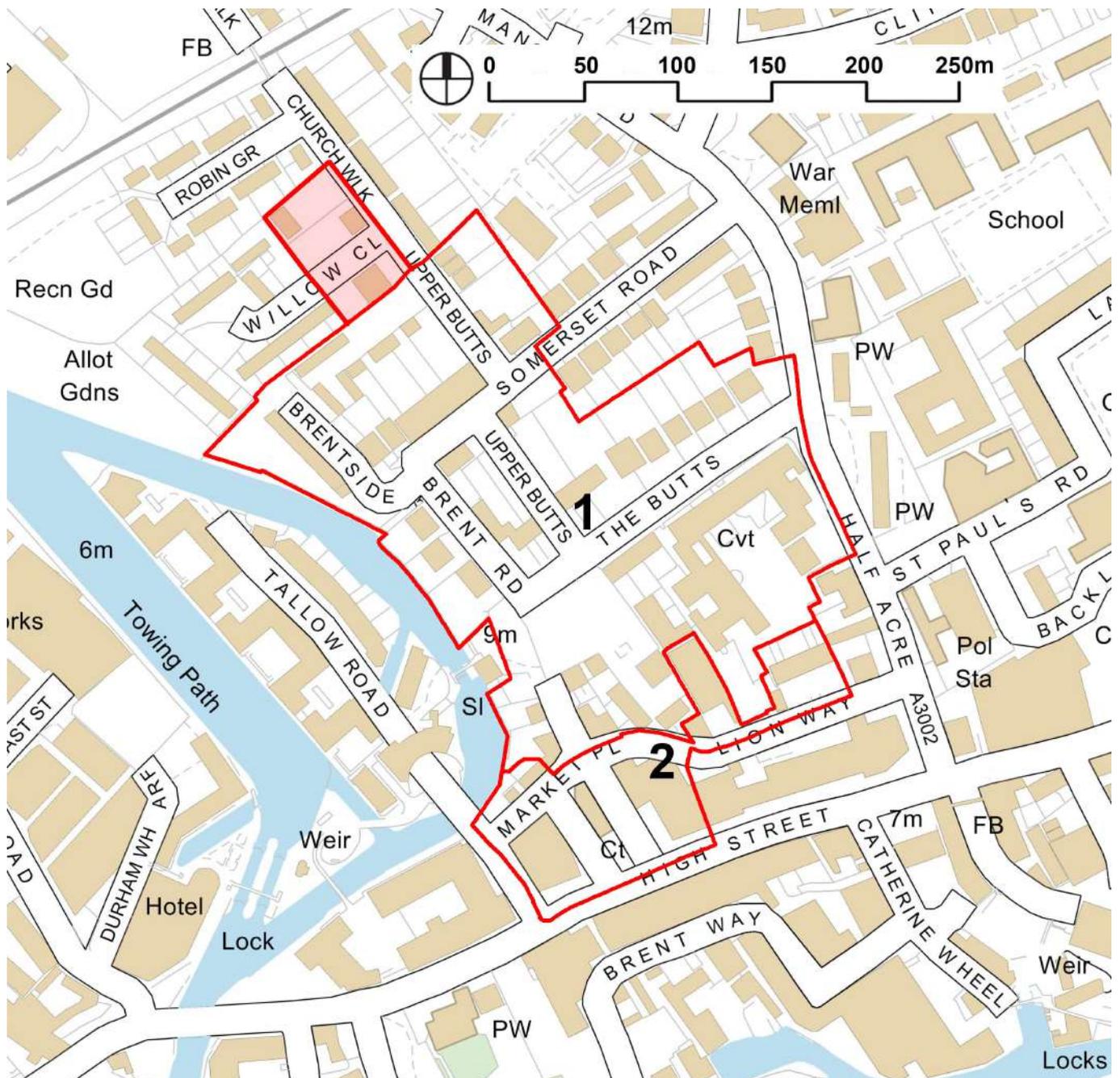
5 Character areas

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

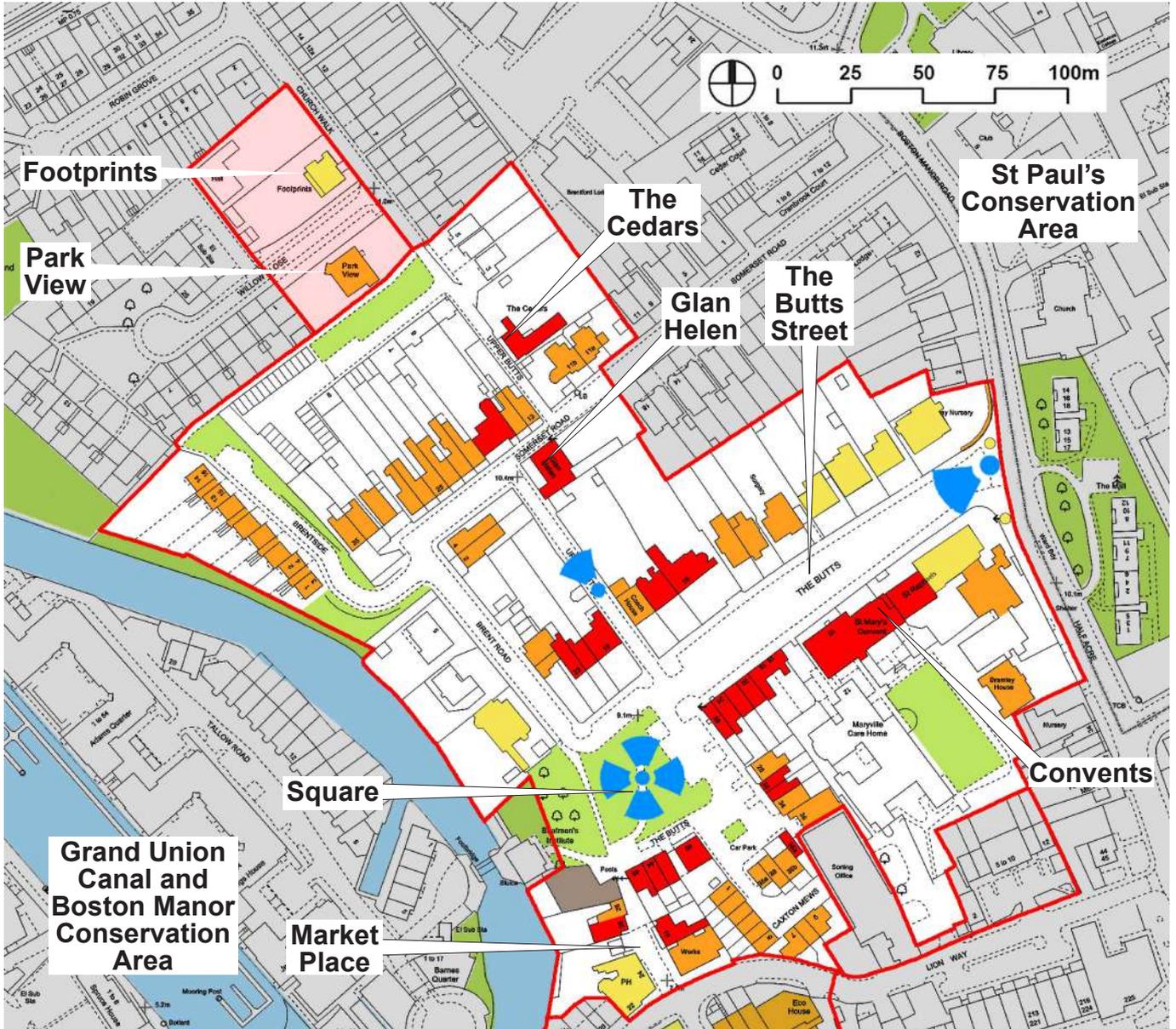
The character areas are:

1. Historic Butts
2. High Street

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



5.1 Character area 1: Historic Butts



5.1 Historic Butts character area

5.1.1 The core of this character area, and of the conservation area as a whole, is The Butts square itself, which forms a large open space, surrounded predominately by Georgian properties. In addition to the uniformity of the central area, the more peripheral parts, though disparate in their appearance, also add up to an attractive if varied street scene with a number of distinctive buildings. The quality of these buildings provides a varied appearance to the area, particularly as they are located in relative proximity to one another, and it is this attractive quality and historic interest which the council is seeking to maintain and improve wherever possible.

5.1.2 Also characteristic of the area is the fact that many of its more peripheral streets are narrow, with even narrower footways, such as Somerset Rd, Upper Butts, and part of Market Place. In these streets the result is one of buildings juxtaposed together in a confined space, giving a varied and interesting appearance which emphasises the historic qualities of both the buildings and the street layout. The area provides a pleasant contrast to newer surrounding urban areas.

