

Little Common

Conservation Area Appraisal & Management Strategy



December 2013

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1.1 Introduction to the Conservation Area

1.1.1 Introduction

1.1 Little Common Conservation Area (CA) comprises high quality, often historic architecture. In the core area by the Common (originally manorial wasteland ie common land), cottages developed in a piecemeal fashion in the 17th century. The remnants of these within later remodelled houses probably form the nucleus of today's settlement. But large listed houses set within extensive grounds, their boundaries frequently marked by high walls, are a fundamental characteristic of the area. These developed in the 18th and 19th centuries e.g. Stanmore Hall and Springbok House and remain today albeit subdivided or their use changed. These helped to shape the character of the area further as smaller scale houses developed as accommodation for servants working at these large houses. Additional development within the area relates to the former brewery (Clutterbucks) which brought an industrial element and the need for small workers' houses. Growing traffic along Stanmore Hill once this became a main route between London and the Midlands also increased the number of smaller scale houses.

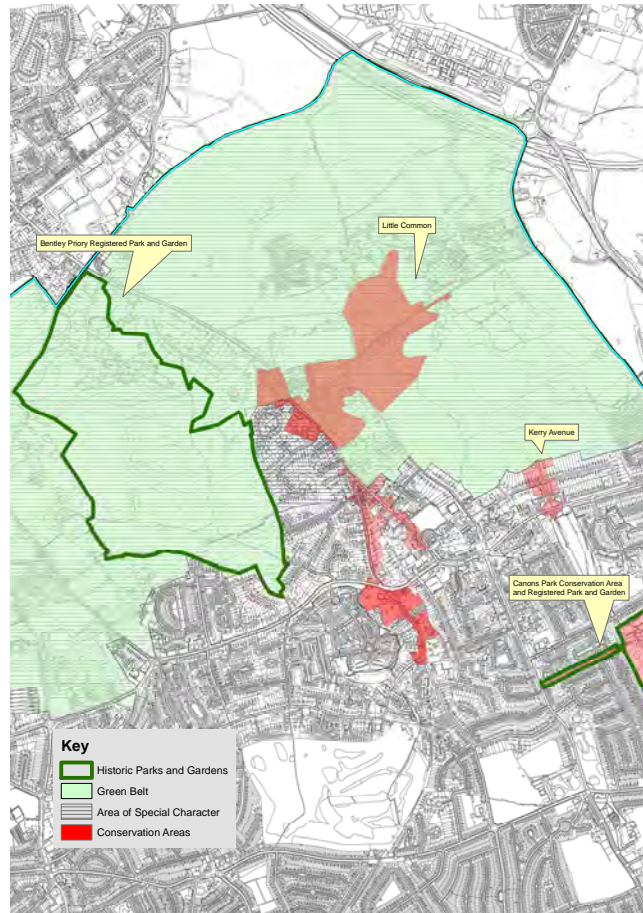
1.2 Whereas the principal road, Stanmore Hill is formed of a medium density of development and is fairly urban, in contrast, the remainder is characterised by lower density development and a more rural and peaceful air. Most CA buildings are set amongst plenty of public and private greenery softening their setting. Notably, the trees and open spaces are an overriding feature as they surround and interact with the attractive groups of buildings, imparting much of the special landscape and qualities of the area. These are largely provided by Stanmore Common, but the special landscape qualities also include picturesque ponds. Significantly, the name of the CA relates to a remnant of greenery that was separated from the main part of Stanmore Common in 1637, as one acre of land on the Common was enclosed to be 'made fit for the use of bowling and so kept'. The Bowling Green is where the playing fields are now.

1.3 The Little Common CA is one of six CAs designated in Stanmore and Edgware. It encompasses the higher section of Stanmore Hill, Little Common itself and parts of Aylmer Drive, Wood Lane, and Warren Lane that radiate out of the settlement.

Little Common Conservation Area includes the following roads:

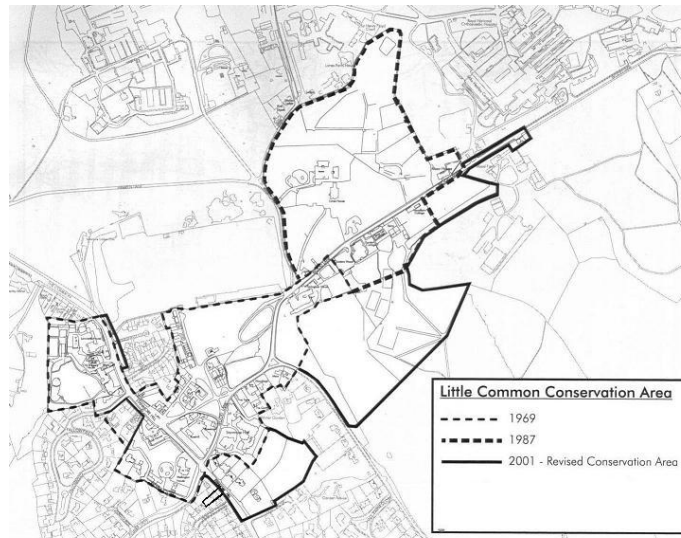
Aylmer Close, Aylmer Drive (in part), Dennis Lane (in part), Fallowfield (in part), Little Common (in part), Stanmore Hill (in part), Park Lane, Warren Lane (in part), Wood Lane (in part)

