



WOODLANDS GROVE

Conservation Area Appraisal

January 2021



London Borough
of Hounslow

Foreword

I am pleased to present the Woodlands Grove Conservation Area Appraisal. The Woodlands Grove area is an important part of Isleworth 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 Woodlands Grove 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 line for the surname.

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

Executive Summary

Presented here is the Woodlands Grove 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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2 Woodlands Road

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19 & 17 Woodlands Grove

The Woodlands Tavern

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 Woodlands Grove Conservation Area was designated on 2 November 1999 and has not been altered or extended since. There is one locally listed building but no additional protection to the area.

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 Woodlands Grove 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, together with sections on the condition of the conservation area, recommendations for further designation and future development in Isleworth. 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 Woodlands Grove Conservation Area, in the neighbourhood of Woodlands, is located in the Isleworth district in the central part of the borough. Isleworth is bounded by Brentford to the northeast, Osterley & Spring Grove to the north, Hounslow to the west and Twickenham and St Margaret's to the south. To the east, across the River Thames lie Richmond and Kew. The area is relatively flat with a gradual slope downwards towards the Thames foreshore and open parkland of Syon Estate. In addition to the River Thames, Isleworth has two rivers that pass through the urban fabric and enliven its character, the River Crane and the Duke of Northumberland's River.

1.3.2 Aside from the Syon Estate, Isleworth is predominantly residential in land use and may be classified as mostly late nineteenth century to interwar twentieth century outer suburban.

1.3.3 Isleworth is somewhat isolated from London's principal east-west public transport corridors. Trains from London Waterloo stop at Isleworth Station en route to Hounslow, offering reasonable accessibility. Osterley and Hounslow East underground stations, are both a considerable walking distance away.

1.3.4 The urban environment is mostly of very high quality with well-proportioned, narrow residential streets and a fairly even distribution of local centres and open spaces. The ancient London Road functions sporadically as a high street.

1.3.5 Though the Isleworth area is historically associated with orchards and market gardens, it has a well preserved, compact, historic urban core, with a fine and varied collection of buildings dating from the fourteenth century to the twenty first century.

Special Interest

1.3.6 The roughly triangular Woodlands Grove Conservation Area comprises the two streets of the mid-nineteenth century Woodlands Estate, and is named after one of them.

1.3.7 The special architectural and historic interest of the conservation area lies in the Woodlands Estate's status as one of the earliest of the borough's 'railway suburbs'. It is the best preserved of speculative developments that sprang up soon after the opening of the Richmond to Windsor Railway's Hounslow loop line from Barnes to Feltham in 1849. The original 1850 layout of the estate, its streets and its building plots are still recognisable. The historic buildings in the area illustrate the full range of architectural styles prevalent in the mid-nineteenth century for the middle class speculative house, ranging from examples of the classical late Georgian Regency style, Neo-Tudor and Italian Renaissance.

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 Country Planning Act 1990 (as amended) except those which are dead or dangerous. Anyone proposing to carry out works to a tree in a conservation area must give six weeks' notice of their intention to do so before works begin. This needs to be done by completing the relevant form at www.hounslow.gov.uk