5.1.3 The landscape of the square was altered around 2000 to include granite edges and finely gravelled surfaces to provide a general working surface rather than formal streets and paths. Planted and self-seeded trees add to the current character, and there are glimpses through the trees to the River Brent. The square now includes car parking of good quality materials in an informal layout.

5.1.4 The buildings around the square are characterised by a degree of uniformity when compared to the peripheral parts of the conservation area even though some are detached, some are in pairs, and some are in small terraced groups.

5.1.5 It is The Butts square which contains the largest number of listed buildings in the conservation area. All of the houses listed in The Butts have a group value by reason of their historical importance as the setting for the County of Middlesex Parliamentary Elections held there during the eighteenth century.



The Butts square



St Mary's Convent, The Butts



St Raphael's Convent, The Butts



Taylor House, The Butts



20 & 22 The Butts

5.1.7 Although each of these buildings is different architecturally, they do display some common characteristics in that they are all either late seventeenth and eighteenth century cottages or houses. The majority are two storey structures constructed from brown brick with red brick detailing, have double hung sash windows, and four or six panel doors. Many have basements and attics with original dormer windows.

5.1.8 The Butts can be split north-south with buildings on the north side being well set back from the road, with generous leafy front gardens. The absence of railings to the frontage of many properties is unfortunate, and it is likely that they were removed during the Second World War.

5.1.9 Market Place leads from the High Street into The Butts square, where it narrows down considerably into a pinch point suitable only for pedestrians. The restricted nature of this street is created by the existence of buildings being located up to the pavement edge. There are a few good eighteenth century buildings on Market Place, such as the Weir public house, which features attractive glazed tiles. 17 is the former Electric Cinema. 19, 26 & 28 are eighteenth century buildings constructed of multi-coloured stock brick. 26, listed Grade II, underwent considerable refurbishment in the late 1990s, as did 28 (formerly 26A) in the late 2000s. The former scout hall, itself on the site of earlier cottages adjacent to 28, has been demolished. There has also been some later twentieth century infilling such as the sorting office.

5.1.10 At the east end of The Butts, St Raphael's Convent at 6 & 8 (Grade II) is eighteenth century with the modern 1930s addition of Taylor House at 2 & 4, which is in keeping with the character of the area. The convent is constructed of brown brick and is of two storeys with four double-hung sashes in reveals and flat arches. St Mary's Convent at 10 is of three storeys in yellow London stock brick. There is a rusticated door surround with keystones, consoles, pediment and six fielded panel door. The ground floor projects with flat roof with balustrade above. A fine iron screen and gates enclose the house.



24 & 26 The Butts



16 & 18 The Butts



28-32 The Butts



26 & 28 Market Place



The Weir, Market Place

5.1.11 16 & 18 The Butts are a pair of seventeenth century stucco cottages (Grade II) of two-storeys with six double-hung sashes and an old tile roof and a single dormer. The tall chimney forms a feature.

5.1.12 20 & 22 The Butts are a pair of early eighteenth century (Grade II) dwellings are constructed of brown brick with red brick dressings. They are of two-storeys with an attic. There are four double-hung sashes in architraves. The ground floor windows and doorways have flat arches. The front doors are four panelled with rectangular traceried fanlights above. They have a Modillion eaves cornice and old tile roof with two dormers.

5.1.13 24 & 26 The Butts is another pair of early eighteenth century cottages (Grade II) in brown brick with red brick dressings. These are of two storeys, with a basement and attic, and four double-hung sashes in plain surrounds. The basement has a plinth, and the windows have cambered relieving arches. The doorway has a six fielded panel door, traceried fanlight, surround of narrow panels and a bracketed hood. 26 returns the formal elevation to face into the square as well.

5.1.14 Caxton Mews is a later 1970s infill development, which has been carefully designed to reflect the eighteenth century character of the area. There is also a group of nineteenth century buildings of simple two-storey nature in this corner of the Butts. 36A (Grade II) is eighteenth century in brown brick with a hipped slate roof.

5.1.15 42, 44 & 46 The Butts is a charming terrace of eighteenth century houses (Grade II). All are constructed of brown brick with red dressings and are of two storeys with an attic. They feature double-hung sashes windows with attractive doorways with architraves, brackets and hoods and stone steps up. 40 The Butts (Grade II) is also eighteenth century and is of three storeys in brown brick, with a very fine doorway featuring fluted Corinthian pilasters.