1.4 Little Common CA is situated in the north-east of the Borough, north of Stanmore Hill CA which includes the southern reaches of Stanmore Hill. Its setting in relation to other CAs, an Area of Special Character, a Historic Park and Garden and Green Belt Land is shown on the following two maps.



Picture 1.1 Little Common CA in relation to other designations © Crown copyright. All rights reserved 100019206, 2010

1.5 Little Common CA was first designated in 1969 and was later extended in 1987 to include more of Wood Lane and again in 2003 to include additional land on Wood Lane, Stanmore Hill and the rest of Stanmore Hall's gardens. On Stanmore Hill the Fallowfield Court and Broomfield House flats were removed, whilst their forecourt and trees are retained within the CA. They may have been included in the CA as they were built on the site of and have the same name as Broomfield, a mid 19th century house designed by James Knowles, which was later demolished. The flats were built in the 1950s and 60s, are not of any special architectural merit and make no positive contribution to the character or appearance of the CA. In the event of their redevelopment, the impact of proposals on the setting of the CA would be a material consideration and would allow for the character and appearance of the CA to be taken into account. The following map shows the past boundaries of the CA from 1969 to 2012. In December 2012 the boundary was changed to amended to omit number 153 and include number 147 Stanmore Hill.



Picture 1.2 Past boundaries of Little Common Conservation area (up to 2012) © Crown copyright. All rights reserved 100019206, 2010

1.1.2 Planning Policy Context

1.6 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which is considered worthy of preservation and enhancement and to make these CAs. A CA is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of these CAs, and to pay due regard to the views of the residents and public in the formulation of guidance and proposals. These principles are reinforced by the National Planning Policy Framework. The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character.

1.7 It was subject to public consultation and in December 2013 superseded the Little Common Conservation Area Appraisal Policy Statement which was adopted October 2003. This document required updating to reflect the area's changes. It carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the Stanmore and Edgware Conservation Areas SPD. It is set within the broader context of CA policy guidance for Harrow contained within the Local Plan. It is also set within the National Planning Policy Framework particularly pages 30-32. It is important to note that: **no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.**

1.1.3 Summary of Special Interest

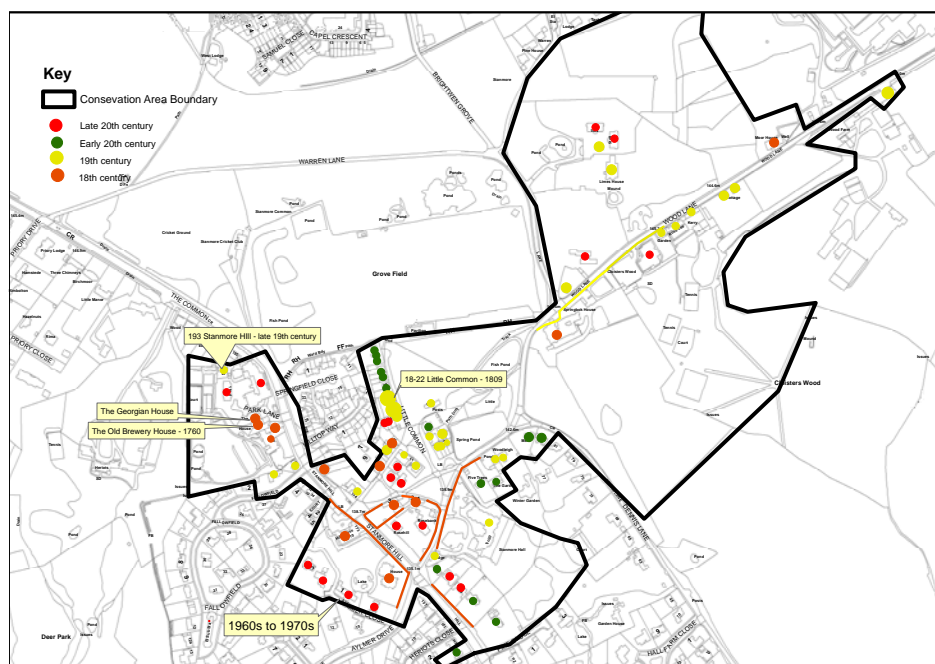
1.8 Little Common CA derives much of its special character from its particular mix of high quality, period properties, a high proportion of which are statutorily and locally listed. There are some very large listed buildings set within extensive grounds, such as Stanmore Hall and Springbok House, as well as smaller scale houses built as accommodation for servants who worked there, and a Georgian former brewery which once brought an industrial element to the area. There is very high quality public and private open spaces and greenery, which lends a special soft, informal and, in some places, semi-rural ambience. The trees and open spaces provided by Stanmore Common and the picturesque ponds, surround and interact with attractive building groups in Little Common, imparting much of the special landscape and CA qualities. Tall walls marking the boundary of historic estates form another overriding attribute, as does the use of high quality traditional materials and the predominantly single family dwelling house use of the buildings which imparts a low intensity character. The interesting histories attached to many of the buildings is significant. Similarly, adding to the area's importance is the range of key views towards landmark buildings, the architectural qualities and across open greenery, sometimes towards London, and the density of development which ranges from low to medium depending on location. It is the delicate balance of the above factors that achieves the area's special character that is both distinctive and attractive