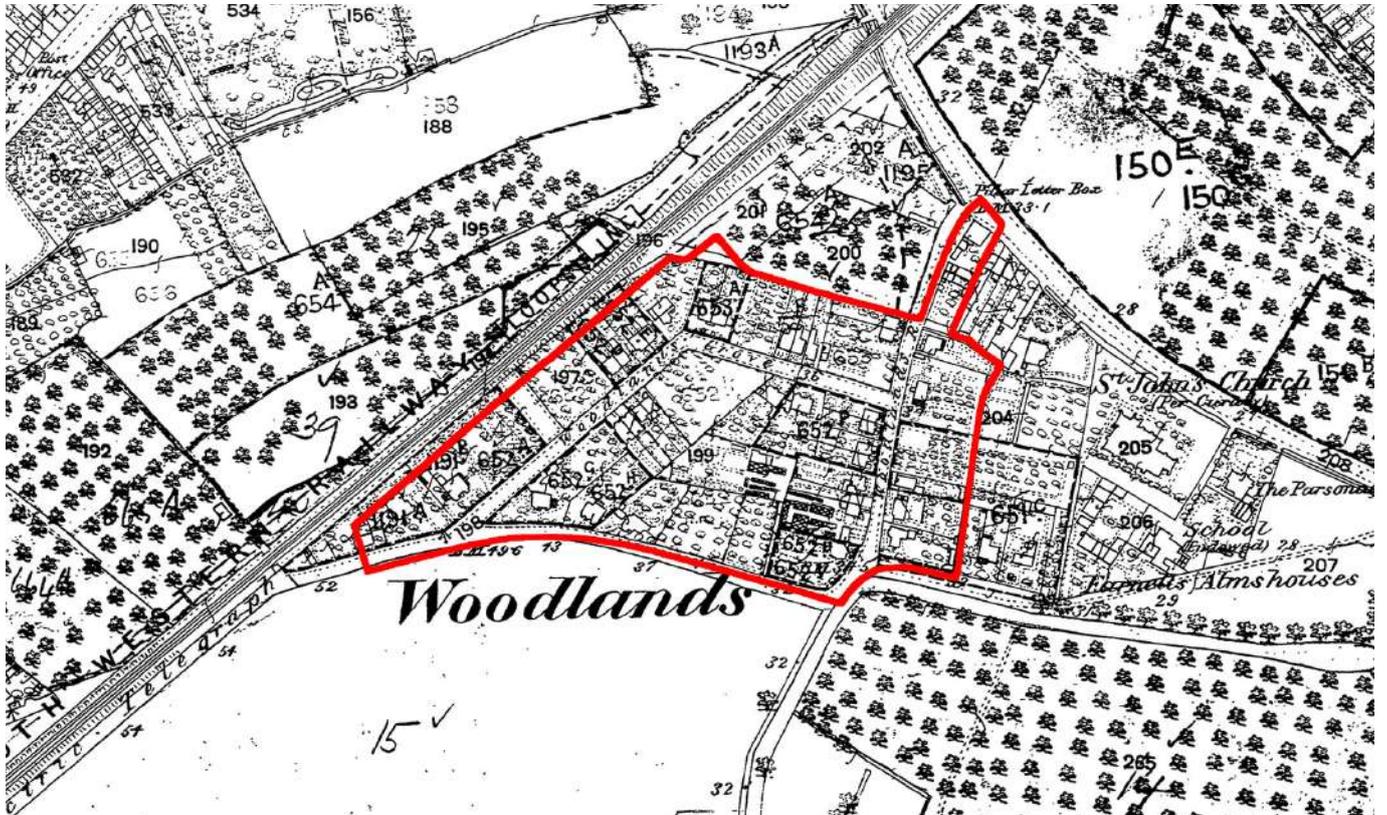
2.4.4 For information on Permitted Development Rights, refer to the Planning Portal (<https://www.planningportal.co.uk>), which is the national home of planning and building regulations information and the national planning application service.