5.1.16 15, 17, 19, 21, 23 The Butts are also eighteenth century houses in brown brick and of two-storeys.



40 The Butts



42, 44 & 46 The Butts



Caxton Mews



21 & 19 The Butts



7 The Butts

5.1.17 1-13 The Butts are nineteenth century large Victorian houses. They have been carefully planned to reflect the scale of The Butts by being of two storeys in height. They have many original features such as sash windows, doors and tessellated tiled paths. They are more Gothic in style but complement the high quality and attractive detailing of the eighteenth century houses further within The Butts.

5.1.18 Upper Butts is divided into two sections, from The Butts to Somerset Road and from Somerset Road to Church Walk. It is a comparatively narrow street, with very narrow or non-existent footways. The sense of enclosure is added to by the existence of buildings being located right up to the pavement edge. This enclosure is also exaggerated by the three storeys of Somerset Road enclosing the end of the street when viewed from The Butts.

5.1.19 Glan Helen, 1 Upper Butts is early eighteenth century in brown brick and of two storeys with an attic, five double-hung sashes in surrounds and cambered relieving arches. The house forms a visual stop when viewed from The Butts.

5.1.20 The Cedars, 2 Upper Butts is eighteenth century in brick but has been faced in stucco. It is of two storeys with an attic double-hung sashes windows. The door surround has architraves and carved consoles with a cornice hood.

5.1.21 17 Somerset Road is mid-eighteenth century with a top floor and roof added in the late nineteenth century. It is three-storeys with six windows in flush frames with rubbed heads to the ground and first floors. The house forms a visual stop when viewed from The Butts along Upper Butts.

5.1.22 The rest of Somerset Road contains later nineteenth century houses. A harmonious appearance exists to the front elevations at 13 & 15 and 19-29 Somerset Road. These three storey brown brick terraced houses have an unbroken roof line, well preserved and distinctive chimney stacks, uniform and well proportioned fenestrations, round headed doorways and red brick detailing.



9-29 Somerset Road



17 Somerset Road



Glan Helen, Upper Butts



The Cedars, Upper Butts

5.1.23 The Gables, 1 Brent Road was built in 1887 for FW Lacey, the local surveyor and designer of the Pumping Station at Ferry Quays to the east.

5.1.24 Park View, Church Walk has some roof features similar to the Gables but is later. The small round windows are similar to those of the Nowell Parr houses in Somerset Road.

5.1.25 Footprints, Church Walk was built around 1909 in the Arts and Crafts style and retains much of its original form. It has period features including wooden windows and a high brick wall to Church Walk, which is a feature of The Butts. It was once owned by Joyce Clissold, an artist, printmaker and fashion designer who employed upwards of 20 people in the downstairs studio. She was part of an interwar art movement which included Paul Nash, Eric Ravilious and Enid Marx. Next door to the north the Scout Hall and orchard are also of interest. The Hall is a valuable community and youth asset while the orchard, still partly contained by a high brick wall once supported some rare and historic varieties of fruit tree.



