



TURNHAM GREEN

Conservation Area
Appraisal

January 2021



London Borough
of Hounslow

Foreword

I am pleased to present the Turnham Green Conservation Area Appraisal. The Turnham Green area is an important part of Chiswick 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.

We hope this document will play a significant role in the future management of Turnham Green 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 Turnham Green 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 2019, and following that consultation it was amended to reflect responses where appropriate. The final version was adopted by the council in January 2021. 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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*Cover photographs from top to bottom:
Christ Church, Turnham Green
Chiswick Town Hall
Chiswick High Road and Turnham Green
Barrowgate 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 The Green
 - 5.2 Devonhurst

- 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 the Great West Corridor and Brentford East

- 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 Turnham Green Conservation Area was designated on 4 September 1975, and was extended westward in 2001 and southward and westward in 2020. Additional protection to the area includes: listed buildings; Local Open Space; registered as Common Land under the Commons Registration Act 1965, the Countryside and Rights of Way Act 2000 and the Commons Act 2006; part Area of Special Advertisement Control (green and buildings to immediate south); adjacent to Wellesley Road, Chiswick High Road and Chiswick House Conservation Areas.

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 Turnham Green 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 development in Chiswick. 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 and context of the conservation area

1.3.1 The Turnham Green Conservation Area is located in the central part of Chiswick, which lies at the extreme eastern end of the borough, approximately 10km from central London. Chiswick is bordered by Brentford to the west, Acton to the north and Hammersmith to the east, with the London Borough of Richmond across the River Thames to the south. The area is relatively flat, sloping gently downhill southwards to the river.

1.3.2 Chiswick is best known for its historic house and gardens, its riverfront walks and pubs and its thriving High Road. The town centre is a major retail, leisure and employment focus.

1.3.3 Chiswick is crossed roughly east-west by various railway lines, Chiswick High Road and the A4 Great West Road, which functions as London's western gateway but is also a major barrier to north-south movement.

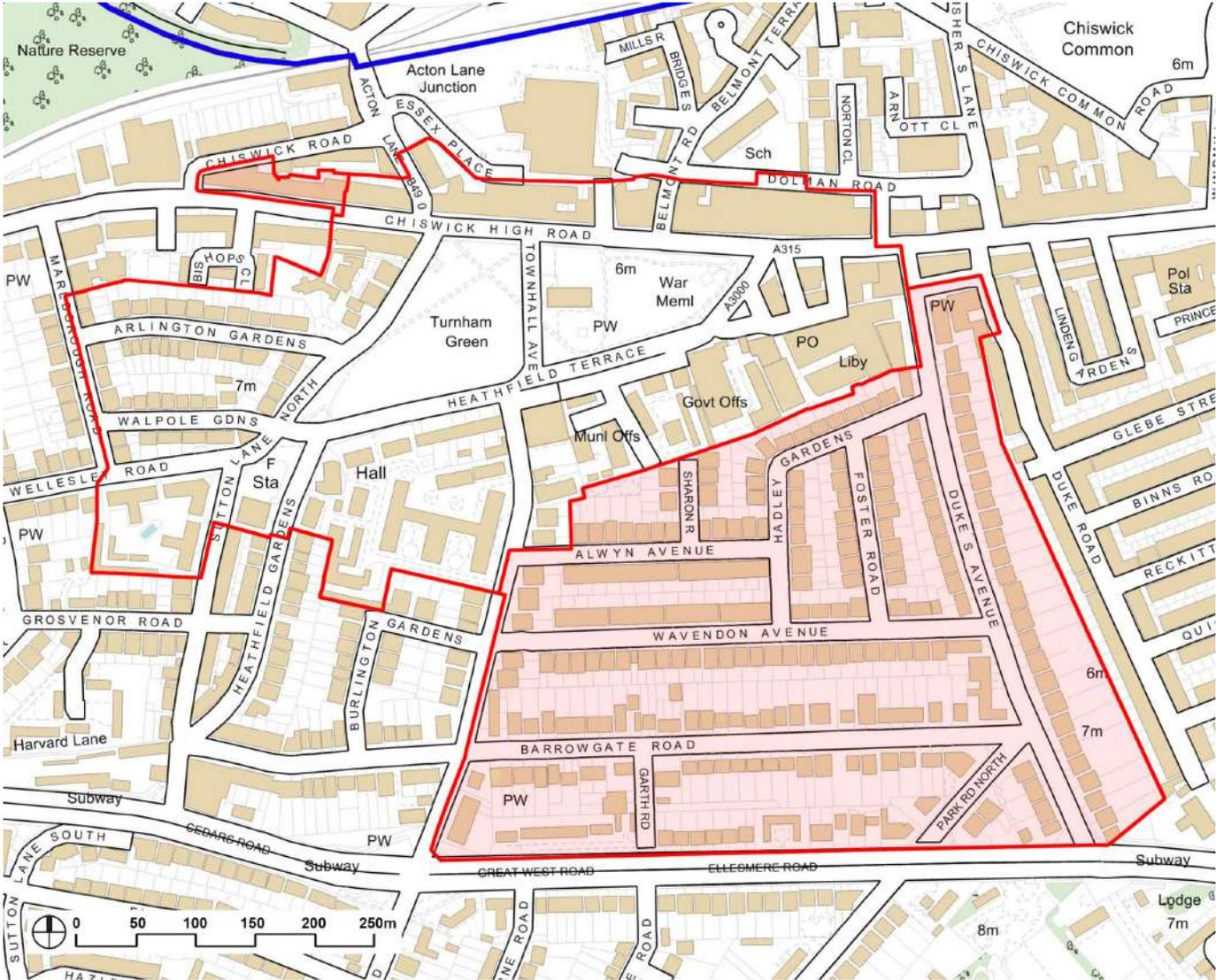
1.3.4 Chiswick as a whole is essentially an amalgamation of a number of distinct villages. It became a popular country retreat, and as part of the suburban growth of London in the late nineteenth and early twentieth centuries the population significantly expanded.

1.3.5 The urban environment is mostly of very high quality with well-proportioned, tree-lined residential streets and a fairly even distribution of local centres and open spaces. The acoustic environment is dominated by aircraft noise and traffic noise when within 50m of the A4, beyond which bird song and general urban ambient sounds take over.

Special Interest

1.3.6 Turnham Green has been the functional and aesthetic heart of Chiswick since the early nineteenth century. The conservation area comprises the green itself, all the buildings fronting and readily visible from the green, as well as the late nineteenth and early twentieth century residential areas to the south and west.

1.3.7 The conservation area's special architectural and historic interest derives from the green's origins as part of a much larger common on which the English Civil War Battle of Turnham Green took place in 1642; its formative role in the development of Chiswick as a whole; the high quality of many of the surrounding buildings; and the high quality of the residential areas to the south and west.



-  Borough Boundary
-  Area Boundary
-  Extension 2019

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.

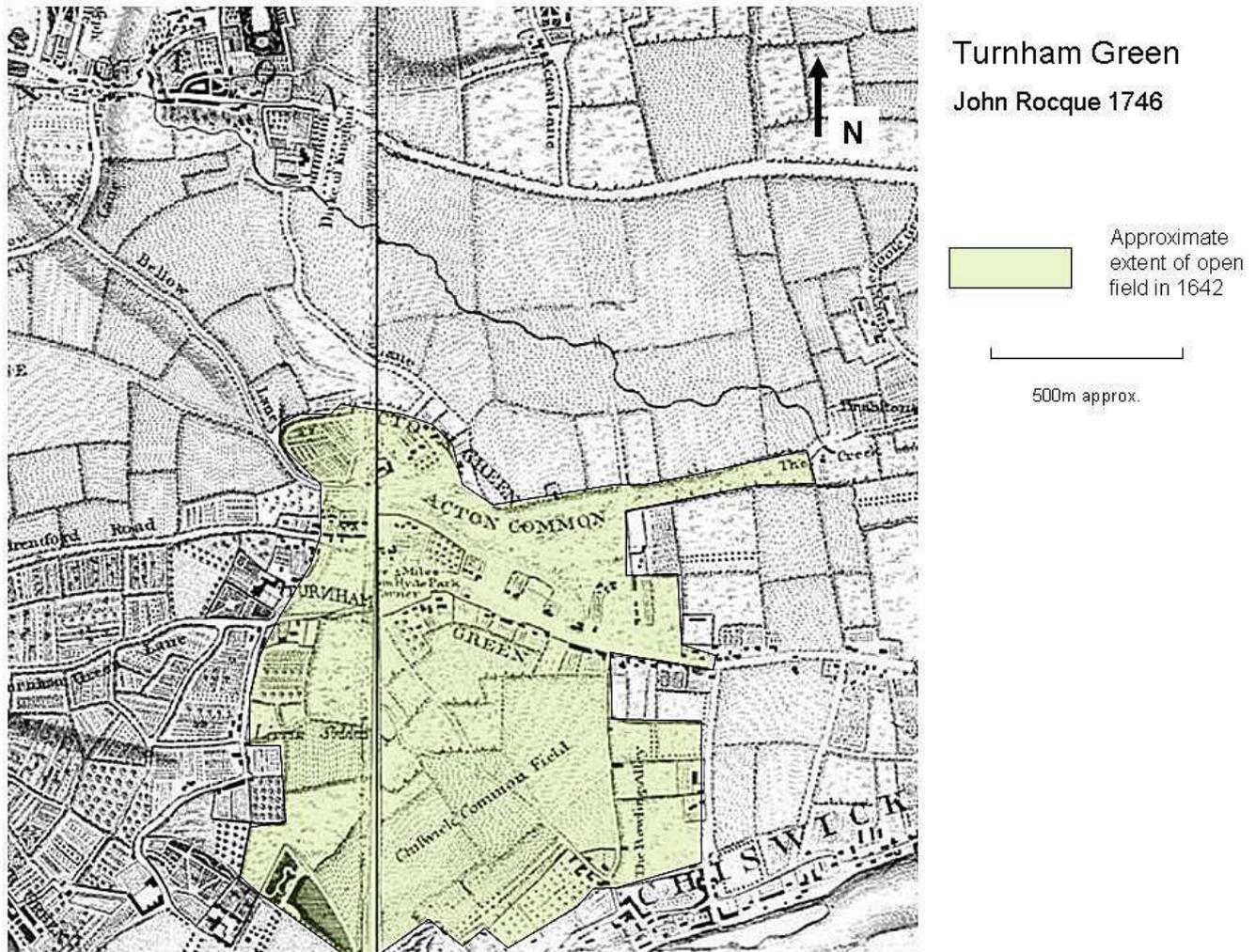
2.4.5 The council has the power, following public consultation, to serve a direction under the planning regulations to bring developments, where planning permission would not normally be required, under planning control. For example, the council could control the replacement of doors and windows, the 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 Two adjustments have been made to the conservation area boundary. These take the form of extensions west to include the north side of Chiswick High Road to the junction with Chiswick Road, and south to include the late nineteenth and early twentieth century housing development bounded by Sutton Court Road, Great West Road and Duke's Avenue.