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

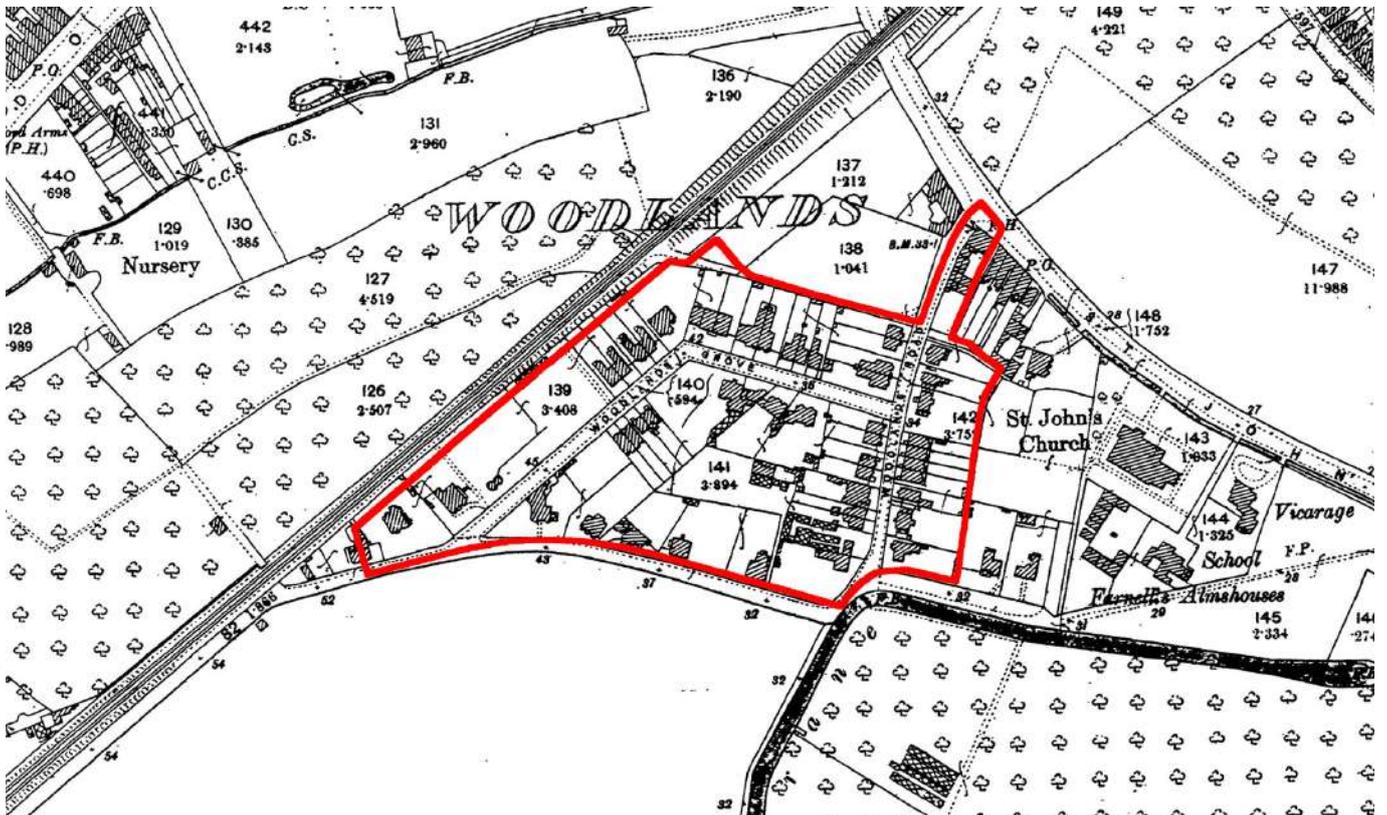
3 Historic development of the area

3.1 Historic maps

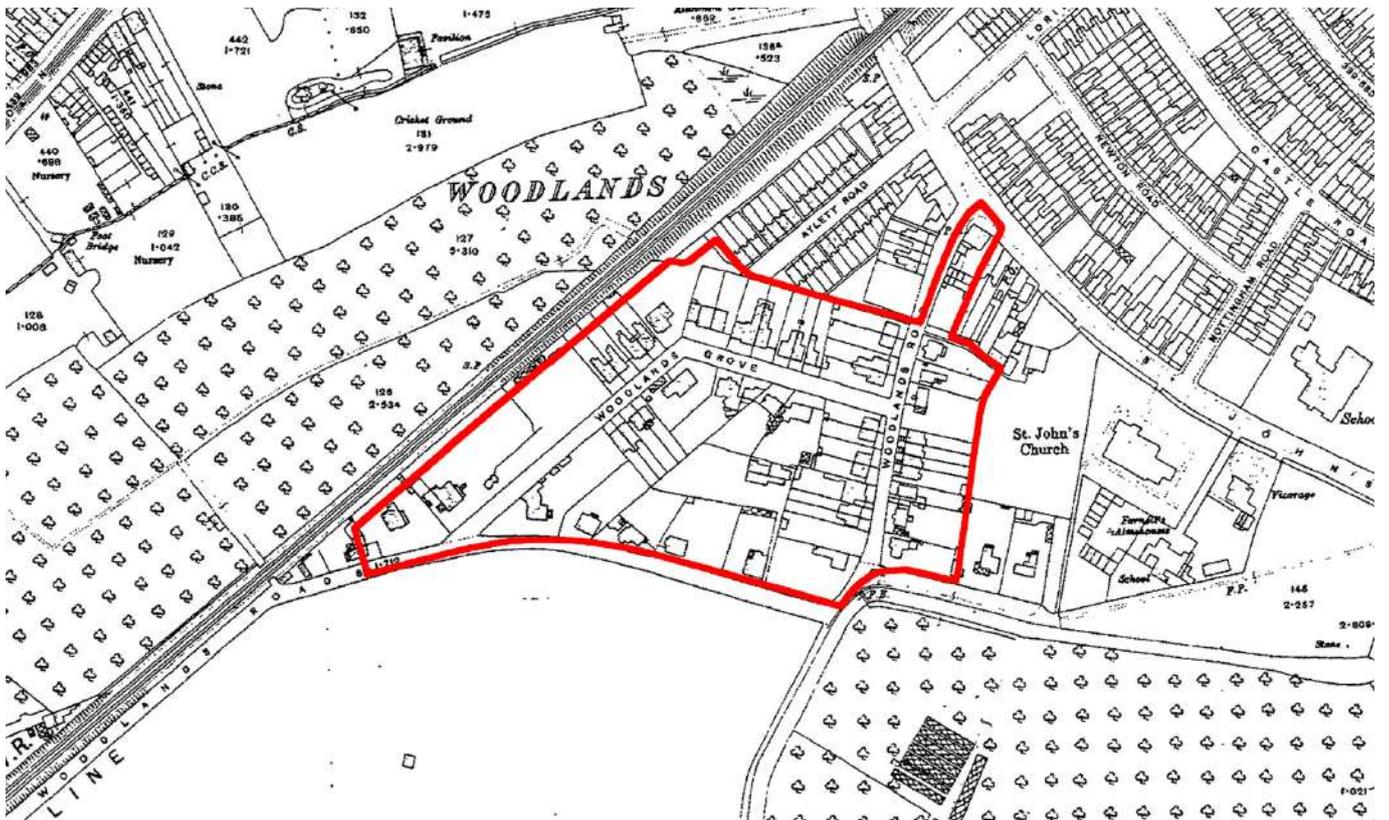
3.1.1 The following maps show how the Woodlands Grove area developed. The conservation area boundary has been superimposed onto the maps to show the area that is being discussed.