The Gables, 1 Brent Road

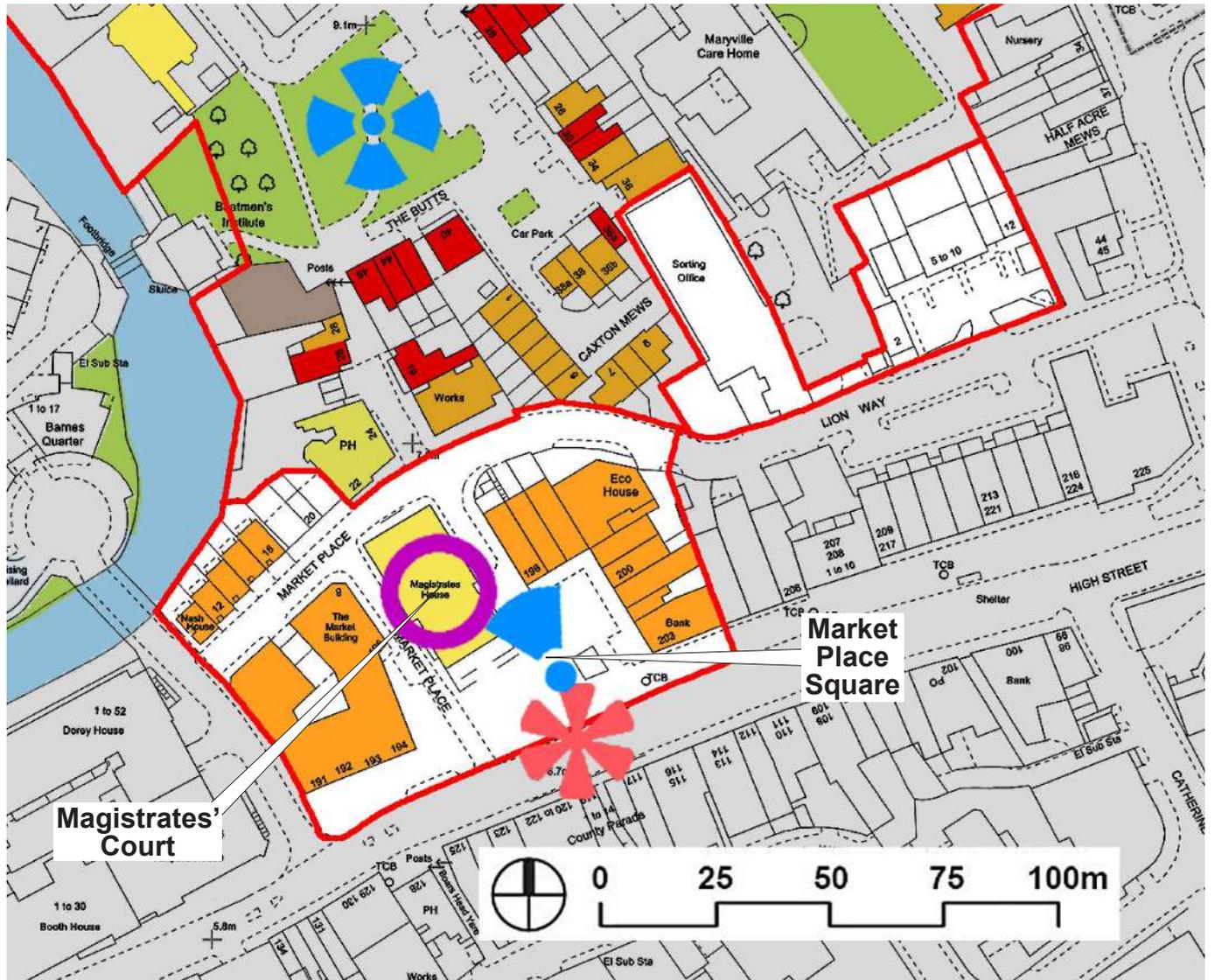


Park View, Church Walk



Footprints, Church Walk

5.2 Character area 2: High Street



5.2 High Street character area

5.1.1 This small character area comprises a short stretch of High Street, the recently refurbished Market Place square and part of the north side of the service access road behind the High Street

5.1.2 The former Magistrates' Court was built on the site of the former market, which had been in the town for at least 300 years. It therefore occupies a historic key position within the conservation area. In about 1850 the old Market House on this site was demolished and a Town Hall built by F Byass in stock brick and stucco as a speculative development by the Brentford Town Hall and Market House Company. It was never used as a town hall and by 1852 it housed the County and Magistrates' Courts and the Board of Guardians met there. There was also a library and public meetings were held. The results of the Middlesex elections were announced from a balcony at the front. In 1891 it was bought by Middlesex County Council for a full-time court and additions were made to the building.

5.1.3 It closed in 1929 for alterations when the imposing Beaux-Arts front white stone front section was added, with paired pilasters and a steep roof. It reopened in 1931. The clock was made by Jullion of Brentford in the eighteenth century and was originally on the old Market House. It was moved onto the front section of the building at the time of the 1930s addition. It was automated in 1982 with a donation from the Brentford Chamber of Commerce. It closed as a court in 2012 and has been redeveloped as a restaurant and apartments, and is the anchor building on the new square. It is a good building of its type and one of only a handful of historic buildings remaining in the High Street of any real merit.

5.1.4 The highly successful recent refurbishment of the public spaces of the Market Place square and the High Street has breathed some new life into the architecturally significant but rather tired postwar shops, offices and flats, particularly on the east side of the square.



Former Magistrates' Court on Market Place square.



Rear of former Magistrates' Court.



Market Place square with postwar east side.



High Street, west side of Market Place square.