1.9 Despite special interest being formed by these overriding factors, the CA's character varies from one part to another adding interest. The principal road, Stanmore Hill, for example, is more densely built and urban whilst other areas have a more rural, peaceful air.

1.1.4 Short History

• Introduction

1.10 The following paragraphs outline the area's historical development. The next map shows ages of buildings (age shown refers to the earliest known part).



Picture 1.3 Age of Buildings © Crown copyright. All rights reserved 100019206, 2010

- **Early History of the Local Area**

1.11 The name Stanmore, means ‘stony mere’ or pool, and is first mentioned in 793 when the King of Mercia, Offa, granted lands including those in Stanmore, to the Abbey of St Albans. Entries in the Domesday survey refer to manors called Stanmere, owned by Robert Count of Mortain (William the Conqueror’s half brother and landowner) and Stanmera owned by Roger de Rames. The Count of Mortain’s lands later became Great Stanmore whilst Stanmera became Little Stanmore.

1.12 Originally Stanmore was sub-divided into two manors; Great and Little Stanmore. Great Stanmore included the area now within Little Common CA (there was a cluster of houses up the hill by the Common), as well as areas of land now within Stanmore Hill CA and Old Church Lane CA.

1.13 The Domesday Survey records that Stanmore was heavily wooded. The large area of common land at the top of Stanmore Hill was probably denuded of trees by overgrazing and felling oak for timber. By 1754 when Roque published his map of Middlesex, only selected small wooded areas, comprising Pear Wood, Cloisters Wood and the grounds of the Orthopaedic Hospital remained.



Picture 1.4 Roques Map of Middlesex, 1754 showing Stanmore Hill and Little Common © Crown copyright. All rights reserved 100019206, 2010

1.14 After the dissolution of the monasteries in 1536, the manors of Stanmore reverted to the Crown and were sold off the enterprising landowners – Jeffery Chamber took out leases on areas of Great Stanmore. Court Rolls show that by the 1580s, locals had begun to erect houses on the wasteland, which was owned by the Lord of the Manor. These encroachments were frequently

permitted to stay and rarely ordered to be pulled down. It may be that many of these early houses were “squatter’s dwellings”, whereby if a house was erected overnight then the occupants could claim rights to that plot on the common land. These houses were not well built and are unlikely to have survived, but remnants may exist within later remodelled houses in Little Common. A number of cottages built on the Common in the 17th century probably form the nucleus of the settlement seen today.

● **Patterns of Growth - 17th Century**

1.15 In 1637 one acre of land on the Common was enclosed to be ‘made fit for the use of bowling and so kept’. A remnant was thereby separated from the main part of Stanmore Common by the Bowling Green (where the playing fields are now), and this is probably how Little Common got its name.

1.16 The ponds were obviously important in the development of a settlement here. The Spring Pond is named in the Manor Court rolls in July 1776 when two inhabitants were fined for “digging holes in or near the King’s highway upon the Lord’s waste near the Spring Pond to the great damage of the Spring”.

1.17 In 1696 the Manor of Stanmore, which had been held by the Lake family, was passed to James Brydges, Duke of Chandos, through his marriage to Mary Lake. Brydges built himself a mansion at Canons. In 1718 he created a new road to the north of Canons which made Stanmore Hill into a main road. Those travelling from Watford now descended Stanmore Hill before joining the Uxbridge or London Roads. After this re-routing of traffic, settlement increased on Stanmore Hill and around Little Common.

● **Patterns of Growth - 18th Century to Early 20th Century**



Picture 1.5 Historical map - 1864-1894
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Picture 1.6 Historical map - 1896 ©
Crown copyright. All rights reserved
100019206, 2010



Picture 1.7 Historical map - 1913 - 1914
 © Crown copyright. All rights reserved
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Picture 1.8 Historical map - 1932 - 1941
 © Crown copyright. All rights reserved
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1.18 From the 18th century, Stanmore Hill became a major through-route as shown by the establishment of public houses and hotels, such as the Abercorn Arms (within the Stanmore Hill CA). The Vine along Stanmore Hill was built c.1840, but an earlier public house on the site was licensed by 1751 and would have served the passing trade. A tollhouse was also erected close to the Vine but is no longer in place. It was probably one of the new tollhouses erected after several turnpike trusts around London were consolidated into the Metropolis roads in 1826.