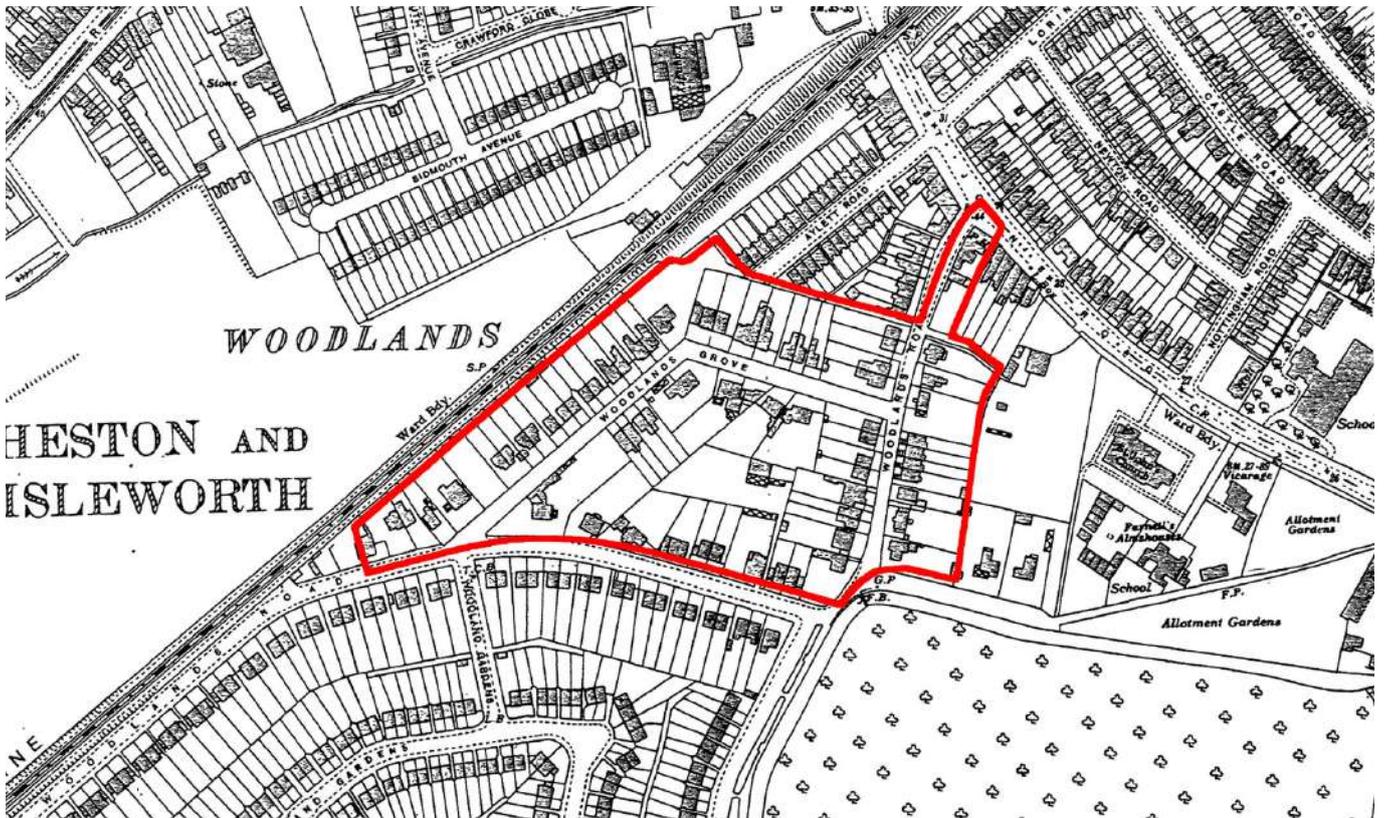
1865 Source: Ordnance Survey County Series