6 Recent/new developments and their impact

6.1 The largest and most recent developments in the conservation area have been on and to the immediate rear of the High Street, along the west end of Market Place. These include: the highly successful refurbishment of the public spaces of the Market Place square and the High Street; the refurbishment and redevelopment of the former Magistrates' Court as a restaurant and apartments; and the refurbishment and redevelopment of the commercial premises occupying the block to the west of Market Place square. These are considered to have made a positive contribution to the High Street, to the conservation area and to Brentford as a whole.

6.2 The built-up and highly-protected nature of the rest of the conservation area has meant that, where possible, recent, new and proposed development takes the form of relatively small infill and backland residential schemes. The only two cases are a terrace of three storey town houses built in the mid-2010s on vacant land off the west end of Market Place, and a four storey house on The Butts square itself.

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



Former Magistrates' Court and Market Place square on High Street.



Commercial premises on west side of Market Place square.



West end of Market Place.



Infill, The Butts square.

7 Key views, local views and focal points

7.1 Views take the form of street-enclosed vistas and the full 360° panorama to be had from the centre of The Butts square.

7.2 The most significant view is the serial vision sequence northwards from the High Street through Market Place to The Butts square.

7.3 Other views include the vista westwards along the tree-lined avenue of The Butts street from Half Acre, and the vista northwards along Upper Butts terminated by 17 Somerset Road.

7.4 The main focal point is the recently refurbished Market Place square on the High Street, with its seating, fountain and surrounding shops and restaurants. The square also functions as a gateway to The Butts.

7.5 The Butts square itself functions as a lesser focal point, though few linger, possibly due to the lack of seating.



Serial vision sequence northwards from High Street through Market Place to The Butts square.



View west along The Butts street from Half Acre.



View north along Upper Butts.



Recently refurbished Market Place square on High Street.

8 Open spaces and trees

8.1 There are no designated Local Open Spaces within or the conservation area.

8.2 The most significant open space is The Butts square itself which was formative to The Butts as a whole. It combines hard and soft landscaping with maturing trees, both planted and self-seeded, and sensitively designed car parking.

8.3 On the High Street is the recently refurbished Market Place square. A hard-landscaped urban square it includes a number of species of well-located trees.

8.4 There are a small number of grassed areas located around the conservation area which contribute some amenity.

8.5 The Butts street, running from Half Acre to the square, is notable as an avenue of mature street trees.

8.6 As well as providing a positive visual impact, the open green spaces are also beneficial for the environment and ecology.



Mature and younger trees on The Butts square.



Mature street trees on The Butts street..



Trees on the recently refurbished Market Place square.



Informal green space near the bank of River Brent, Brentside.

9 Condition of the conservation area, maintenance and alterations

9.1 The condition of the conservation area is good to very good throughout: this includes the maintenance of buildings, structures, public realm, highway and green spaces.

9.2 The only severe detractor is the long-vacant and boarded-up site of the former scout hut, at the southwest corner of The Butts square and the north end of Market Place.

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

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

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

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

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

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

10 Regeneration of Brentford

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

10.2 The relevant principal sites are:

- Police Station site, Half Acre
- Morrisons supermarket site, north of the High Street
- Land South of Brentford High Street

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

The Butts Conservation Area is notable for both the quality of its buildings and its particularly coherent sense of place. 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

- Unspoilt assembly of Georgian and adjacent era housing and buildings focused on a large irregular square, part of which is now a registered village green reflecting the pre-industrial urban history of the area.
- Particularly coherent sense of place.
- The redeveloped Market Place area.

11.2 Weaknesses

- Parking can appear too formal and dominates the streetscene.
- The ongoing unkempt appearance of the 26 Market Place site and the associated on-verge parking.

11.3 Opportunities

- Improvements to the appearance of the rear of Somerset Road (access lane off Upper Butts).
- Improvements to Lion Way.
- Streetscape enhancement (furniture and trees).
- Special attention to the buildings surrounding the square.
- Consideration to boundaries.
- Consideration to gaps between buildings.
- Management of mature trees.
- Sympathetic roof extensions.
- Careful and authentic choice of materials and detailing.
- Any new development should pay regard to the character of the existing architecture in terms of scale, design, floor heights, fenestration and materials.

11.4 Threats

- Highly sensitive to change through loss of original materials and architectural detailing and inappropriate extensions, infilling gaps between houses (including those allowing glimpses of the river) and ancillary buildings.
- A taller building on the Goddards site on the High Street may affect historic views within and into the area.
- Fabric in some properties now requires considerable repair, and owners hope to include 'improvements' and alterations at the same time, which can be detrimental.
- Demand for infill to rears of gardens, for additional or even separate accommodation (e.g. Somerset Road).