Picture 1.9 Illustration of the tollhouse, Stanmore Hill from Hove's "Everyday Book" of 1838

1.19 The creation of a brewery at the top of Stanmore Hill would have been linked to the good communications offered by the road. The former Clutterbucks Brewery comprises extensive 18th and 19th century brewing premises. Thomas Clutterbuck appears in the Great Stanmore court rolls in 1749 and the last lords of the manor were the Clutterbucks, until manorial rights were extinguished in 1935. Again houses for workers would have been required since, with a workforce of 30 in 1851, the brewery was the largest single local employer. Just outside the CA, two brewery ponds on the edge of the cricket ground were formed in the late 19th or early 20th century to supply the brewery. Brewing ceased in the late 1920s but the site continued in an industrial use and still with a large workforce when H Pattison and Co, manufacturers of golf equipment, acquired it. They ran their business there until in 1988 the site was sold off for residential use with the former grain store being demolished and the other buildings converted into flats.

1.20 The large estates in Little Common, such as Stanmore Hall, Hill House and Springbok House have had an important part in shaping the landscape. James Brydges owned or built the Warren House, the Dower House and the Bowling Green House. In 1780 James Forbes purchased part of the estates of the second Duke of Chandos, which included Warren House, Cloisters Wood and the Dower House. After passing through various hands, the Dower House was demolished in about 1850 and the new owner, Matthew John Rhodes set about building what is now the most visually dominant building in Little Common, Stanmore Hall, in its place. Built in 1843 by John Macduff Derick and extended in 1890 by Brightwell Binyon with important internal work by William Morris and Co, Stanmore Hall is a splendid gothic creation set in extensive grounds, and now subdivided into luxury apartments.

1.21 The Warren House, now Springbok House, was also acquired from the Duke of Chandos by Forbes. Warren House was originally a small-scale cottage for the warrener, a person who managed the woodlands, manorial administration, protected rabbits, impounded cattle that strayed onto the Lord's land, charged for wood that was cut down and was a general bailiff. The Warren House however developed into a large rambling house in the 18th century. After Forbes's death in 1815 the house changed hands several times. A plan accompanying a sale in 1842 shows pleasure grounds with a lake and Mr Forbes's octagonal temple, and in between the stable yard and house was a kitchen garden. The main entrance to the house was from Stanmore Hill. By 1827 the house was in the ownership of Sir Robert Smirke, later to be the architect of the British Museum and Kings College, who altered the house considerably, including the addition of the porte cochere. The house is now an Islamic centre.

1.22 Another house that has shaped the layout of later development was Aylwards. It was one of the old head tenements of the manor of Gt. Stanmore and was a yeoman's house in the 16/17th centuries. It had belonged to the Norwoods and was passed to William Boys in 1711. John Boys was the first owner of the adjacent house, Hill House, and it is possible that he built Hill House out of land he had carved off from Aylwards. The house was later owned by two of the important families in Little Common's history; Mr Hollond of Stanmore Hall and in 1888 Peter Clutterbuck of the brewery. Aylwards was demolished some time after 1934 and Aylmer Drive now occupies its former driveway whilst Aylwards Close is on the site of the house and gardens. The boundaries of these estates are frequently marked by high walls, which are one of the most important characteristics of the area.

1.23 Nearly 4 and a half acres of manorial waste, the Spring Pond, reservoir and adjacent ground were granted to the rector and Churchwardens of Great Stanmore in trust for the parishioners in October 1846 "for the purpose of supplying the inhabitants with water". There was a proviso that the land be left unenclosed to allow the neighbouring inhabitants to "dry their clothes and for other such-like purposes as they have heretofore been accustomed to enjoy the same piece of waste". The area was later conveyed from the Rector to the Parish Council in 1914.

1.24 By the end of the 19th century, numbers of livestock on the Common had dwindled and so trees began to grow back. The naturalist and writer, Eliza Brightwen, who lived at the Grove in Little Common wrote in 1904: "in the course of the last 25 years we have exchanged our sweep of furze for a clustering of birch woods" (from "Quiet Hours with Nature"). There was a serious fire on the Common in the 1920s that destroyed much of the woodlands, but these have since returned.

- **Patterns of Growth - 1930s to the Present Day**

1.25 Areas of the extensive grounds to Warren House were sold off to create the Warren House estate. In 1937 most of the grounds including Cloisters Wood were purchased by Harrow Council as Green Belt and public open space thus ensuring that the open, treed nature so essential to the character of this part of Little Common CA would be retained.