1894 Source: Ordnance Survey County Series



1913 Source: Ordnance Survey County Series



1934 Source: Ordnance Survey County Series



1965 Source: Ordnance Survey Plan



1980 Source: Ordnance Survey Plan

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

3.2.1 The Woodlands locality originally formed part of the common land between the parishes of Isleworth and Heston that was used for grazing sheep and cattle. It was crossed in an east-west direction by the London to Bath turnpike road, now called London Road, which was joined by a road from the southeast, the Isleworth Road (now St John's Road). In 1818, when an Act of Parliament was passed for the subdivision and allocation of the common land in the parish, the major beneficiary was a Mrs Frances Goodenough, who secured four plots totalling 11 acres (4.5 ha). In 1818 the land was cultivated as market gardens and there were no buildings.

3.2.2 The opening of the Richmond to Windsor Railway's Hounslow loop line from Barnes to Feltham in on 22 August 1849, with the Isleworth station on London Road, provided the impetus for speculative development of the land for middle class housing. This development took the form of the Woodlands Estate, 1850, to the south of the station: and to the north, the Spring Grove Estate (Spring Grove Conservation Area), 1852.

3.2.3 Mrs Goodenough was the first landowner to profit from the coming of the railway with the sale of a plot of land on the corner of Woodlands Road and St John's Road for the construction of The Railway Inn (now called The Woodlands Tavern) in 1849-50. The second building to be constructed on the new estate was number 41 Woodlands Road in the early 1850s, as were numbers 69 Woodlands Road and number 1 Woodlands Grove. The station's proximity was one of the attractions used in the marketing of the estate. The boom period for the construction of houses on the estate was 1857-1863. The catalyst was provided by the construction, on the adjoining parcel of land to the east given by The Duke of Northumberland, of St John's Church (Grade II) in 1855, a parsonage (Grade II) 1856, almshouses (Grade II), 1857 and a school (Grade II) in 1859, essential building provision for an emerging suburb.

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 a small residential area off the south side of St John's Road, Isleworth, between the Hounslow Loop railway line and the Duke of Northumberland's River, consisting mostly of a mix of mid-to-late nineteenth century and interwar twentieth century houses. The conservation area's surroundings comprise:

4.1.2 To the north and west, across the railway line, Thornbury Park, and beyond, London Road and Spring Grove.

4.1.3 To the east, a primarily early twentieth century residential area laid out on and off the two long, curving streets of St John's Road and Linkfield Road, connecting London Road and Twickenham Road.

4.1.4 To the south, two large inter- and early postwar residential estates of two storey houses.

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

4.2 The character of the conservation area



Woodlands Grove Conservation Area

4.2.1 Though the Woodlands Estate cannot boast the architectural distinction of estates such as Bedford Park, its local architectural significance lies in the comprehensiveness of the styles it embraces, for nowhere else in the borough is there so complete a spectrum of mid-Victorian middle-class tastes. It has local importance as one of the earliest railway suburbs in the borough. The 1930s saw sympathetic additions to the southwest corner of the area, including the maisonettes of Kelvin Court. Although the 1960s redevelopment of the central area as flats does not contribute to the character, it does not compromise the overall integrity of the estate's layout.