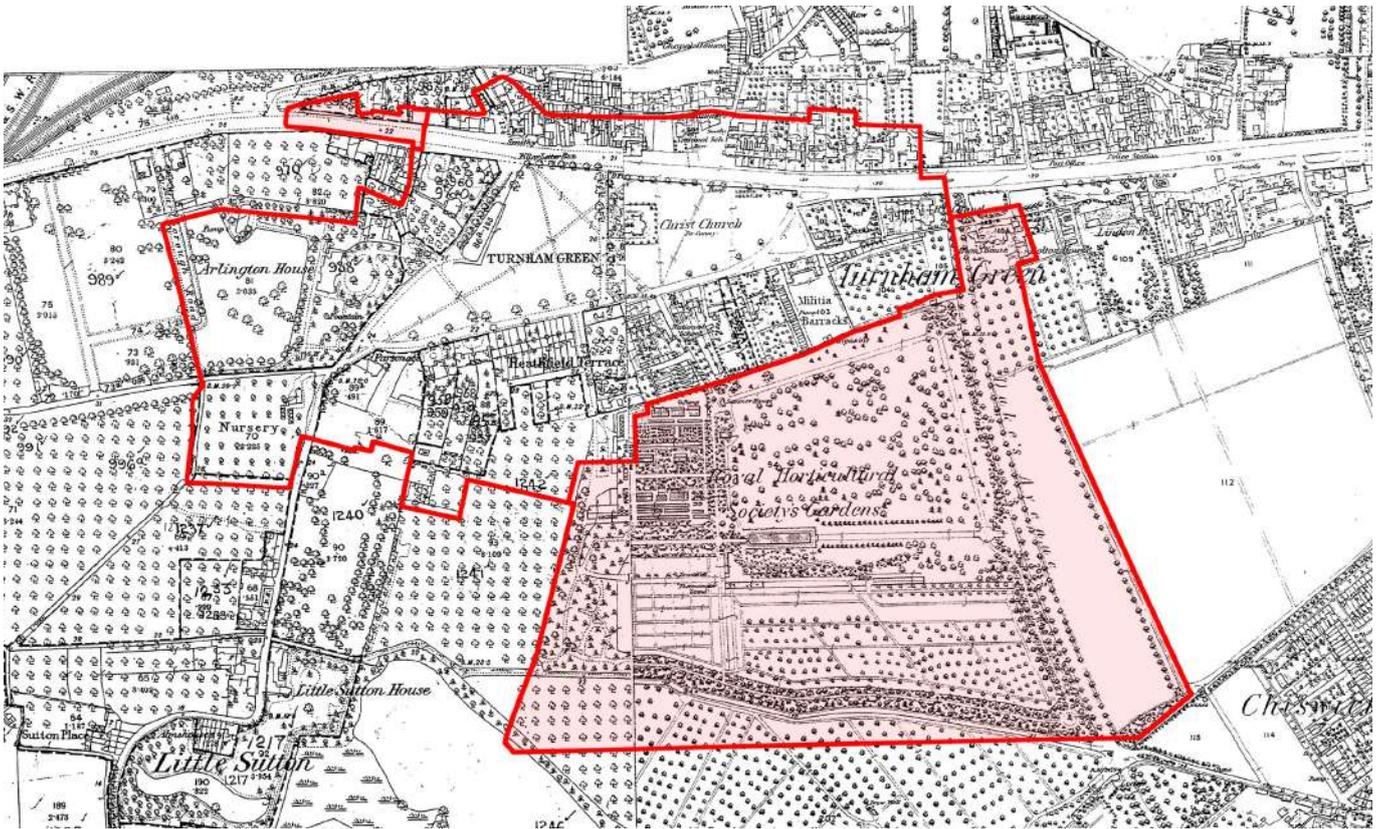
3 Historic development of the area

3.1 Historic maps

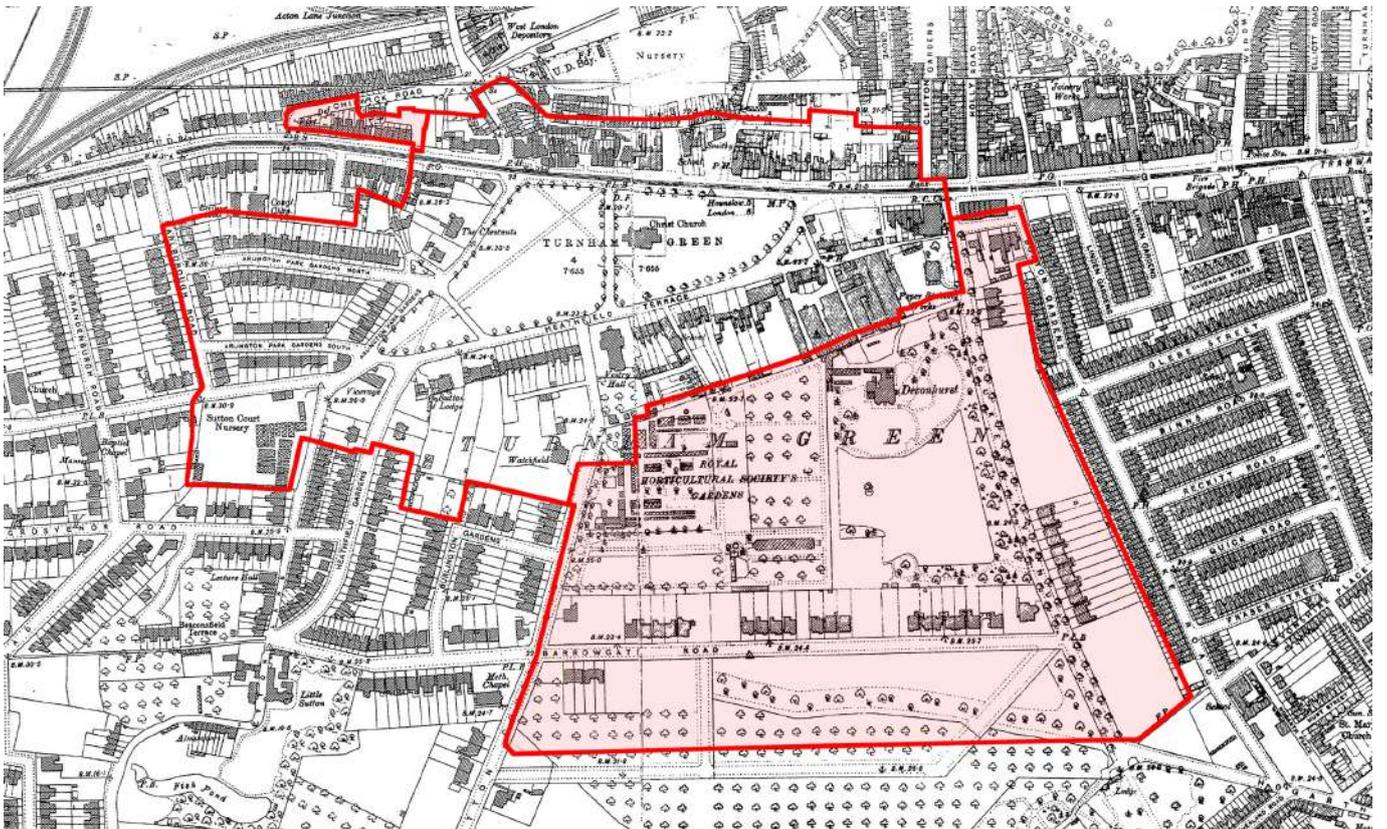
3.1.1 The following maps show how the Turnham Green area developed. The conservation area boundary has been superimposed onto the Ordnance Survey maps to show the area that is being discussed.



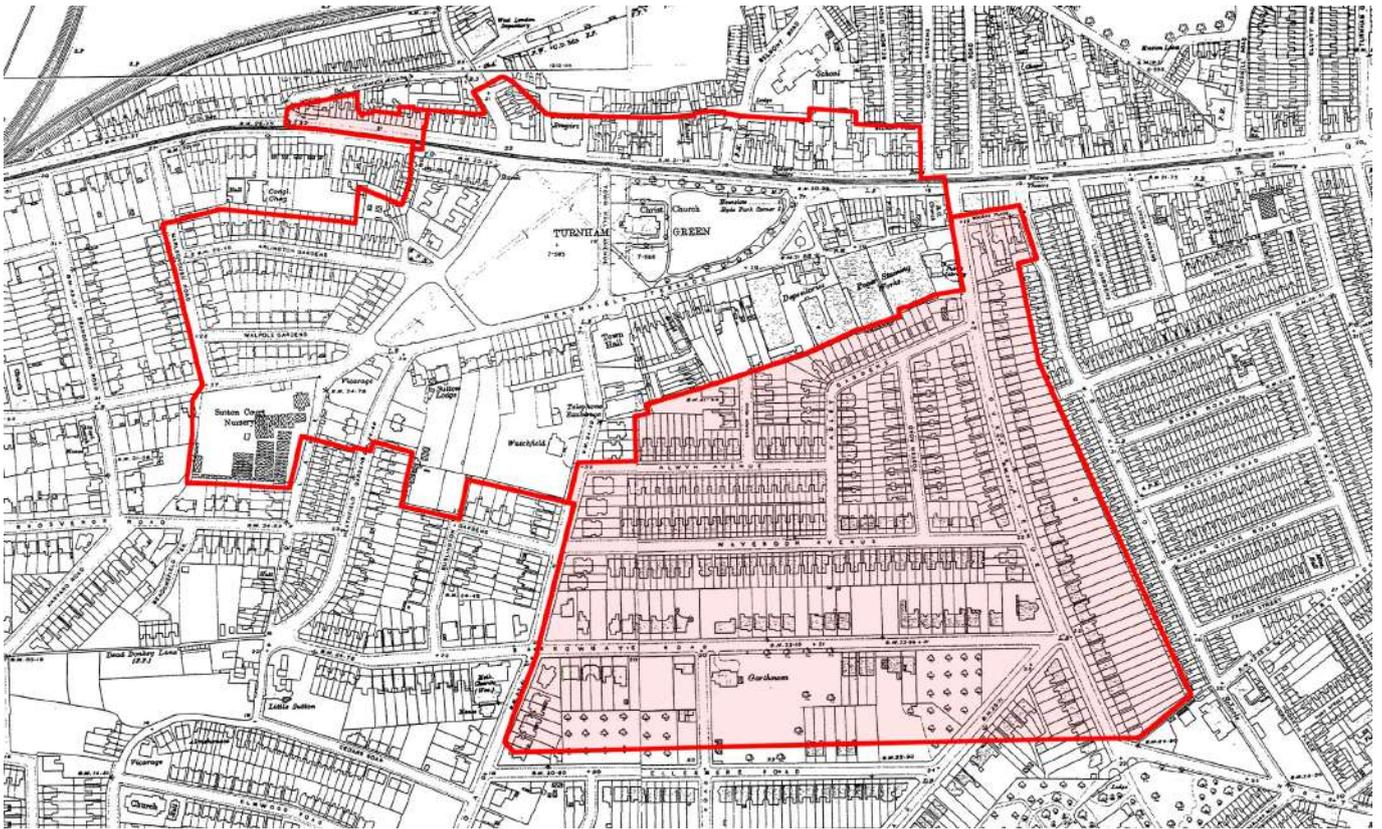
Rocque's 1748 map of Turnham Green and its surrounding area
© Battlefields Trust - used with permission



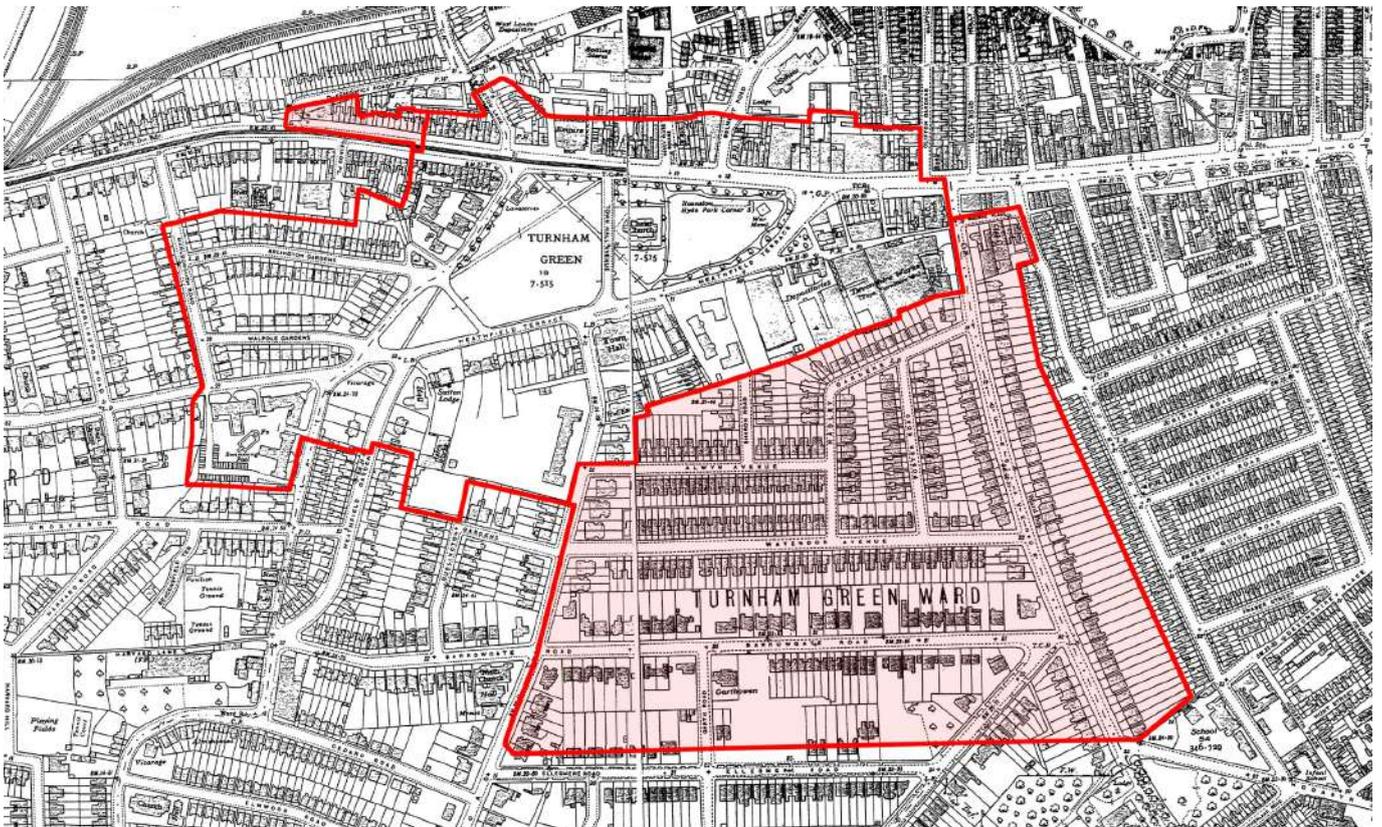
1865 Source: Ordnance Survey County Series