1.26 In the 1930s many new houses were developed on the former land of the large estates, for example along Stanmore Hill, and 1930s and later development exists along Aylmer Drive. Aylmer Close contains modern, 1960s architect designed houses, one of which is listed. Many of the new buildings benefit from the landscaping and mature trees associated with the original estates.

1.27 Modern development is situated around much of the edge of the CA, such as Fallowfield Court and Hilltop way. Apart from the blocks of housing on the green by The Vine and approaching Grove Field, there has not been much new modern housing in the core of the conservation area helping to retain its historic integrity.

1.1.5 Archaeology and geology

1.28 Archaeology and geology for this CA is considered in the overarching document entitled, Stanmore and Edgware Conservation Areas Supplementary Planning Document, in consultation with English Heritage.

1.2 The Character of the Conservation Area Today

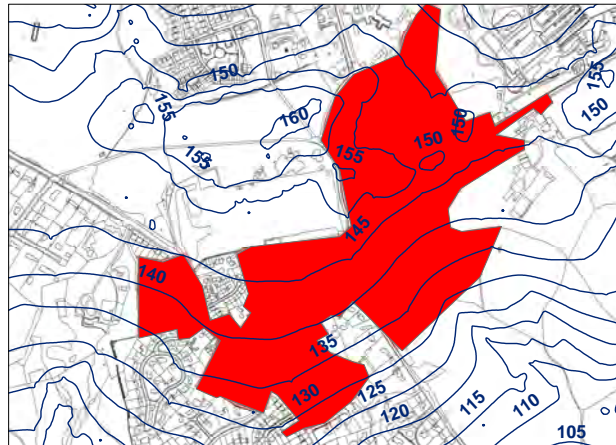
1.2.1 Density of Development, Topography and Plan Form

1.29 There are a small number of areas within this CA where there are relatively medium densities of development, namely along parts of Stanmore Hill and the small areas of terraced cottages on Little Common. Nevertheless, the overriding special character of the CA is that of spacious, semi-rural openness due to the garden spaces of the buildings, and the large areas of public open spaces both within, and in the setting of the CA. This gives the whole area an overall low density of development that is also protected by Green Belt designation. The area's origins as open common land and as parts of larger estates (which means several large buildings sit within large plots e.g. Hill House) helped to shape this special character. The sense of openness also relates to the raised height and sloping topography of the area which gives rise to good long distance views towards the open areas of the CA and beyond, often towards the horizon.

1.30 It is interesting to note though that there is a marked contrast between the density of development on the higher reaches of Stanmore Hill that are within Little Common CA, and those lower parts. Whereas in some lower parts many of the houses front directly onto the street, and are in small tightly knit plots, higher up, within Little Common CA the houses are detached and generally set back from the road, or at a slant away from it and most of the houses have substantial gardens surrounding them. This adds to the sense that there is a low density of development within the area (see 'Townscape Character' section).

1.31 Stanmore Hill runs north to south, rising as you go northwards. It is the principal route of the area with its gradient a fundamental part of its character. Wood Lane runs west to east and is largely flat, although it gently slopes upwards where it runs by Stanmore Hall. Stanmore Hill, Denis Lane and the earlier parts of Wood Lane are characterised by gentle winding nature which adds interest to the streetscene. Another key feature of the plan form of the area are the various

interlinked footpaths and route-ways running from Stanmore Hill to Wood Lane and towards the pond. This creates several triangular pieces of green land between them and adds a permeable, semi-rural feeling to the area.

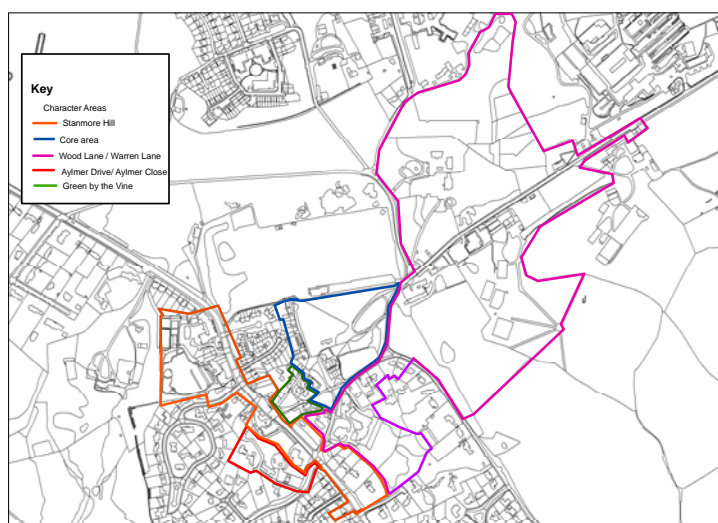


Picture 1.10 Topography © Crown copyright. All rights reserved 100019206, 2010

1.2.2 Townscape Character

• General

1.32 The special character of the CA is set in large part by the particular mix of high quality, historic buildings present in terms of their style, density, size, use, age, history and grouping, which creates attractive and distinctive qualities. This particular mix of buildings, and therefore the special character of each area, varies somewhat within each character area shown on the map below and as outlined in detail below.