4.2.2 Much of the conservation area's character lies in the details of the individual buildings, described below.

Woodlands Grove

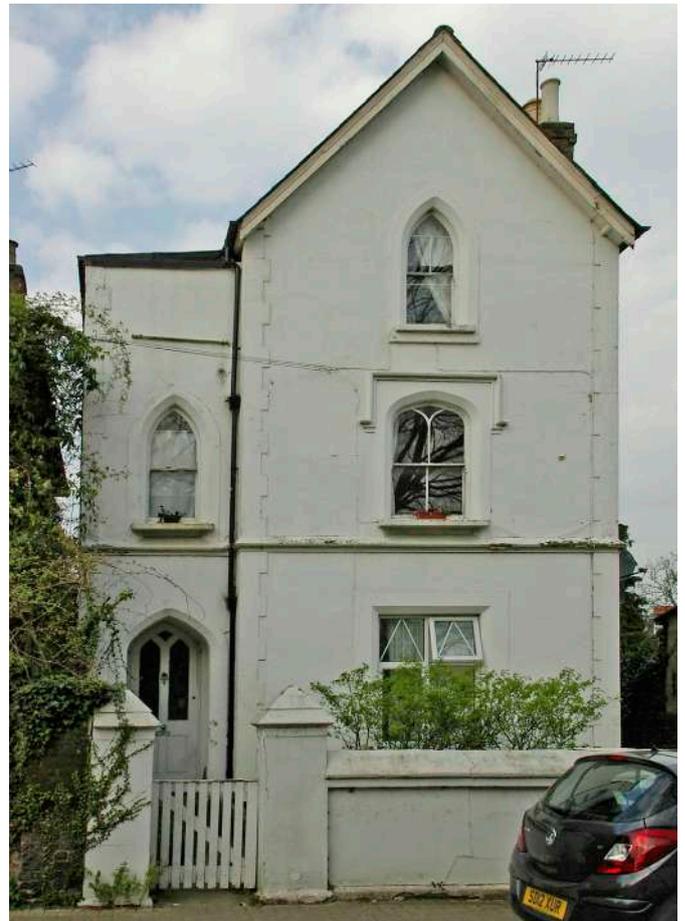
4.2.3 Numbers 1-23 (odd) & 10-16 (even) Woodlands Grove form one of the two outstanding groups of historic buildings within the conservation area, illustrating the full range of styles prevalent in the mid-nineteenth century for middle-class speculative housing.

4.2.4 Locally listed Number 1 is one of the earliest houses to be built on the estate. Exceptionally well-detailed and a rarity in the borough, it is a tall and narrow three storey gabled house faced in stucco with Neo-Tudor detailing and original boundary wall.

4.2.5 Numbers 3-9 (odd) display all the features of mid-nineteenth century domestic architecture, illustrating the richness of the Italian Renaissance style of architecture. These two pairs of three-storey houses were later introductions to the Estate, not being built until 1866-8. They are grand and have especially detailed stucco trimmings.

4.2.6 Numbers 11 & 13 are an interesting pair of semi-detached houses built in the late 1850s. They are two-storey raised up on a basement to enhance their impact on the streetscape.

4.2.7 Number 15 is a detached house of the mid 1850s in the Neo-Tudor style, brick faced with minimal plaster trimmings. There are well-executed mock Tudor details including a four-centred arch to the porch.



Locally listed 1 Woodlands Grove



15 Woodlands Grove



Kelvin Court, Woodlands Grove

4.2.8 Numbers 17-23 (odd) are three-storey semi-detached pairs of houses, built in the mid to late 1850s. They have a late Georgian character in a stripped classical style with finely gauged brick arches. They also have Italianate touches with broad overhanging eaves. They also retain their elegant porches and original boundary walls. Numbers 21 and 23 are a little later and not as well-detailed.

4.2.9 Numbers 10 & 12 are a fine pair of houses built in the late 1850s. They are raised up on their basements to enhance their impact in the streetscape. They are Italianate in style with massive plaster entrance porches and stucco trimmings.

4.2.10 Numbers 14 & 16 are a pair of early 1860s villas; strongly Italianate in style, with a U-shaped plan and adjoining halls and flanking cross wings. They are two storey with semi-basements and are stucco faced. Enriched stucco-work forms the quoins.

4.2.11 Hawkfield Court is a three-storey development of 30 flats built in 1965, and is simply detailed in red brick. The linked blocks provide a strong sense of enclosure to the south side of Woodlands Grove, as do the trees, which were part of the gardens of the villas formerly on this site.

Woodlands Road

4.2.12 Numbers 2-16 (even) and 17-37 (odd) & 41 Woodlands Road form an outstanding group of historic buildings, illustrating the full range of domestic architecture prevalent for the middle class speculative house. They are well detailed with stucco dressings, bracketed windows and mouldings to windows.

4.2.13 Number 2 is a detached two storey house built in the early 1860s in the Italianate style, brick faced with stucco mouldings and a bold classical entrance porch.

4.2.14 Number 4 is a detached two-storey house built in the late 1860s and one of the plainest in design, with decoration restricted to the porch.



17 & 19 Woodlands Grove



21 & 23 Woodlands Grove



10 & 12 Woodlands Grove



14 & 16 Woodlands Grove



Hawkfield Court, Woodlands Grove

4.2.15 Number 6 is another Italianate detached house built in the late 1850s, of two storeys raised on a semi-basement. It has rich stucco dressings to the classical entrance porch and wide overhanging eaves.