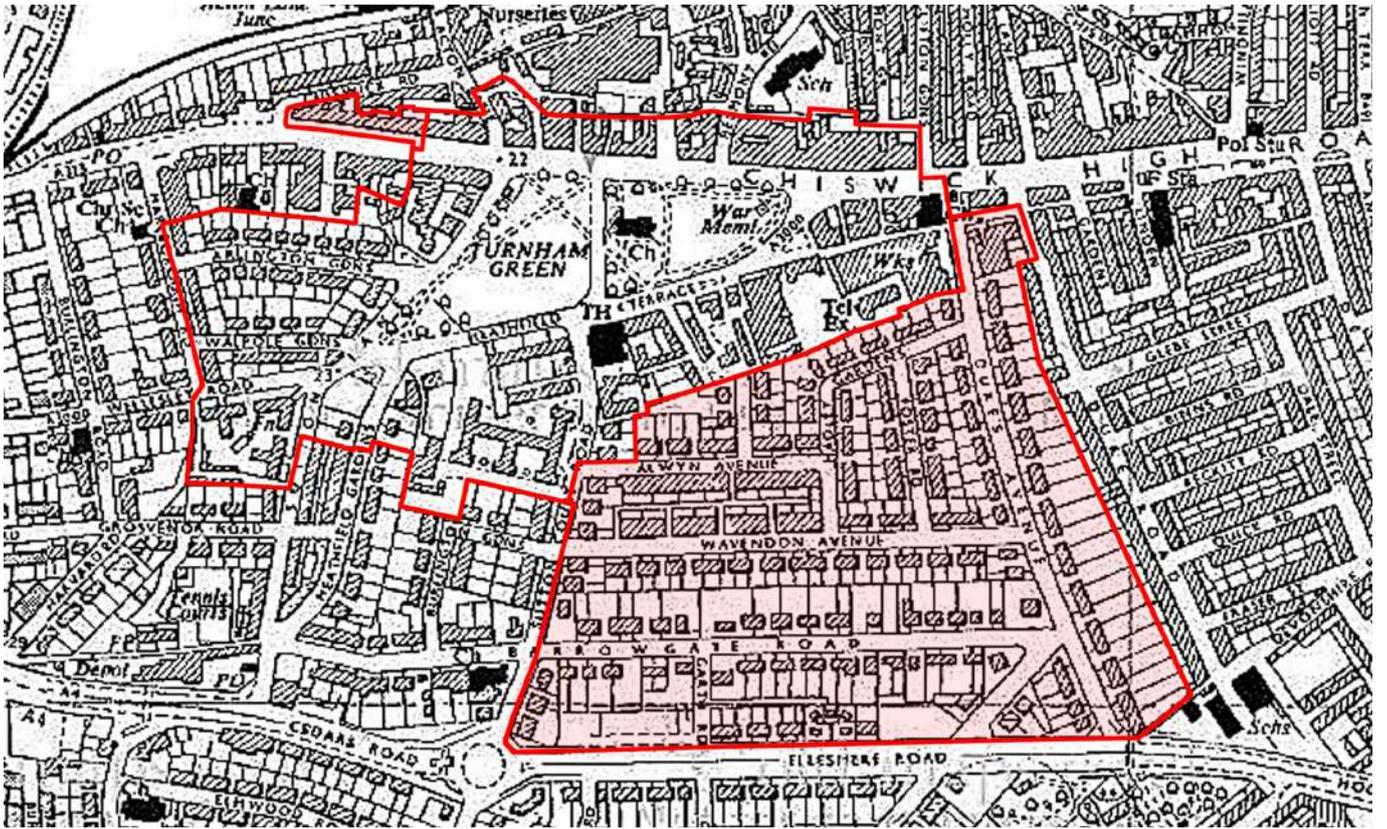
1894 Source: Ordnance Survey County Series



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 Chiswick as a whole has experienced occupation since prehistoric times, resulting in its inclusion in the designation of Archaeological Priority Areas, but its place-name, meaning cheese farm, is Anglo-Saxon. The Thames provided easy transport for rural industries like malting and brewing and supported watermen, boat-builders and fishing families.

3.2.3 Two roads, one Roman and one older, now essentially Chiswick High Road and Wellesley Road, crossed the north of the parish, converging across a wide stretch of common land. Chiswick High Road later became the major road from London to the west of England and Wales.

3.2.4 The open space of Turnham Green is today a fragment of what was once a far larger area, each side of the High Road. The green is also near to the converging point of the two ancient routes. The larger green historically incorporated Chiswick Back Common, Acton Green and Stamford Brook Common, which are now dissociated fragments. On the north side were hedged fields on the rising ground towards Acton's common fields, and there were enclosures on the west side of the green, separating it from the riverside village of Strand on the Green.

3.2.5 Turnham Green is of particular interest as the site of the English Civil War Battle of Turnham Green (1642), in which the Earl of Essex collected his forces from the London area and drew them up in great numbers, although there was little active fighting and Essex later took possession of Brentford to the west. The battle would have taken place in a much larger area than today's pieces of isolated parkland.

3.2.6 The old centre of Chiswick lay further south, around the village church of St Nicholas close to the River Thames. Along the northern end of the Chiswick parish the main east-west road out of London ran past Chiswick Common and Turnham Green. The larger green became fragmented as a result of the ribbon development along Chiswick High Road, initially by large eighteenth century houses now mostly demolished. A survivor is Afton House, Bourne Place, which has lost most of its once extensive front garden.



Turnham Green looking east along Chiswick High Road (c1910)



Turnham Green looking east along Chiswick High Road (2019)



Heathfield Terrace (c1960)



Heathfield Terrace (2019)

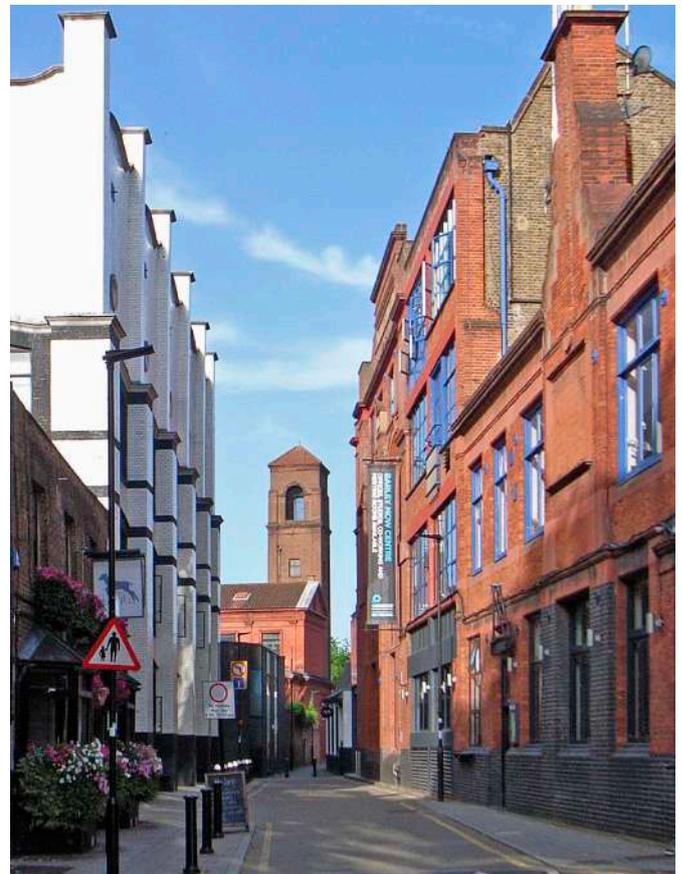
3.2.7 Villages had grown up by the river at Old Chiswick and Strand on the Green. Ribbon development along the main road saw the growth of a third village at Turnham Green. The main road became increasingly important in the eighteenth century as a major coaching route, becoming Chiswick High Road. Turnham Green became the administrative centre with the town hall in the nineteenth century and is now the main shopping area. Between the villages lay a number of mansions with pleasure gardens and parks. Chiswick became a desirable place to live, with many individual fine houses with large gardens.

3.2.8 This ribbon development continued, and the open character, apart from the green, became lost. Because it was a common, what is now the southern fragment near the junction of the two routes was kept free of development, and its setting became enhanced by the building of terraced houses on Heathfield Terrace and elsewhere in the early nineteenth century. Other buildings of the pre-Victorian era fringing the green are still recognisable.

3.2.9 Built in the early 1840s to serve the newly expanding Victorian suburbs, Christ Church provided the green with a focus. The 1876 Vestry Hall was built on the south side of the green facing the church. It was more than doubled in size in 1901 to become the Town Hall. Along the High Road the main Victorian public buildings accumulated, including the fire station, police station and public houses. Industrial activity arrived, most notably in the form of the Sanderson Factory in Barley Mow Passage.



Barley Mow Passage (c1955)



Barley Mow Passage (2019)

3.2.10 The first suburbs developed and spread over the surrounding market gardens to the east and west, and the population of Chiswick grew almost tenfold during the nineteenth century, reaching almost 30,000 in 1901. However, development between Old Chiswick and Turnham Green was impeded not only by the grounds of Chiswick House but by the experimental gardens of the Royal Horticultural Society (1822-1903/4). The 33 acres of land, formerly market gardens, lay west of Duke's Avenue and immediately north of the grounds of Chiswick House with Sutton Court Road to the west. The leaseholder of the land was the Duke of Devonshire, who at the time was then the largest landowner in the Chiswick locality, believed to own over 650 acres of Chiswick, including Chiswick House, its grounds and what is now Duke's Meadow. At first there was a garden for fruit and vegetables and one for ornamental plants which included an arboretum. Financial difficulties led to plans for closure in 1870 and the arboretum and many glasshouses were abandoned.

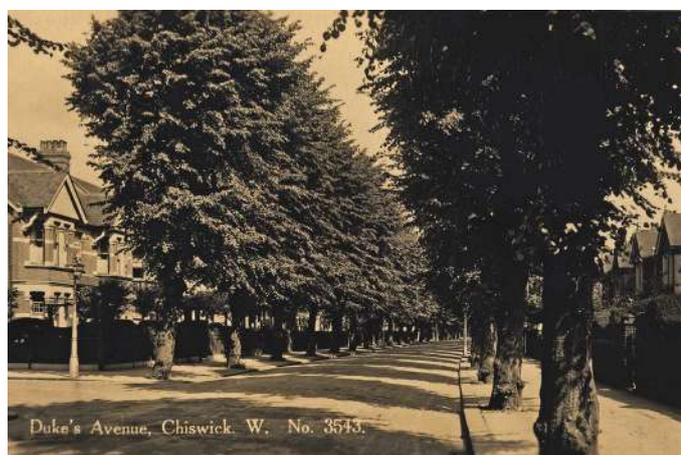
3.2.11 Now the name of the complex containing the block of flats converted from the old Army and Navy Furniture Depository on Heathfield Terrace, Devonhurst (then the largest house in the area was built in 1872 for Edmund Watts on what had been the arboretum and the eastern part of the RHS gardens. It was demolished in 1904-5 and replaced by some of the houses in Foster Road. The gardens are commemorated in the street name Horticultural Place. From 1882 Barrowgate Road was laid out along what had been the southernmost strip of the gardens.

3.2.12 The remainder of the Royal Horticultural Society's gardens and the house called Devonhurst, made way for 269 middle-class houses, and by 1911 Ellesmere Road (now part of the Great West Road) had been built up. This was followed by Alwyn Avenue, Hadley Gardens, Sharon Road and Wavendon Avenue.

3.2.13 On the north side of the green, on Chiswick High Road, the celebrated Chiswick Empire theatre and cinema opened in 1912. It closed in 1959 and was replaced by Empire House, a 12 storey (including rooftop plant) modernist office building.

3.2.14 The Great West Road, later designated the A4, opened in 1925 as a bypass for Brentford. It attracted, for their time, high technology industries in factory buildings with important Art Deco facades facing the road. Nick-named the Golden Mile, it was it was joined at Chiswick by the extension of the West Cromwell Road from central London in the mid-1950s, crossing Chiswick High Road at Chiswick roundabout. The widened A4 road and roundabouts, particularly after the 1960s flyover added M4 traffic, physically and perceptually severed Chiswick into north and south.

3.2.15 More recent development in the overall area has been the replacement of former buildings and land used for commercial and municipal activities with housing, and continuing subdivision of larger house plots. Chiswick remains a desirable area and is therefore under constant pressure for renewal and intensification. It is also adjacent to Brentford, an area of urban renewal and with high land values, meaning Chiswick's historic views often come under threat from an uncharacteristic scale of neighbouring development.