Picture 1.11 Little Common Conservation Area Character Areas N.B. There is some overlap between the boundary of character areas © Crown copyright. All rights reserved 100019206, 2010 NB

1.33 Nevertheless, the special character is also set by the significant overriding factor of these buildings' setting – the open spaces and greenery (including The Common, the substantial grounds of large detached buildings and the picturesque ponds) which form an overriding attribute, lending a special semi-rural ambience. Other overriding qualities uniting the area are the tall walls marking the boundary of historic estates, the use of high quality traditional materials and predominantly single family dwelling house use of the buildings which imparts a low intensity, and in some parts, semi-rural character. Another attribute is the range of key views towards landmark buildings, architectural qualities and across open greenery, sometimes towards London and the density of development which ranges from low to medium depending on location. It is the delicate balance of the above factors that achieves the special overall character of the area.

- **Stanmore Hill**

1.34 Compared with the other areas of the Little Common CA, Stanmore Hill is the most urban in character, being more densely built up by the settlement which has historically arisen along this busy wide road as it became the principal route from London to the Midlands in the 18th century. Nevertheless, there is a marked change between these higher reaches of Stanmore Hill and the lower parts. Whereas lower down the Hill outside of this CA, many of the houses front directly onto the street and are in small tightly knit plots, within the CA there are no shops or office units, since this part of Stanmore Hill is almost wholly residential, and the houses are detached and generally set back from the road, or at a slant away from it and most of the houses have substantial gardens surrounding them. This creates a feeling that there is a reasonably medium to low density of development and creates a relatively soft, suburban character.

1.35 In keeping with this character, unlike further down the Hill, glimpses of the buildings are more limited. Hill House for instance is angled away from the street, and although impressive in views, is somewhat detached from the road. Similarly the Rookery is set back from the road behind its high boundary wall and The Clock Tower is set at 90° from the road. One of the converted outbuildings of Hill House has its rear wall directly fronting onto the street giving a strong sense of enclosure, but unlike lower down Stanmore Hill, the buildings turn their backs on the road, rather than having their facades facing onto it. This is probably because lower down the Hill development responded to the trade along the busy road, whereas the large houses at the top turned to focus on their own gardens. Even the more modern buildings, such as the 1930s white rendered and green glazed tiled buildings on Stanmore Hill, are set back behind walls and front gardens.

1.36 Those buildings, which directly face the road, such as The Vine and numbers 154-156, are humbler, vernacular buildings, again therefore maintaining this sense that there is a reasonably low to medium density of development. In the case of the Vine, which derives its income from the passing trade, facing the road has always been important in terms of attracting custom.



Picture 1.12 The Vine

1.37 Despite the low to medium density of development of the area, a sense of enclosure is conveyed by the more or less continuous street frontage provided by high boundary walls, particularly along Stanmore Hill but also along Wood Lane, which are vital to the nature of the townscape. The walls are one of these most important features of Stanmore Hill which is reflected by the fact that many are statutorily listed in their own right, or otherwise are positive unlisted buildings. As they mark the boundaries of former large estates, they add to the historic interest of the area, as is explored more fully within the 'Streetscape' section. Although the buildings on Stanmore Hill are varied, these brick walls help to tie the area together visually and in character which brings a sense of continuity and unity to this character area.

1.38 Although the walls create some sense of enclosure, the streetscape opens up at certain points, either where other roads lead away from Stanmore Hill or onto areas of open space, creating a sense of openness and again adding to the semi-rural character of the area. The small open area by The Vine relates more to the core open area at the centre of Little Common than the main road, but does provide Stanmore Hill with good green space adjacent to the road. There is also an area of grass and trees by the junction of Wood Lane. It is unclear what the use of this piece of land was in the past, but it now provides streetside greenery. Opposite the former brewery the presence of the Common begins to be felt. A scrub hedgerow replaces the buildings and a footpath leads off into the Common past the two ponds created to serve the brewery. This area of open space is extremely important in terms of the setting of the street, giving a sense of rurality to this busy road. The private houses have large, mature trees in their gardens which add to the greenness in the streetscape and also act as focal points for views up and down the hill. Those in Summerhill and Hill House are particularly notable.

1.39 Views, particularly due to an interesting roofscape and the good gradient to the hill and tall trees, are important to the character of Stanmore Hill (see 'key views' section).

- **Aylmer Dive/Aylmer Close**

1.40 Leading down off the hill, is Aylmer Drive which is the former driveway to Aylwards which was a yeoman's house in the 16th and 17th centuries. In contrast to Stanmore Hill, this area has a distinctly quiet and secluded character, partly because it is private road. There is a clear harmony to the area, despite the variety in styles of building, due to the lush landscaping and mature trees which predominate. The dense greenery, together with the tranquil character of the road, creates a soft, suburban semi-rural lane character.