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
Market Place	19	II
Market Place	28 (former 26A)	II
Somerset Road	17	II
The Butts	15	II
The Butts	17	II
The Butts	16 & 18	II
The Butts	19	II
The Butts	20 & 22	II
The Butts	21 & 23	II
The Butts	26	II
The Butts	30 & 32	II
The Butts	36A	II
The Butts	40	II
The Butts	42, 44 & 46	II
The Butts	St Raphael's Convent	II
The Butts	Gates and Screen of St Raphael's Convent	II
Upper Butts	Glan Helen 1	II
Upper Butts	The Cedars 2	II
Locally listed buildings		
Brent Road	1	
Church Walk	Footprints	
Half Acre	Street Lamp	
Market Place	The Weir Public House 24	
Market Place	Former Magistrates' Court	
The Butts	1-7 (odd)	

The Butts	2-8 (even)
The Butts	Street Lamp
The Butts	The Butts Estate Sign

Local open space

There is no designated local open space within the conservation area.

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

1-5 BRENT ROAD TW8 8BP
1-6 BRENTSIDE TW8 8BS

1-9 CAXTON MEWS TW8 8BN
PARK VIEW, CHURCH WALK TW8 8DD

196-203A HIGH STREET TW8 8AH
191-195 HIGH STREET TW8 8LB

CONSTANCE HOUSE, LION WAY TW8 8AR
1-12 LION WAY TW8 8AR
GODDARDS, EX PO SORTING OFFICE, LION WAY TW8 8AR

12-28 MARKET PLACE TW8 8EQ
MAGISTRATES HOUSE, MARKET PLACE TW8 8FJ
8 MARKET PLACE TW8 8FL
10 MARKET PLACE TW8 8FL

THE MARKET BUILDING, 6 MARKET PLACE TW8 8FL

13-35 SOMERSET ROAD TW8 8BT
BRENT HOUSE, 11A SOMERSET ROAD TW8 8BX

NASH HOUSE, TALLOW ROAD TW8 8EU

1-23 (ODD) THE BUTTS TW8 8BJ
16-46 (EVEN) THE BUTTS TW8 8BL
MARYVILLE CARE HOME, THE BUTTS TW8 8BL
SAINT RAPHAELS RESIDENTIAL HOME, 6-8 THE BUTTS TW8 8BL
TAYLOR HOUSE, 2-4 THE BUTTS TW8 8BL
ST MARYS CONVENT, THE BUTTS TW8 8BQ
1-8 UPPER BUTTS TW8 8DA
FOOTPRINTS, UPPER BUTTS TW8 8DF

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

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

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

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

Website: www.hounslow.gov.uk

London Borough of Hounslow – useful email addresses

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

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

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

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow Urban Context and Character Studies (2014) for Brentford

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

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

London Borough of Hounslow Brentford East Supplementary Planning Document Draft (2017)

Publications and sources of information on Brentford:

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

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

The History of Brentford - A Timeline of Brentford History: <http://www.brentfordhistory.com>

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

Other sources of planning information and guidance:

Planning Portal

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

Historic England guidance

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

Historic England Customer Service Department

Telephone: 0370 333 0607

Textphone: 0800 015 0516

Email: customers@HistoricEngland.org.uk

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

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

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

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

Research into the Thermal Performance of Traditional Windows (2009)

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

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

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

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

The Society for the Protection of Ancient Buildings (SPAB)

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

SPAB

37 Spital Square, London, E1 6DY

Tel 020 7377 1644

Fax 020 7247 5296

Email: info@spab.org.uk

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

Advice on the maintenance and repair of buildings

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

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

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

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

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

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

Other publications, websites and organisations

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

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

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

The Georgian Group is the conservation organisation for the preservation of historic buildings and planned landscapes of c.1700 - 1840 in England and Wales.

The Georgian Group
6 Fitzroy Square
London W1T 5DX
Tel: 020 7529 8920
Email: office@georgiangroup.org.uk
Website: <https://georgiangroup.org.uk>

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

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

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/>

Current base maps: © Crown copyright. All rights reserved 100019263
Historic photos: London Borough of Hounslow Local Studies Service
Current photos: London Borough of Hounslow