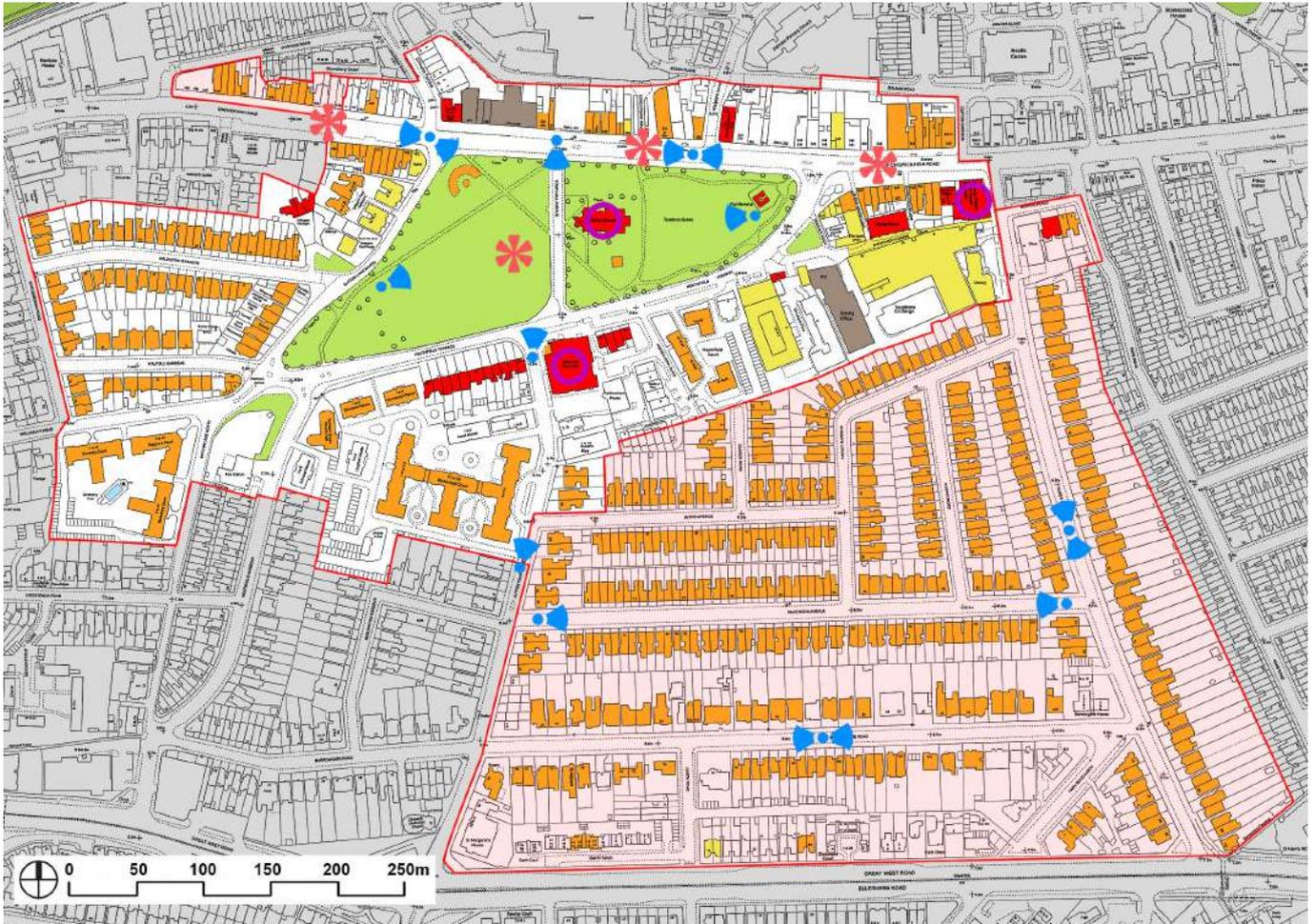


Duke's Avenue (c1930)



Duke's Avenue (2019)

4 The conservation area and its surroundings



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

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 consists of the open space of Turnham Green, surrounding streets including a stretch of Chiswick High Road, and late nineteenth and early twentieth century residential areas to the south and west. The conservation area's surroundings comprise:

4.1.2 To the north, a large superstore and a mix of residential and community uses. Beyond is Acton in the London Borough of Ealing.

4.1.3 To the east, Chiswick High Road and a tightly gridded late nineteenth century residential area.

4.1.4 To the south, Chiswick House and its grounds, along with surrounding late nineteenth to early twentieth century residential areas.

4.1.5 To the west, the mostly mid to late nineteenth century residential area flanking Wellesley Road.

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

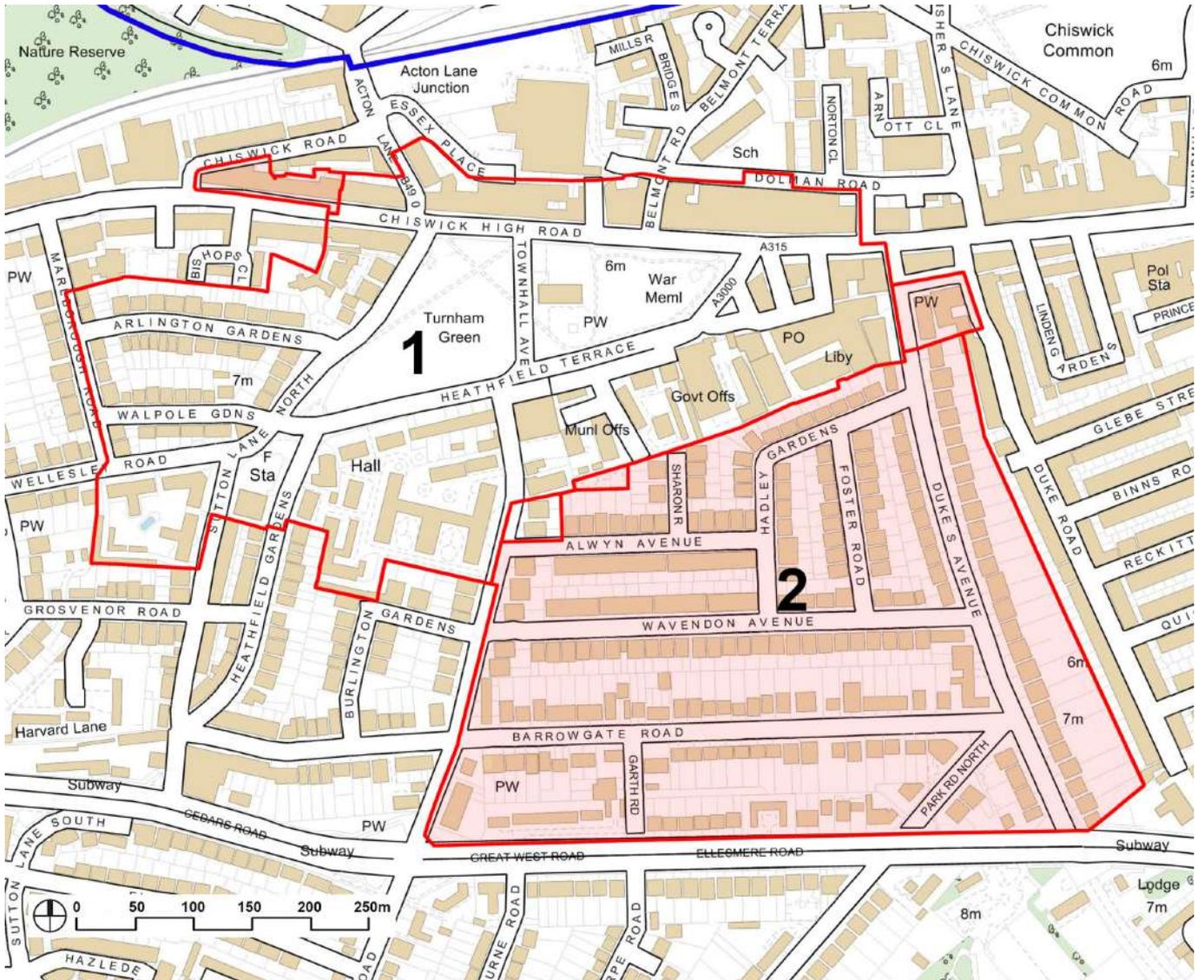
5 Character areas

The conservation area comprises two distinct character areas. For reference purposes, these are numbered roughly in chronological order of development.

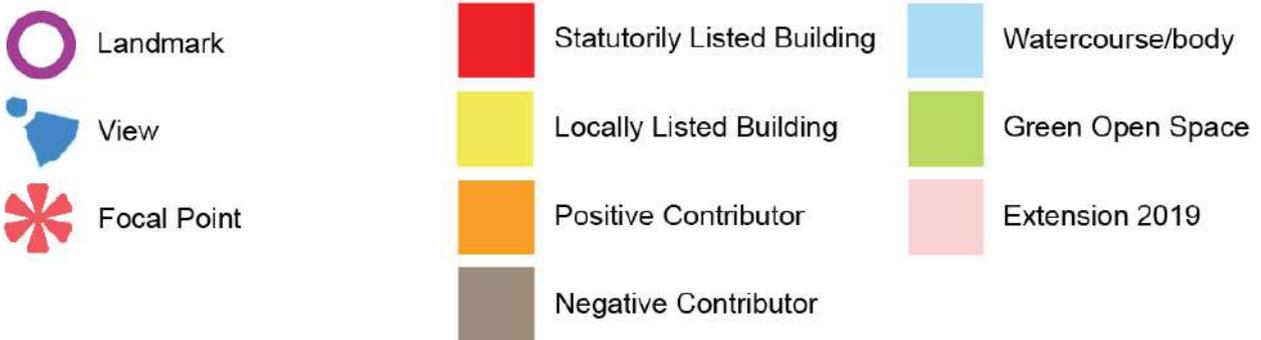
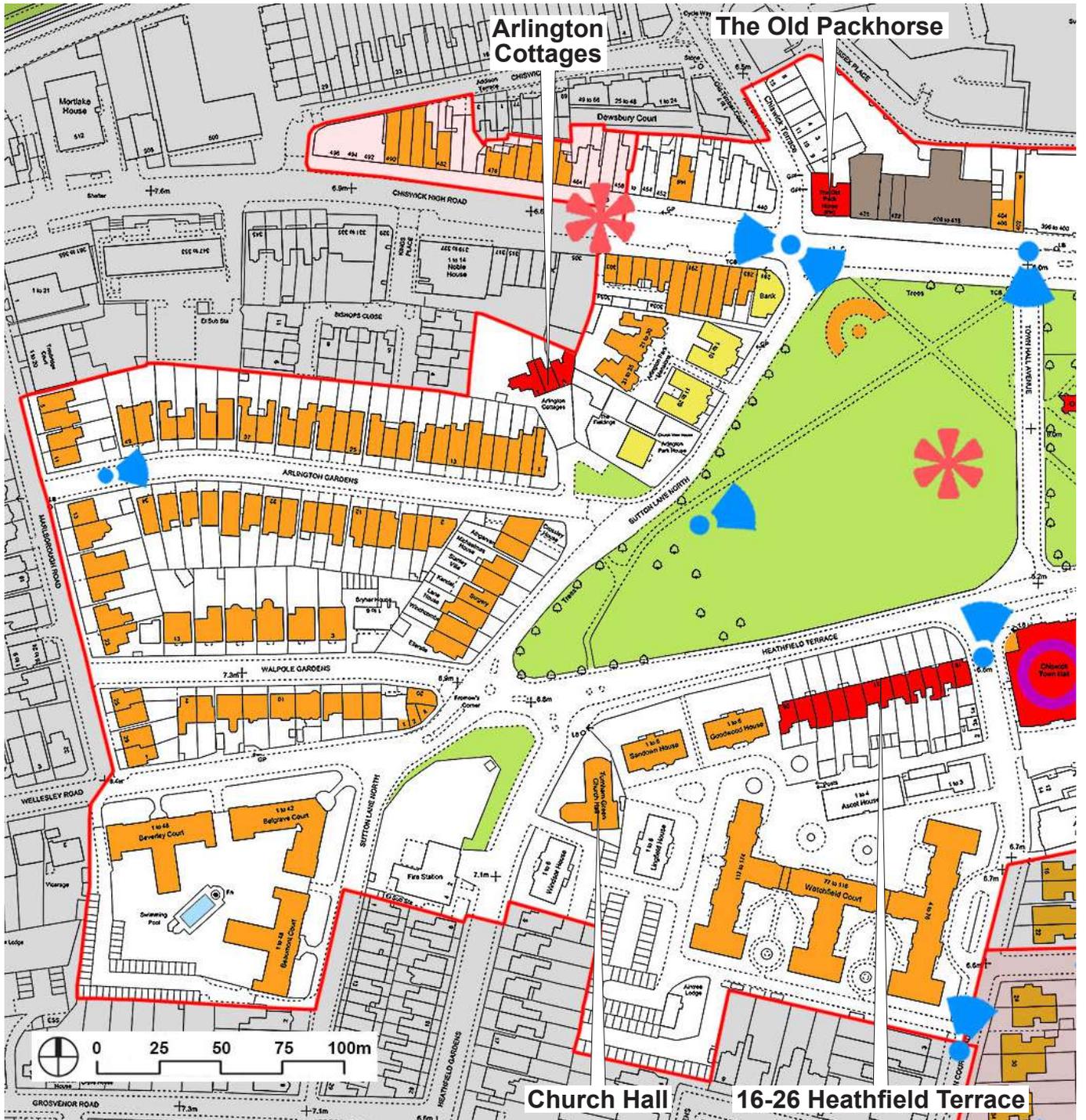
The character areas are:

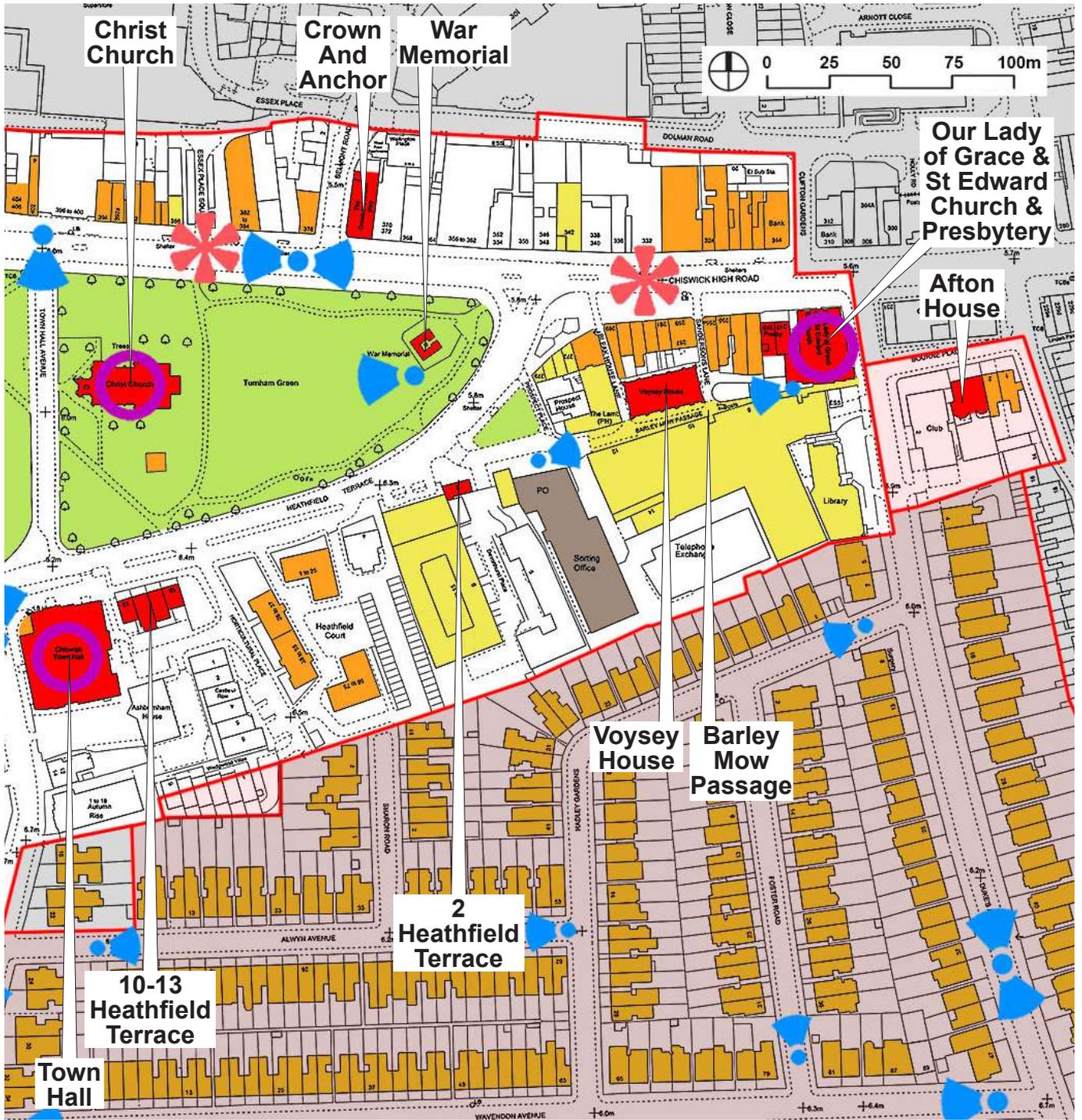
- 1 The Green
- 2 Devonhurst

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



5.1 Character area 1: The Green





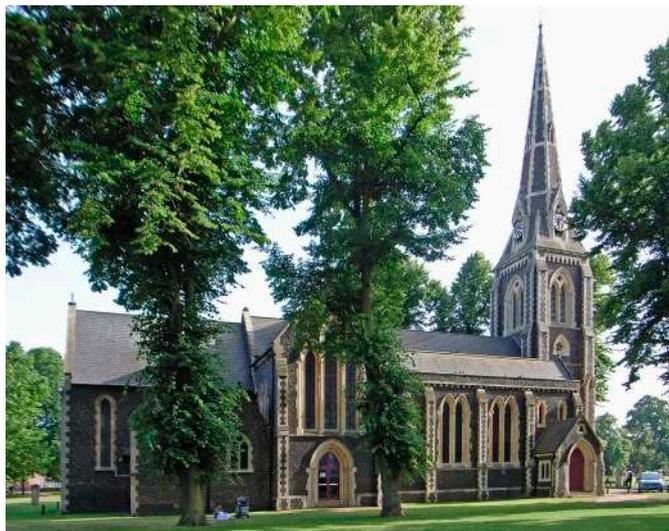
5.1 The Green character area

5.1.1 This character area comprises: the green itself; all the buildings facing the green; a group of buildings around and along the narrow Barley Mow Passage; residential streets to the immediate west; and short stretches of Chiswick High Road to the east and west. It includes historic buildings that relate to the overall area's development, such as the Sanderson factories, the public library and Afton House.

5.1.2 The green itself is an elongated triangular grassed urban oasis with a war memorial at the narrower eastern end. Christ Church in the centre takes full advantage of the green's shape and makes it an open space of high value in a town centre. Although not especially large, the green appears more expansive due to its openness, the mostly small to medium heights of the surrounding buildings, and smaller fragments extending beyond the perimeter. It is especially important because there is so little green-space remaining on this route from London to the west via Hammersmith.

5.1.3 Near Christ Church and along the north boundary with Chiswick High Road there are flowerbeds, but otherwise the green is simply laid out with grass, paths and a few mature trees. It features a rockery at the north western corner. The green is maintained by Friends of Turnham Green.

5.1.4 Sited on the eastern half of the green, Grade II listed Christ Church was commissioned in 1841 to serve the growing population of the suburb of Turnham Green who found it inconvenient to walk to St Nicholas Church in Old Chiswick by the River Thames. The Anglican church was designed in the Gothic revival style by Sir George Gilbert Scott and his partner William Moffatt. Construction was completed in 1843. In 1887 the chancel was extended and given the current square eastern end under architect James Brooks. In 2000 the west bays were converted, under the supervision of architect Ian Goldsmith, into two storey community rooms.



Christ Church, Turnham Green



16-26 Heathfield Terrace



Chiswick Town Hall, Heathfield Terrace



10-13 Heathfield Terrace

The south side of the green

5.1.5 This part of Turnham Green has many buildings of historic interest. These include 16-26 Heathfield Terrace (Grade II), an attractive group of elegant houses dating from the early nineteenth century. Two storeys in height with hipped roofs, they are designed in conjoined pairs and faced in stucco with distinctive full height pilasters. The overall design makes a unified composition out of each pair. They all have long front gardens with steps leading to the main front door, many with shrubberies. Number 24 has original railings.

5.1.6 To the rear of Heathfield Terrace is Watchfield Court, a 1930s mansion block with associated open plan gardens, typical of its type but not obtrusive. The eastern entrance area and forecourt was based on a similar building and access drive of the nineteenth century.

5.1.7 Chiswick Town Hall by W J Trehearne (Grade II) is a central feature on the south side facing the green. It opened in 1876 and is symmetrical and Italianate in style, with a large porte cochere (covered entrance). Extensions to the west were built in 1900. To the right of the entrance is an unusual gold painted Edward VII pillar box adjacent to a small formally planted garden. It commemorates a rower with Chiswick connections who won gold at the 2012 Olympics.

5.1.8 Further to the east of the former town hall are 10-13 Heathfield Terrace (Grade II). Dating from the early nineteenth century, they are in two pairs and form an attractive group in brick and stucco with railings, arched ground floor windows and doors. Numbers 10 and 11 feature full storey height first floor windows with pediments and a full width balcony.

5.1.9 Heathfield Court is a 1930s group of three six storey mansion blocks. 2 Heathfield Terrace (Grade II) is a relatively simple but attractive Georgian cottage, behind and to the right of which is the former Army and Navy Repository, converted into flats in 1988. The flats visually link well with the height, scale and massing of the nearby Sanderson buildings to the east.



Heathfield Court, Heathfield Terrace



2 Heathfield Terrace



Army and Navy Repository, Heathfield Terrace



Chiswick War Memorial, Heathfield Terrace

The eastern end of the green

5.1.10 At the north eastern apex of the green stands Grade II listed Chiswick War Memorial (1921). It is in the form of a Cornish granite obelisk at the top of a flight of five steps, encircled by a metal fence and a yew hedge. It was designed by a local architect, Edward Willis.

5.1.11 The roughly triangular space to the front of the Post Office is a remnant of an earlier configuration of the green, cut off by the track that would eventually become Heathfield Terrace. It presently functions as a small square with hard and soft landscaping, mature trees and seating.

5.1.12 Tall red and black brick Devonshire Works, on narrow Barley Mow Passage, is part of the former Sanderson's Wallpaper Factory, giving this part of the area an industrial appearance. Indeed, the tightly enclosed vertical emphasis and industrial character of the passage exist in extreme contrast to the more open and residential nature of the rest of Turnham Green.

5.1.13 The late nineteenth century two storey Lamb public house, formerly the Barley Mow, features an intricate Dutch gable at its western, green-facing end.

5.1.14 Also within Barley Mow Passage is Voysey House (Grade II*), designed as an extension to the wall paper factory in 1902 by C F A Voysey, his only factory building. It was joined to the main factory building by a footbridge. This was removed after the Voysey building was sold when Sanderson left Chiswick following the devastating fire of 1928 which destroyed major parts of the main factory. It is important as a relatively early example of an attempt to break away from earlier industrial architecture. It is a clean and attractive design with tall parapet curves.



Voysey House, Barley Mow Passage



Devonshire Works, Barley Mow Passage



Our Lady of Grace and St Edward Roman Catholic Church, Chiswick High Road

5.1.15 At the end of the passage and facing the High Road is a collection of interesting buildings dominated by Grade II listed Our Lady of Grace and St Edward Roman Catholic Church. The tower, which is a landmark in the area and can be seen from long distances, was added in 1930 by Sir Giles Gilbert Scott. The rest of the church dates from 1904 and is in red brick by Kelly and Birchall. The adjoining Grade II listed presbytery buildings are eighteenth century and of three storeys in brown brick with Coade stone (an innovative ceramic material) details.



Our Lady of Grace and St Edward Roman Catholic Church presbytery, Chiswick High Road

5.1.16 On Duke's Avenue, Chiswick Library comprises a late nineteenth century house together with a 1930s extension. The house was formerly the home of the Sanderson family, owners of the adjacent Devonshire Works. The extension was added when the main building was renovated following damage caused by the major fire at the factory in 1928. The Victorian house is attractively detailed in red brick and terracotta dressings and the extension is of a well-proportioned design.



Afton House, Bourne Place

5.1.17 Built around 1800 and Grade II listed, Afton House in Bourne Place is the only large detached house to remain of the many that once lined Chiswick High Road. It has been the premises of the Chiswick Memorial Club since 1919. The house's substantial front garden disappeared when Bourne Place and the shops on the south side of the High Road were built.

The north side of the green

5.1.18 The major shopping street of Chiswick High Road forms the north perimeter of the green. The buildings here date mostly from the late nineteenth and early twentieth centuries. Some are former houses and have been converted to retail at the ground floor level. Others are purpose-built such as banks with residential above. The remaining buildings date mainly from the 1930s and 1950s and are purpose-built shops which display features typical of their period.



259-269 Chiswick High Road

5.1.19 At the centre of this stretch of Chiswick High Road is Essex Place Square, a remnant of a space which once related to a school on the site to the immediate east. It now functions as a market place and entrance to the superstore to the north.



The Crown & Anchor, Chiswick High Road

5.1.20 The north side is dominated by 12 storey (including rooftop plant) Empire House (Carl Fisher, 1959) at 414 Chiswick High Road, which replaced the Chiswick Empire theatre. It is presently vacant and awaiting redevelopment. With the exception of the intrusive height of Empire House, the general scale of the area has been maintained.

5.1.21 On the corner of the High Road and Belmont Road, Grade II listed The Crown & Anchor public house is early nineteenth century in origin and in brown brick. It was faced circa 1930 with buff faience cladding and plaques with coloured rams and 'Young & Co's Ales & Stouts' in reference to the Ram Brewery, Wandsworth.

5.1.22 Also occupying a corner site, at the junction of the High Road and Acton Lane, Grade II listed The Old Pack Horse public house was built in 1910 by local architect Nowell Parr and is elaborately detailed in terracotta, and effectively announces Turnham Green when travelling from Chiswick Park Station.

5.1.23 The shops westwards along Chiswick High Road from the junction of Acton Lane are late nineteenth and early twentieth century. Some retain original details such as pilasters and stall risers. The bank on the corner is more elaborate and forms a local landmark. The Conolly's Bar public house retains original terracotta panels and murals. The shops form distinctive groups of similar height, dressings and scale.