4.2.16 Numbers 8-14 (even) is the only terrace of houses on the Woodlands Estate, and dates from the late 1860s. It is of three storeys raised up on a tall basement, in a confusing amalgam of styles, but mostly Italianate with a shallow pitched roof. The gabled dormers make this an interesting piece of Victorian architecture.

4.2.17 Number 16 is an attractive detached house built in the early 1860s in the Italianate style with exceptionally rich stucco mouldings, a classical pilastered treatment to the ground floor.

4.2.18 Numbers 17 & 19 is a pair of semi-detached houses built in the early 1850s, with two-storey moulded stucco dressings to the first floor windows.

4.2.19 Numbers 21 & 23 are a show-piece of mid 1860s domestic architecture and amongst the most charming houses within the estate. Two-storeys in height, they are a pair of houses in the Italianate style, with a characteristic low pitched slate roof with wide overhanging eaves. The pair has rich stucco dressings including linked porches, a bracketed cornice and bay windows. The chimney at number 23 is unusual as it tapers upwards.

4.2.20 Numbers 25-31 (odd) are two pairs of semi-detached houses in a restrained design, a richness is provided by their elegant classical plaster doorcases.

4.2.21 Number 33 is a mid-1850s Neo-Tudor building of two storeys with characteristic gables to the front.

4.2.22 Numbers 35 & 37 are a two-storey pair of semi-detached houses built in the late 1850s. They are in a restrained design, with unadorned first floor windows.



2 Woodlands Road



8-14 Woodlands Road



19 & 17 Woodlands Road



23 & 21 Woodlands Road



33 Woodlands Road

4.2.23 Number 41 is an important building within the estate and may be the first house to be built, in 1850. It is old fashioned in style for the mid-nineteenth century and could pass for an early 1840s house because of its late Regency style. It is of two-storey with a tall parapet wall concealing the roof; the only architectural decoration is the Tuscan porch. The tented canopy roof to the ground floor bay window is typical of the Regency period. A 150-year-old tree in the garden frames the vista along Woodlands Road.

4.2.24 Number 55 is a detached house built in the early 1850s and extended to the west in 1929. It comprises two storeys raised on a tall basement, of elegant proportions, with a central classical plaster porch and further stuccoed mouldings.

4.2.25 Faced in white render, Bedfont Lodge was originally a purpose built block of six flats over two floors built in 1937. Another storey of three flats was added following the granting of planning permission in 2006, when a clock was also installed fronting the new floor.

4.2.26 Number 59 is a detached house built in the early 1860s, of two storeys raised up on a basement. It has an unusual design with a standard classical plaster entrance porch.

4.2.27 Numbers 65 & 67 were originally an early 1860s detached house in the Italianate style, subdivided into two houses and extended in the 1920s. It has a characteristic, low-pitched roof.

4.2.28 Number 69 is one of earliest buildings on the estate, built in 1850, and one of four houses in the Neo-Tudor style. It is rendered with Tudor details with an arch to the entrance doorway and plaster hood moulds.

4.2.29 The Woodlands Tavern was the first building to be constructed on the estate following the arrival of the railway. A purpose-built public house in the late Georgian style, it has many good original decorative features. It forms a landmark along St John's Road and announces the entrance to the Woodlands Estate.



Bedfont Lodge, Woodlands Road



The Woodlands Tavern, corner of Woodlands Road and St John's Road



59 Woodlands Road



67 & 65 Woodlands Road



69 Woodlands Road

5 Recent/new developments and their impact

5.1 The built-up nature of the conservation area has meant that there is very little scope for development beyond the refurbishment, renovation and extension of existing buildings and improvements to public realm.

5.2 The only exception to the above is a sensitively designed single house development to the rear of 15 Woodlands Grove.



House to rear of 15 Woodlands Grove

6.1 The key views in the conservation area consist of the street-enclosed and tree-lined vistas along the streets of Woodlands Grove and Woodlands Road.

6.2 Lesser views are the glimpses of St John' Church between the houses on the east side of Woodlands Road.

6.3 The only focal point of the conservation area is the Woodlands Tavern public house, on the corner of Woodlands Road and St John's Road



View northeast along Woodlands Grove, terminated by 11 & 13



View south along Woodlands Road towards Duke of Northumberland's River



View west along Woodlands Grove



Glimpse of St John' Church between 6 and 6A Woodlands Road

7 Open spaces and trees

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

7.2 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.

7.3 There are few street trees in the conservation area, though those in the front gardens of 7-15 Woodlands Grove and those in the grounds of Hawkfield Court create a notable avenue effect.