Picture 1.13 Leafy character along Aylmer Drive

1.41 There is a relatively modern character to the area as it contains a small enclave of architect designed, modern housing predominantly commissioned by owners from specific architects. Many of the houses were built in the 1960s and 1970s and employ modern materials and different styles. No. 1 Aylmer Close is listed and is constructed in timber and concrete. Unlike other houses in the area, it is single storey and has a long shape, surrounding a pond in the gardens. No. 3 Aylmer Close is a Brutalist concrete structure of solid form.

1.42 The road has wide grass verges and the houses are informally grouped around the curving layout. The tall trees prevent any distant views, but glimpses into the private gardens, especially those of Hill House, are particularly pleasing. Indeed, the modern housing benefits from the established pleasure grounds of Hill House and the former Aylwards estate as a special setting for these unusual buildings. The old walls of Hill House continue round Wellington House into Aylmer Drive, giving continuity and adding character and a sense of enclosure to the entrance into the road.

- **Green by The Vine**

1.43 This small green is a transitional space between the urban and busy Stanmore Hill and the semi-rural enclave in the heart of Little Common. It is different in character from the linear development along Stanmore Hill and is separated from the main core area of Little Common by the two narrow lanes leading to it and by the height of the modern flatted block which intervenes. Since it is a transitional space to Little Common, the area has a relatively soft and open character as the central area is grassed and has three small trees. Grass verges along the boundary to Summerhill and from the central green curve down to meet the road. This, along with the lack of pavements, begins to impart a semi-rural feeling to the area.

1.44 There is a mixture of styles and materials in the buildings here but chiefly the materials are traditional and vernacular, and buildings are small-scale. The Vine employs yellow/brown bricks and slate whilst Summerhill (3 Little Common) has clay tiles and rendered walls. The buildings are simple in form and style and are grouped attractively around the open space. Although converted, Summerhill retains some of its former barn character in its simple, long form, and this adds to the interest of the area. The modern flats on the Green are quite successful in fitting into the established character of the area. Although taller and clearly modern, they employ brick, of the principal building materials in Little Common, and their asymmetrical roofs create an interesting roofscape. Number 5 Little Common has traditional materials, for example, it uses simple wooden boarded doors and sash windows.

1.45 The green has sense of enclosure as it has the fence to the Vine garden on one side and the barn wall on the other. The modern flats, which are higher than the other development, also help to enclose the space. Again the walls which are important on Stanmore Hill turn the corner into this area, running up to the former barn, Summerhill (3 Little Common), creating an attractive visual link and helping to enclose the green.

- **Core Area**

1.46 The core area of Little Common is comprised of informal groups of buildings around the central open space and surrounded by the Common and the two ponds. It is the openness and the greenery of the place, giving it a rural atmosphere, that is its key characteristic, and makes the area special. The Common weaves in and around this core area. This openness is emphasised by the contrast with the two lanes leading from the green by The Vine, which are narrow and densely built, but open dramatically onto the large open area. Around the Spring Ponds is lush

vegetation and large, mature trees, which adds to the rurality of the area. Within the central area are wide grass verges, often forming banks at the side of the roads. Also, although many of the houses in this core area do not have formal front gardens, the owners plant the edges of the verges which adds visual interest to the grassy areas. The trees, ecology and openness are discussed in greater detail in the Greenery and Open Spaces section.

1.47 A mix of styles and materials are used, but again traditional materials predominate and the buildings are vernacular and small-scale. Red and yellow brick is employed with either slate or tiled roofs. Most of the houses have traditional timber sashes or casements. Another feature of some of the houses is the presence of decorative features such as porches, gauged arches above windows and ornate chimneys or roof detailing.

1.48 The buildings divide into sub-groups. The most picturesque of these is the Spring Pond Cottages and attached former stables. The buildings are constructed in red brick and tile and the stables employ render and decorative timberwork. The stables have an unusual circular structure surrounding their clustered chimneys, and a weather vane on the decorative louvre. The Spring Pond Cottages have a strong vertical emphasis, created by steeply pitched roofs, pronounced chimneys, and decorative white bargeboards. Again the tall clustered chimneys are an attractive feature of the buildings and the decorative ridge tiles and fishscale tiles add interest to the roofscape.

1.49 Opposite, the former laundry and Woodbine Cottage, now number 11, form another small sub-group. Woodbine Cottage is a tall building, also with decorative detailing such as blue diaper-work patterns in the walls, large clustered white rendered chimneys and a projecting bay window at first floor level. The low buildings attached to it, Faircot Cottage, was the laundry to Stanmore Hall but has been altered.