Western end of the green

5.1.24 Part of the Watchfield Court flats complex, red brick Sandown House and Goodwood House date from the 1930s and feature modest but attractive brick and stucco details. They are set back from the street with well-kept gardens, and their front boundary wall provides a sense of enclosure to the street.

5.1.25 Turnham Green Church Hall was built in 1913 at the southwest corner of the green when objections prevented it from being built on the green itself. It is attractively detailed with red brick in the Arts and Craft style. It is presently the home of Heathfield House School.



The Old Pack Horse, Chiswick High Road



Bank, Chiswick High Road



466-474 Chiswick High Road



Sandown House, Heathfield Terrace

5.1.26 Beverley Court, Belgrave Court on Wellesley Road and Beaumont Court on Sutton Lane were built on the former Sutton Court Nurseries of W Fromow and Sons (established in 1828) and situated at the junction of Wellesley Road and Sutton Lane. In 1932 Edwin Fromow died, the land was sold and Beverley, Belgrave and Beaumont Courts were built on the site. The buildings are six storey mansion blocks, neo-Georgian in style with mansard roofs. The front entrances have a stepped geometric portico, above which extends stucco to the third floor where there is a central arch window with keystone detail. At the rear of the building a swimming pool remains in the same location as when the flats were built.

5.1.27 Nearby Chiswick Fire Station is not of special interest though its tower marks the southwest corner of the green and the junctions of several streets. The patchy and underused green space beneath the tower was the site of a vicarage building until the fire station was built in the 1960s.

5.1.28 Fromow's Corner is a row of shops and flats built on the site of the offices and stores of Fromow's Nursery, established in 1829. Overlooking the extreme southwest tip of the green, the building provides a focus on this approach as many streets meet here. It is attractively detailed in brick, architecturally enlivened by projecting brick pilaster details, bay windows in brick arches and a central plaque feature. The shopfronts have original details including granite pilasters and Corinthian capitals.

Sutton Lane North

5.1.29 The four Victorian villa pairs facing the green are particularly grand and have unspoilt rooflines, though in some cases their front spaces and boundaries have been compromised through conversion to parking use. Also Victorian, of about 1880, Arlington Park House is simple, symmetrical and set in ample grounds with large trees, set against a fragment of the green.

5.1.30 The two five storey main blocks of Arlington Park Mansions face onto and mark the western perimeter of the green. They retain their original heavy Baroque detailing, typical of mansion blocks of the Edwardian period but more elaborate than those at Stamford Brook.



Turnham Green Church Hall, Heathfield Gardens



Belgrave Court, Wellesley Road



Fromow's Corner, Sutton Lane North



Villas, Sutton Lane North

Arlington Gardens, Walpole Gardens and Marlborough Road (east side)

5.1.31 This group of streets forms a transitional zone between Turnham Green and Wellesley Road to the west. Arlington Gardens was built on the estate of Arlington House, which was demolished in 1877. Proposals to build on these streets, with designs by William Watts for John T Bailey, date from 1878. The houses along Arlington Gardens are interesting stuccoed villas, some of which have elaborate parapet and bargeboard details.

5.1.32 Arlington Cottages (Grade II) are converted from an eighteenth century house and retain many original details. They are an interesting reminder of the rural past of the area round the green and of the former market farming in the area. The roughly triangular space to the front of the cottages and adjacent to Arlington Park House is a remnant of an earlier configuration of the green, cut off by the tracks that would eventually become Arlington Gardens and Sutton Court Road. It is presently grassed, planted with trees and partly used for car parking.

5.1.33 The houses on Walpole Gardens have particularly attractive front entrances. They include a stained glass fanlight, which matches the stained glass windows in the door and either side of the door. The entrance arch and upper bay window have stucco floral detailing. There is stucco detailing between the upper and lower bays and balustrading between the other large upper and lower windows. The projecting dormer and gable ends have intricate bargeboards and plaster detail within the pitch, towards the eaves.

5.1.34 The houses on the eastern side of Marlborough Road are similar in design to those on Arlington and Walpole Gardens. London Borough of Hounslow drainage records suggest that these dwellings were part of the same development.

5.1.35 13-23 Marlborough Road are large red brick houses which retain many original features and form a striking boundary to the conservation area. All the sash windows have stucco detail with additional relieving arches to the first floor windows above the bays. Above the ground floor windows there are decorative parapets and the patterned roof tiles and decorative ridge tiles remain as original.



Arlington Park Mansions, Sutton Lane North



Arlington Gardens

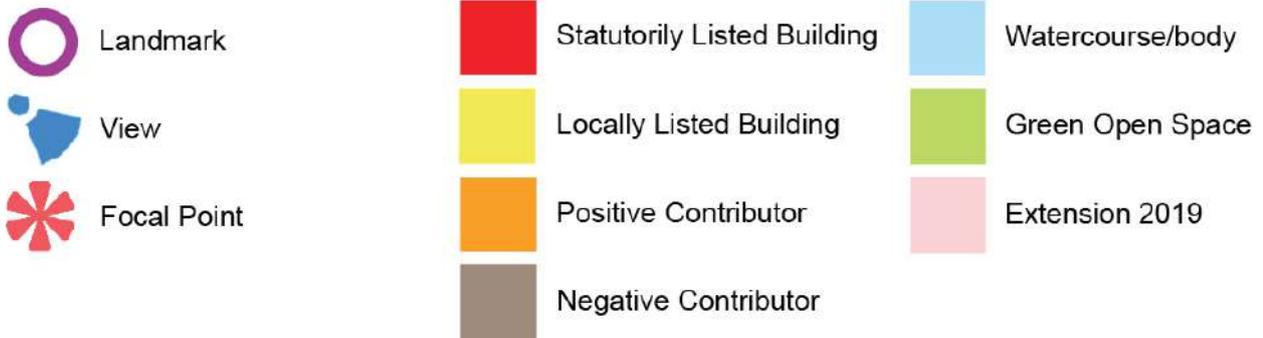
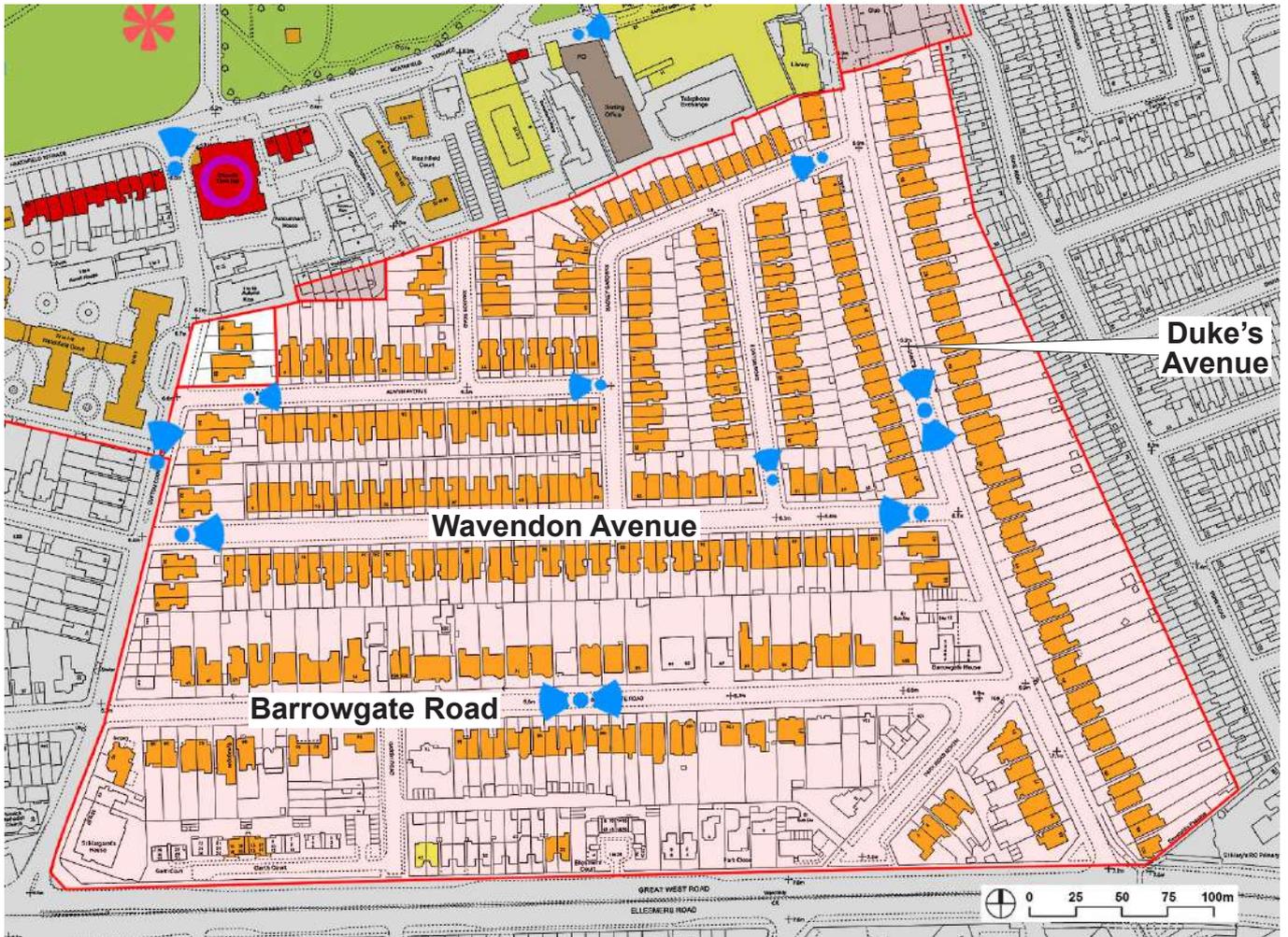


Walpole Gardens



Marlborough Road

5.2 Character area 2: Devonhurst



5.2 Devonhurst character area

5.2.1 This character area consists of the residential area to the immediate southeast of Turnham Green Common. It is bounded by Sutton Court Road to the west, Ellesmere Road/Great West Road to the south and Duke's Avenue to the east. This area has been converted from Area of Special Character status to Conservation Area status, with the increased protection that entails.

5.2.2 The area is known locally as Devonhurst, after an exceptionally large manor house which was demolished in 1904-5 and replaced by some of the houses in Foster Road.

5.2.3 The area was developed in the late nineteenth and early twentieth centuries on land previously used as experimental gardens by the Royal Horticultural Society. Most of the houses of the original development are either semi-detached pairs or terraces of varying lengths, with a few detached units. Further development occurred in the interwar years followed by infill and redevelopment in the post-war years, mostly in the form of flats.

5.2.4 Looking around the Devonhurst area one finds an eclectic mix of half-timbered gables, classical porches, Gothic joinery, art nouveau coloured glass, and castellated bay windows. The Devonhurst area is an example of well-mannered diversity in style and detail creating a harmonious whole. Even now, nearly 100 years after it was built, the individual changes that have occurred to many of the houses, even prominent dormers, roof extensions and some plastic windows, have hardly changed the overall character of the area.

Duke's Avenue

5.2.5 This avenue was originally built in 1820 by the Duke of Devonshire as an approach road to Chiswick House to the south. Development began in the 1880s on the east side of the street. This consisted of two pairs of houses at the north end and a row of six pairs at the centre. The former group features particularly large and prominent dormers above full-height box bays with decorative panels. The latter group features distinctive splayed bay 'eyebrow' dormers, hipped roofs and finials, tall chimneys and unusual cross-stepped side gables. Many of these earlier houses follow a pattern of having low fencing or hedges between the pairs of houses which adds a sense of openness to the street.



Duke's Avenue west side



Duke's Avenue east side



Duke's Avenue west side



Duke's Avenue east side

5.2.6 The remainder of the street was developed in the early twentieth century pre-war period, in common with much of the rest of the character area. They are on the whole smaller and less distinctive than the earlier houses but are of generally high quality and give the street a strong sense of coherence. Regularly spaced mature trees are an important feature of the streetscape.

Barrowgate Road

5.2.7 Along with Duke's Avenue, Barrowgate Road was one of the earliest streets to be developed in the character area. It was laid out from 1882 along what had been the southernmost strip of the gardens. Barrowgate is a corruption of Berrygates which was the name of a local field.

5.2.8 Barrowgate Road is the most varied of the streets in the area. It features housing in a wide range of sizes and styles dating from the 1880s to the post-war period. Development appears to have occurred in four main phases: late nineteenth century large three storey detached and semi-detached houses often in yellow London stock brick with red brick details, mostly on the north side of the street; a few early twentieth century pre-war houses of more modest size on both sides of the street; a row of interwar semi-detached houses on the south side, with features typical of their period such as full height splayed bay windows with hanging tiles; and some post-war flat developments at the east end.

5.2.9 Of note are: the moderne-style block of flats at 114-116, an early project by Richard Seifert (1946) who is best known for his many office buildings across London; number 76, the M-gabled 'White Cottage' at the junction with Garth Road; and number 51 which features a plaque to comedian Tommy Cooper.

5.2.10 Barrowgate Road also features regularly spaced tall mature trees which make a major contribution to the streetscape.