7.4 The area supports squirrels and foxes and a range of birds including jays, wrens, blackbirds, robins, tits and finches.

7.5 To the southeast are the Duke of Northumberland's River, an artificial watercourse, and a small open space which, although outside the conservation area, contribute to its overall setting.



Mature trees, Woodlands Grove



Duke of Northumberland's River, Woodlands Road

8 Condition of the conservation area, maintenance and alterations

- 8.1 Whilst the vast majority of the buildings themselves are in good to very good condition, as is common elsewhere some, especially the larger ones, suffer from poor boundary and front space treatments.
- 8.2 The period and type of residential development have resulted in an excess of visually intrusive street parking, though this is restricted on narrow Woodlands Road.
- 8.3 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.
- 8.4 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.
- 8.5 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.
- 8.6 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.
- 8.7 For advice on residential extensions, the current document that should be referred to is: London Borough of Hounslow – Residential Extension Guidelines 2017.
- 8.8 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.

9 Future development in Isleworth

- 9.1 The Woodlands Grove Conservation Area sits some distance away from the main Opportunity Areas in the borough, and it is unlikely to be impacted by the development in Great West Corridor and the West of the Borough.

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

The Woodlands Grove Conservation Area is notable as one of the earliest of the borough's 'railway suburbs'. The scale and character have survived because the buildings have not had obtrusive extensions, and alterations have been kept to a minimum with most front gardens being retained. 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.

10.1 Strengths

- A strong architecturally characterful nineteenth century group of buildings
- Diverse range of Victorian architectural styles
- Street and plot layout, and spacing
- Many of the boundary walls remain
- Mature trees add to the character of the area
- Later twentieth century infill is generally in keeping with the scale of development in the conservation area
- Properties which retain original features, such as doors and windows

10.2 Weaknesses

- Alterations to buildings which form part of the original development, such as the loss of original features
- Satellite dishes could often be less obtrusively positioned

10.3 Opportunities

- Further tree planting
- Maintain the character of the forecourt and boundary treatments
- Authentic detail related to individual properties should be retained
- Any extensions or alterations should be carefully considered to respect the character of the conservation area

10.4 Threats

- For dwellings, due to the value of the area and its properties being high, there is demand for enlargement, especially roof extensions, and redevelopment to further intensify site coverage
- The gaps between buildings make up part of the character and should be considered
- Loss of architectural detailing and original materials.
- Loss of trees and forecourt planting
- Demand for parking and street space following sub-division of properties
- Loss of enclosed front gardens to parking
- Loss of symmetry in semi-detached pairs through alteration

10.5 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.
- Commercial buildings such as shops.

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

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

None

Locally listed buildings

| | |
|-----------------|---|
| Woodlands Grove | 1 |
|-----------------|---|

Local open space

None

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

THE WOODLANDS PUBLIC HOUSE, 29 ST JOHNS ROAD TW7 6NY

1-43 WOODLANDS GROVE TW7 6NS
SUFFOLK LODGE, 45 WOODLANDS GROVE TW7 6NS
10-16 WOODLANDS GROVE TW7 6NS
HAWKFIELD COURT, WOODLANDS GROVE TW7 6NU
KELVIN COURT, WOODLANDS GROVE TW7 6NT

2-20 WOODLANDS ROAD TW7 6NX
RIVERSIDE COURT, WOODLANDS ROAD TW7 6NX
17-41 WOODLANDS ROAD TW7 6NR
43 WOODLANDS ROAD TW7 6JT
45 WOODLANDS ROAD TW7 6JT
JACARANDA COURT, 47 WOODLANDS ROAD TW7 6JS
51 WOODLANDS ROAD TW7 6JT
53 WOODLANDS ROAD TW7 6JT
ST JOHNS LODGE, 55 WOODLANDS ROAD TW7 6JT
BEDFONT LODGE, 57 WOODLANDS ROAD TW7 6JT
59 WOODLANDS ROAD TW7 6JT
63 WOODLANDS ROAD TW7 6JX
ASHGROVE HOUSE, 65-67 WOODLANDS ROAD TW7 6JX
69 WOODLANDS ROAD TW7 6JX

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 Studies (2014) for Isleworth and
Osterley & Spring Grove

London Borough of Hounslow: Shopfront Design Guidelines (2013)

London Borough of Hounslow: Residential Extension Guidelines (2017)

Publications and sources of information on Isleworth & Woodlands Grove:

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

History of Spring Grove: http://sgra-isleworth.org/history_of_spring_grove.html

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: London 3: North West (1991)

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

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

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

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

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

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