Barrowgate Road north side



Barrowgate Road north side



Barrowgate Road north side



Barrowgate Road south side



Barrowgate Road south side

Sutton Court Road

5.2.11 The east side of Sutton Court Road is also included in the character area. It was developed in the early twentieth century pre-war period, in common with much of the rest of the character area. This took the form of large semi-detached houses in four groups. The southernmost group was partly demolished, and the remaining pair incorporated into a late twentieth century flat development which attempts to replicate the terra cotta brick and stucco of the original houses. The three groups to the north have survived, though in some cases the front gardens and boundaries have been lost to parking. They have full-height splayed bay windows with large gables that feature simple half-timbering and finials.

5.2.12 Occupying the southern corner of Sutton Court Road and Barrowgate Road, three storey red brick number 46 (c1900) has a number of highly distinctive features which include two crow-stepped Dutch gables with finials, a bell-domed conservatory also with a finial and a castellated ground floor splayed bay window. The projecting ground floor space for many years served as a doctor's surgery and may have been purpose built.

Ellesmere Road/Great West Road

5.2.13 The north side of Ellesmere Road is also included in the character area. Ellesmere Road was laid out at the same time as Barrowgate Road and developed in the early twentieth century pre-war period, in common with much of the rest of the character area. However, most of this phase of development occurred on the south side (included in Chiswick House Conservation Area). More houses appeared on the north side during the interwar period, but many of these were demolished with the post-war extension of the West Cromwell Road from central London to join the Great West Road, between 1957 and 1959.

5.2.14 Only those houses that were well set back northward from the original street survived the reconfiguration. Of these, two Art Deco/moderne semi-detached houses are the only ones that particularly stand out. Though well-maintained, they have lost their original asymmetrical curved glazing due to the replacement of windows.

5.2.15 At the west end, Garth Court is a three-to-four storey post-war linear apartment block group, the central one of which has distinctive balconies and extensive soffits.

5.2.16 Off Ellesmere Road is a short remnant of Park Road. It features two pairs of c1900 semi-detached houses of three storeys, with similar features to many of the houses on Barrowgate Road.



Sutton Court Road east side



Sutton Court Road east side



Sutton Court Road east side



Ellesmere Road north side



Garth Court, Ellesmere Road north side

Wavendon Avenue

5.2.17 Developed in the early twentieth century pre-war period, Wavendon Avenue is remarkable for its relative uniformity compared to Duke's Avenue and particularly to Barrowgate Road. All of the houses are of the same basic design, being of two storeys with full-height bays topped by gables. Those at the west end of the north side of the street are in four groups of terraces. Those on the south side and at the east end of the north side are semi-detached (apart from a single detached unit), though with very narrow gaps which give the impression of terraces when looking along the street. These basic characteristics create a strong sense of unity and a regular visual rhythm to the streetscape. This is further enhanced by street trees which are, interestingly, more varied in species and height, and less regularly spaced than those in Duke's Avenue and Barrowgate Road.

5.2.18 Architectural variety is achieved by variations in the detailing, particularly in the shape and styling of the bays and the porches, and the gables' bargeboards and their half-timbering or decorative brickwork. There is greater uniformity to the houses on both sides of the street west of the junction with Hadley Gardens

5.2.19 For the most part, the limited size of the front spaces has precluded their conversion to parking use, though their condition and the boundary treatments vary.



Wavendon Avenue north side



Wavendon Avenue south side



Wavendon Avenue north side



Wavendon Avenue south side

Alwyn Avenue

5.2.20 Again developed in the early twentieth century pre-war period, Alwyn Avenue is very similar in overall character to Wavendon Avenue, and much of the general description of the latter applies here. A major difference is the relative paucity of street trees.

5.2.21 Off Alwyn Avenue, Sharon Road is a short cul-de-sac of ten houses of broadly similar design to those in Alwyn Avenue. The brick wall at the end is a remnant of the original boundary of the Royal Horticultural Society's gardens.



Alwyn Avenue north side



Alwyn Avenue south side



Alwyn Avenue north side



Alwyn Avenue south side

Foster Road and Hadley Gardens

5.2.22 These two streets were also developed in the early twentieth century pre-war period, and occupy the site of the Devonhurst manor house and its grounds. The general description of Wavendon Avenue again applies here, though as with Alwyn Avenue there is a relative paucity of street trees. Of particular note are the varied styles of half-timbering to the gables on all of the houses on the east side of Hadley Gardens.

With acknowledgements to local historian Robert Shaw.



Hadley Gardens east side



Hadley Gardens east side



Foster Road east side



Foster Road west side



Foster Road west side

6 Recent/new developments and their impact

6.1 Recent developments within the conservation area consist of a small number of on the whole sensitively designed small site infills and extensions of existing buildings, which make varyingly successful attempts to respond to the prevailing architectural styles. None have had a detrimental effect on the area as a whole.

6.2 Planning permission has been granted by Hounslow Council planning committee for redevelopment of the Empire House site on Chiswick High Road overlooking the green. The proposal is for a mix of residential and commercial uses.



2018 mews housing development, Horticultural Place, rear of Chiswick Town Hall.



Early 2000s infill housing development, Barrowgate Road

7 Key views, local views and focal points

7.1 The key views in the conservation area are: panoramic views of and across Turnham Green itself; views east and west along Chiswick High Road; and street-enclosed vistas within the built-up residential areas.

7.2 The views of and across the green mainly focus on centrally located Christ Church. In addition the buildings along the south side, including Chiswick Town Hall, and Arlington Park Mansions on the west side are important foci for views. Panoramas from across the green of the rooflines along Chiswick High Road on the north side are also important to the character of the area.



View southeast from junction of Acton Lane and Chiswick High Road



View west across the green towards Christ Church



View east across the green towards Christ Church



View north across the green from junction of Heathfield Terrace and Sutton Court Road



View north along Sutton Court Road towards Chiswick Town Hall, Christ Church and the green



View east along Arlington Gardens towards Christ Church

7.3 Views within the built-up residential parts of the conservation area take the form of long street-enclosed vistas along Duke's Avenue, Barrowgate Road, Sutton Court Road and Wavendon Avenue. These are characterised by a combination of the rhythm of the building line, the avenue-effect of street trees and vista-terminating buildings.

7.4 Of special note is the sequential view to be experienced when moving west along Barley Mow Passage, from the extreme enclosure of the passage itself to the openness of the green (see photo in 3.2 Geographic, economic and social features that helped shape the area).

7.5 More local views are essentially shorter versions of the above, occasionally enhanced by gentle curves in the building line.

7.6 The main focal points for activity in the conservation area are: the green itself, popular for lunches, picnics and casual sports; and Chiswick High Road with its shops, public houses, cafes and restaurants.



View north along Duke's Avenue towards Our Lady of Grace and St Edward Roman Catholic Church



View west along Barrowgate Road



View east along Wavendon Avenue



View west along Alwyn Avenue

8 Open spaces and trees

8.1 Turnham Green itself, also known as Turnham Green Common, is a designated Local Open Space. It is registered as Common Land under the Commons Registration Act 1965, the Countryside and Rights of Way Act 2000 and the Commons Act 2006

8.2 The green is former common land, now a triangular open space bisected by roadway, with Christ Church in the east part, built in 1841-3 to serve the expanding Victorian suburbs. Near Christ Church and along the north boundary with Chiswick High Road there are flower beds with a war memorial to the east, but otherwise the green is simply laid out with grass, paths and a few mature trees. It features a rockery at the north western corner. The green is maintained by Friends of Turnham Green.

8.3 Around the green there are a number of small open spaces of varied use, character and condition, some of which are remnants of the greater common. Even where private, they contribute to the visual amenity.

8.4 Within the built-up part of the conservation area there is little public or semi-public open space (including children's play space) other than that associated with postwar housing developments, though private gardens are plentiful and often extensive.

8.5 In common with the townscape of Chiswick as a whole, trees are an important feature of the conservation area. Several of the streets were designed as tree-lined avenues. These streets retain their now mature trees, which are major contributors to the area's character.

8.6 As well as providing a positive visual impact, the open green spaces are also beneficial for the environment and ecology, though the green is not designated a Site of Importance for Nature Conservation (SINC).



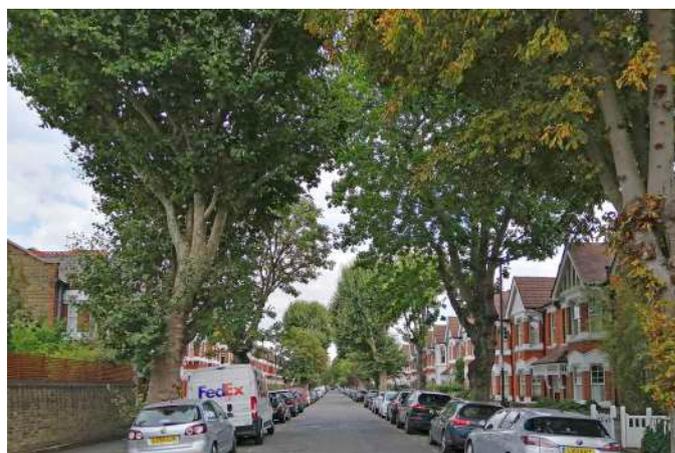
Rockery, west end of the green



Meadow, west end of the green



Garden, Sandown House and Goodwood House, Heathfield Terrace



Street trees, Wavendon Avenue

9 Condition of the conservation area, maintenance and alterations

9.1 With very few exceptions, 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. As is common elsewhere some buildings suffer from poor boundary and front space treatments. The period and type of residential development have resulted in an excess of visually intrusive street parking.

9.2 The most severe detractor is the visually intrusive 12 storey (including rooftop plant) Empire House on Chiswick High Road overlooking the green. There are proposals for its redevelopment though this will still include a building of similar height.

9.3 To the southeast of the green, the plain mid-1960s glass and concrete-faced three to four storey Post Office building contrasts unfavourably with its neighbours.

9.4 The iron railings that partly bound the green are in poor condition in parts.

9.5 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.

9.6 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.

9.7 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.

9.8 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.

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

9.10 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.



Empire House on the north side of the green



Post Office to the southeast of the green

10 Regeneration of the Great West Corridor and Brentford East

10.1 There are ambitious plans for schemes in the masterplanned Opportunity Area of the central and eastern parts of Brentford. Development uses will include elements of residential, commercial, community and public realm schemes and will potentially include tall buildings. These sites are outside the conservation area boundary, but will have an impact on the wider character of Chiswick and their effect on the conservation area should be considered. The planned approach to heights and massing detailed in other local plan documents will aid in the aspiration for heritage-led regeneration in the area, resulting in heritage and new development influencing each other and creating a harmonious environment where neither is stifled.

10.2 It is not impossible for Brentford and this largely residential area of Chiswick to co-exist, with new developments in the former largely respecting the latter's character. Many developments have achieved this, notably the St George Kew Bridge development. Despite such recent successes in this area, the successful relationship between old and new in this area can still come under pressure from inappropriate development.

10.3 However, it is important to note that this is a conservation area near to an Opportunity Area in a World and Mega City (and the largest city in a wholly European country). There will be inevitable tension between the areas, and pragmatic decision-making in accordance with the NPPF (which states great weight should be given to an asset's conservation and the more important the asset, the greater the weight should be) and its Paragraphs 195 (public benefits outweighing substantial harm) and 196 (public benefits outweighing less than substantial harm) have had to be made and may be made again in the future. A relevant example is the Brentford Football Club development whose height has caused some harm in some limited areas of adjacent conservation areas. However, the overall character of those areas remains intact despite the harm, and this harm is convincingly outweighed by substantial public benefit.

10.4 Nonetheless, it should be noted that such cases should be rare, given the council's proposed Guide Heights Framework for tall buildings and they will be the exception and not the rule. The bar for public benefits to exceed heritage harm is rightly set high and very hard to reach, particularly where such development also impacts on Kew Gardens World Heritage Site. Development should not seek to use public benefits as an excuse for unimaginative consideration of planning context, but rather demonstrate exceptional and innovative heritage-respecting design, which also provides significant public benefit.

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

The Turnham Green Conservation Area is notable for its origins as part of a much larger common on which the English Civil War Battle of Turnham Green took place in 1642; its formative role in the development of Chiswick as a whole; the high quality of many of the surrounding buildings; and the high quality of the residential area to the south. 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

- Large mature trees
- A wide range of buildings which contribute greatly to the character of the conservation area
- Turnham Green, which is an important communal open space and historically important as part of the site of the Battle of Turnham Green
- Important civic and communal buildings such as Chiswick Town Hall
- Elements of the industrial heritage of the area, such as those on Barley Mow Passage
- Big plots and large gardens
- Wide pavements

11.2 Weaknesses

- Volume of traffic along the high road
- Some poor quality twentieth century buildings which do not contribute to the character of the conservation area
- Empire House, which is out of keeping with the scale and character of the conservation area
- Empty shop premises

11.3 Opportunities

- Redevelopment of Empire House at a more appropriate height
- Sensitive redevelopment of negatively contributing sites
- Improvements to the rear of shops
- Development needs to respect views and sense of enclosure of the green
- Improve the look of Essex Place Square while maintaining the market stalls
- Boundary treatment when facing on to road (Walpole Gardens)
- Restore the railings on the green
- Public realm improvements to spaces surrounding the green
- Improvements to negatively contributing shop fronts
- Street decluttering: signs could be more sensitively located or removed altogether
- Safeguard the setting of the green and the church
- Preserving the open aspect of the green
- Preservation of small scale but industrial appearance and uses around Barley Mow Passage
- The attraction of Turnham Green itself as a recreation space could be enhanced by reducing traffic flows around the green, especially on its southern and western edges.
- Sensitive redevelopment the current Post Office site to include an improvement to the heritage of this area, limiting the height and design and scale of any future project

11.4 Threats

- Loss of front gardens and boundaries for car parking
- Inappropriate shop fronts
- Harm to visual amenity arising from pressure for inappropriate advertisement hoardings, including those located outside the conservation area
- Harm to visual amenity arising from a proliferation of estate agent boards
- Loss of garden space and sense of openness between properties
- Changes to the building line along the high road
- Amenity and aesthetic values are high, so intensification is sought.
- Development tries to maximise the scale and density even where not necessarily appropriate.
- Inappropriate extensions to properties, both domestic properties and commercial properties along the high road
- Residential use is being sought where commercial (currently) is less viable: conversions leading to problems but also pressure for larger scale.

11.5 Management plan

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

Appendix 1 Recommendations for further designation

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

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

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

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

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

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

- Good quality housing throughout the conservation area
- Institutional buildings such as places of worship
- Commercial buildings such as public houses
- Characterful historic features such as cobbled areas

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

Statutorily listed buildings		Grade of listing
Barley Mow Passage	Voysey House	II*
Bourne Place	Chiswick Memorial Club, Afton House	II
Chiswick High Road	The Old Packhorse Public House	II
Chiswick High Road	Two K6 Telephone Kiosks	II
Chiswick High Road	Christ Church	II
Chiswick High Road	Crown And Anchor Public House	II
Chiswick High Road	Chiswick War Memorial	II
Chiswick High Road	Our Lady Of Grace And St Edward Roman Catholic Church	II
Chiswick High Road	Presbytery of Roman Catholic Church Of Our Lady Of Grace	II
Heathfield Terrace	2	II
Heathfield Terrace	10 & 11	II
Heathfield Terrace	12 & 13	II
Heathfield Terrace	Chiswick Town Hall (Former)	II
Heathfield Terrace	16-19	II
Heathfield Terrace	20	II
Heathfield Terrace	21	II
Heathfield Terrace	22-26	II
Heathfield Terrace	Railings to Garden of Number 24	II
Sutton Lane	1, 2 & 3 Arlington Cottages	II

Locally listed buildings

Barley Mow Passage and footpath continuing eastward to Duke's Avenue

Barley Mow Passage	The Lamb Public House, 9
Barley Mow Passage	Devonshire Works
Chiswick High Road	Whitman's Corner, 273-279
Chiswick High Road	HSBC, 281-283
Chiswick High Road	342-344
Chiswick High Road	386
Devonhurst Place	Gatehouse to former Militia Barracks
Duke's Avenue	Chiswick Library, 1
Ellesmere Road	40-42
Heathfield Terrace	Former Army & Navy Depository Building
Sutton Lane North	Arlington Park House
Sutton Lane North	Arlington Park Mansions

Local open space

Chiswick High Road Turnham Green West and East of Town Hall Avenue

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

1-15 CHISWICK TERRACE, ACTON LANE W4 5LY

7-53 (ODD) ALWYN AVENUE W4 4PA

4-62 (EVEN) ALWYN AVENUE W4 4PB

2-34 (EVEN) ARLINGTON GARDENS W4 4EY

1-49 (ODD) ARLINGTON GARDENS W4 4EZ

THE LAMB BREWERY, 9 BARLEY MOW PASSAGE W4 4PH

BARLEY MOW CENTRE, 10 BARLEY MOW PASSAGE W4 4PD

VOYSEY HOUSE, BARLEY MOW PASSAGE W4 4NP

56-76 (EVEN) BARROWGATE ROAD W4 4QU

78-136 (EVEN) BARROWGATE ROAD W4 4QP

45-63B (ODD) BARROWGATE ROAD W4 4QT

65-81 (ODD) BARROWGATE ROAD W4 4QS

83 & 85 BARROWGATE ROAD W4 5RG

87-105 (ODD) BARROWGATE ROAD W4 4QS

BARROWGATE HOUSE, BARROWGATE ROAD W4 4QR

2A BELMONT ROAD W4 5BQ

2B BELMONT ROAD W4 5UH

WEST FOUR APARTMENTS, BELMONT ROAD W4 5UL

1 & 2 BOURNE PLACE W4 2EL

CHISWICK MEMORIAL CLUB, BOURNE PLACE W4 2EL

239-277 (ODD) CHISWICK HIGH ROAD W4 4PU

279 CHISWICK HIGH ROAD W4 4PY

281A-303 (ODD) CHISWICK HIGH ROAD W4 4HH

281 CHISWICK HIGH ROAD W4 4HJ

EATON GREEN APARTMENTS, 334 CHISWICK HIGH ROAD W4 5TA

FLATS 1-9 EATON GREEN APARTMENTS, 334 CHISWICK HIGH ROAD W4 5FU

336 CHISWICK HIGH ROAD W4 5TL

314-372 (EVEN) CHISWICK HIGH ROAD W4 5TA

THE GREEN APARTMENTS, 374A CHISWICK HIGH ROAD W4 5TA

376-396 (EVEN) CHISWICK HIGH ROAD W4 5TF

398-400 CHISWICK HIGH ROAD W4 4AN

414 CHISWICK HIGH ROAD W4 5TW

402-430 (EVEN) CHISWICK HIGH ROAD W4 5TF

THE OLD PACK HORSE, 434 CHISWICK HIGH ROAD W4 5TF

440-496 (EVEN) CHISWICK HIGH ROAD W4 5TT

79 CHISWICK ROAD W4 5RE

CHISWICK PIAZZA, 2 DEVONHURST PLACE W4 4JP

THE GATEHOUSE, 2 DEVONHURST PLACE W4 4JD

4 DEVONHURST PLACE W4 4JB

CHISWICK PIAZZA, 4 DEVONHURST PLACE W4 4JD

5 DEVONHURST PLACE W4 4JD

CHISWICK PIAZZA, 8 DEVONHURST PLACE W4 4JP

1-6 WELLINGTON PLACE, DOLMAN ROAD W4 5PS
 4 DOLMAN ROAD W4 5UY
 12 DOLMAN ROAD W4 5UY
 20 DOLMAN ROAD W4 5UY

14 DUKE ROAD W4 2DD

CHISWICK LIBRARY, 1 DUKES AVENUE W4 2AB
 5-47 (ODD) DUKES AVENUE W4 2AA
 49-53 (ODD) DUKES AVENUE W4 2AG
 73-83 (ODD) DUKES AVENUE W4 2AQ
 6-52 (EVEN) DUKES AVENUE W4 2AE
 54-100 (EVEN) DUKES AVENUE W4 2AF

1-3 PARK CLOSE, ELLESMERE ROAD W4 4QG
 2-8 (EVEN) ELLESMERE ROAD W4 4QQ
 20-42 (EVEN) ELLESMERE ROAD W4 4QH
 ELLESMERE COURT, ELLESMERE ROAD W4 4QJ
 GARTH COURT, ELLESMERE ROAD W4 4QL

4 ESSEX PLACE W4 5UT
 8 ESSEX PLACE W4 5UT

1 ESSEX PLACE SQUARE W4 5UJ
 STALLS, ESSEX PLACE SQUARE W4 5UT

1-36 FOSTER ROAD W4 4NY

1-7 (ODD) GARTH ROAD W4 4QN

1-41 (ODD) HADLEY GARDENS W4 4NU
 2-28 (EVEN) HADLEY GARDENS W4 4NX

WINDSOR HOUSE, HEATHFIELD GARDENS W4 4JT
 CHISWICK FIRE STATION, 2-4 HEATHFIELD GARDENS W4 4JY

1 HEATHFIELD TERRACE W4 4AW
 1-25 HEATHFIELD COURT, HEATHFIELD TERRACE W4 4LP
 26-55 HEATHFIELD COURT, HEATHFIELD TERRACE W4 4LR
 56-75 HEATHFIELD COURT, HEATHFIELD TERRACE W4 4LS
 2-26 HEATHFIELD TERRACE W4 4JE
 DEVONHURST PLACE, 9 HEATHFIELD TERRACE W4 4JB
 PROSPECT HOUSE, HEATHFIELD TERRACE W4 4JE
 CHISWICK TOWN HALL, HEATHFIELD TERRACE W4 4JN
 SANDOWN HOUSE, HEATHFIELD TERRACE W4 4JP
 LINGFIELD HOUSE, HEATHFIELD TERRACE W4 4JR
 GOODWOOD HOUSE, HEATHFIELD TERRACE W4 4JW

WEDGWOOD VILLAS, HORTICULTURAL PLACE W4 4DF
 1-6 CASTLE ROW, HORTICULTURAL PLACE W4 4JQ
 5 CASTLE ROW, HORTICULTURAL PLACE W4 4JZ
 ASHBURNHAM HOUSE, HORTICULTURAL PLACE W4 4JQ

5-29 MARLBOROUGH ROAD W4 4EU

1-7 PARK ROAD NORTH W4 4QE
ADELPHI COURT, PARK ROAD NORTH W4 4QF

3 PROSPECT PLACE W4 4JE

1-14 SHARON ROAD W4 4PD

1-3 WATCHFIELD COURT, SUTTON COURT ROAD W4 4NA
4-76 WATCHFIELD COURT, SUTTON COURT ROAD W4 4NB
77-116 WATCHFIELD COURT, SUTTON COURT ROAD W4 4ND
117-174 WATCHFIELD COURT, SUTTON COURT ROAD W4 4NE
1 SUTTON COURT ROAD CHISWICK, W4 4NF
AUTUMN RISE, 14A SUTTON COURT ROAD W4 4NG
12-22 (EVEN) SUTTON COURT ROAD W4 4NG
24-34 (EVEN) SUTTON COURT ROAD W4 4NH
38-44 (EVEN) SUTTON COURT ROAD W4 4NJ
ST MARGARET'S HOUSE, 50-52 SUTTON COURT ROAD W4 4NL
46-52 (EVEN) SUTTON COURT ROAD W4 4NL
26 SUTTON COURT ROAD W4 4NN
ASCOT HOUSE, SUTTON COURT ROAD W4 4NA
AINTREE LODGE, WATCHFIELD COURT, SUTTON COURT ROAD W4 4JS

FROMOWS CORNER, SUTTON LANE NORTH W4 4HA
ARLINGTON COTTAGES, SUTTON LANE NORTH CHISWICK, W4 4HB
ARLINGTON PARK HOUSE, SUTTON LANE NORTH W4 4HD
CHURCH VIEW HOUSE, SUTTON LANE NORTH W4 4HD
ARLINGTON PARK MANSIONS, SUTTON LANE NORTH W4 4HE
ATHGARVAN HOUSE, SUTTON LANE NORTH W4 4HF
ELLERSLIE HOUSE, SUTTON LANE NORTH W4 4HF
CROSSLEY HOUSE, SUTTON LANE NORTH W4 4HF
KENDALL VILLA, SUTTON LANE NORTH W4 4HF
LANE HOUSE, SUTTON LANE NORTH W4 4HF
MICHAELMAS HOUSE, SUTTON LANE NORTH W4 4HF
STANLEY VILLAS, SUTTON LANE NORTH W4 4HF
WINCHCOMBE HOUSE, SUTTON LANE NORTH W4 4HF
BEAUMONT COURT, SUTTON LANE NORTH W4 4LE

CHRIST CHURCH, TOWN HALL AVENUE W4 5DT

BRYHER HOUSE, WALPOLE GARDENS W4 4HG
2-22 WALPOLE GARDENS CHISWICK, W4 4HG

2-40 (EVEN) WAVENDON AVENUE W4 4NR
42-100 (EVEN) WAVENDON AVENUE W4 4NS
1-25 (ODD) WAVENDON AVENUE W4 4NP
27-89 (ODD) WAVENDON AVENUE W4 4NT

1 WELLESLEY ROAD W4 4BJ
BELGRAVE COURT, WELLESLEY ROAD W4 4LG
BEVERLEY COURT, WELLESLEY ROAD W4 4LQ

Appendix 4: Further reading, information and websites

London Borough of Hounslow – contact details

London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

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

Website: www.hounslow.gov.uk

London Borough of Hounslow – useful contacts

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 Lampton Greenspace 360 via 020 8583 2000

London Borough of Hounslow Local Plan and design guidance:

London Borough of Hounslow Local Plan (2015)

London Borough of Hounslow Urban Context and Character Study (2014) for Chiswick

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on Chiswick & Turnham Green:

Battlefields Trust: Brentford and Turnham Green Battlefield Trails:
<http://www.battlefieldstrust.com/brentfordandturnhamgreen/index.htm>

Chiswick History; Clegg, Gillian:
<http://www.doricdesign.com/Chiswickhistory/ch2013/pages/010%20home.html>

Chiswick Past; Clegg, Gillian (1995)

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

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

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

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/>

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Current photos: London Borough of Hounslow