**Picture 1.14 Side of 11
Little Common (Woodbine
Cottage)**



Picture 1.15 Faircot Cottage

1.50 Maytree Cottage and number 13 make an attractive composition of two storey 18th century brick buildings of good quality. Maytree Cottage has finely gauged yellow brick arches over its windows and, in common with the Spring Pond Cottages, an attractive timber porch. Number 13 is set back behind its gardens, but again is an attractive building in traditional materials. There is a row of modern housing set back at the corner of the green, which although clearly of a much later date, also comprises simple two-storey brick buildings which have blended in well with the established streetscene.



Picture 1.16 Maytree Cottage, Little Common

1.51 The terraced buildings leading towards the rugby pitches provide an attractive continuous frontage. They are of a simple style in brick with slate roofs and with gauged arches over the windows. Some of the cottages have retained their timber sash windows. Many now have flat roofed front dormers.

1.52 There are many picturesque views in and around this part of Little Common. There are clear views from the central area of Stanmore Hall, although the modern extension does obscure some views. Another key, and much photographed scene, is that across the Spring Pond to the Spring Pond Cottages. The buildings are reflected in the water and the water, trees, grass and shrubs makes a very attractive, tranquil setting for the buildings. Views across the grass and trees of the Common are also very attractive.

- **Wood Lane/Warren Lane**

1.53 Wood Lane is a long road, with a varied character. Again high walls marking property boundaries are important to the townscape character, bringing a sense of enclosure to the area, but open spaces and thick tree cover also make the road increasingly rural towards Brockley Hill. Warren Lane is included primarily for the Limes, and its intense tree cover.

1.54 The entrance to Wood Lane is dominated by the high walls on either side of the road, on the left the former boundaries to Hill House and on the right, to Stanmore Hall. The lodge to Stanmore Hall is an imposing and landmark structure in a gothic style built in rubble stone with fine ashlar dressings to the windows and quoins. There is a turret and the windows are stone mullions with drip moulds. Next to the Lodge are impressive gates to Stanmore Hall. Rearing lions in stone top the gate piers and on the corners of the piers are little stone faces, heraldic beasts and Tudor roses. The rubble and ashlar stone work continues in high walls along the road. These walls would be rather too imposing if the other side of the road (which fronts onto the core area of the CA) was not so open to the rest of Little Common and the pond. Behind the walls would have been a kitchen garden and farmery and these areas are now occupied by later housing. The walls are the key buildings in the streetscene for the same reasons as those on Stanmore Hill (given above). As on Stanmore Hill, the houses are set well back from the frontage behind the high walls, contributing to the sense that there is a low density of development.

1.55 Attractive walls continue around Springbok House, some with recessed panels to match the main part of the building. The walls are high and front directly onto the pavement, giving a sense of enclosure, but the trees on the other side of the road give some informality to the streetscene. High walls continue along Wood Lane past the former agricultural buildings up to Wood Farm Cottage and are an important part of the character of the road.

1.56 The porte cochere to Springbok House is one of the most notable and landmark buildings on this part of Wood Lane since it is so elaborate, and an unusual structure in its own right. Beyond Springbok House, the buildings are generally smaller, and are often outbuildings or houses associated with the large estates, such as Garden Decorative stonework on pillars to Stanmore Hall Stanmore Hall's Cottage or Moor House. Many of these smaller scale buildings are set directly onto the road, or are close to it, giving a sense of enclosure.



Picture 1.17 Porte Cochere to Springbok House

1.57 At the junction of Wood and Warren Lanes is the lodge to The Limes. Like the lodge to Stanmore Hall, it shows the extent of the former estates and is a fairly ornate, because it would have been the visitors' first impression of the large estate they were about to enter. The Lodge is a small building, and although not as ornate as that to Stanmore Hall, has decorative features such as a clock in its roofslope and unusual clay tiles. The Limes itself, is a large classical building and, although visible from the road, is well set back within its extensive grounds so that only distant glimpses are caught. It is surrounded by a close-boarded fence and mature trees.



Picture 1.18 The Limes, Wood Lane

1.58 Wood Lane and Warren Lane lie within the Common Land and much of the open space is thickly covered with trees. The grounds to Springbok House have tall trees within them, and scrub hedges fringing them, which on the curve of Wood Lane where it meets Dennis Lane, obscure views through to the main house and form an attractive living boundary to the street. Around The Limes and along the northern side of Wood Lane and on Warren Lane this tree cover is so thick that one is almost not aware of the proximity of any buildings.

1.59 On the southern side of Wood Lane the continuous street frontage ceases at Wood Farm Cottage, which is set within open fields. There is a special, very rural feeling to the area despite its proximity to the busy road, particularly given the small-scale and low height of the buildings and the views out over open green land here. This area of land has been sold off and ten houses will be built with the rest of the land becoming an extension of Stanmore Country Park making it accessible green belt. This point is also special in terms of views out of the CA, since long views towards London are afforded from here.

1.60 The Royal National Orthopaedic Hospital is within the setting of the CA having implications for traffic within the area and provides a good, traditional setting with its locally listed buildings and walls.

1.2.3 Activity and Uses Within the Area

1.61 The area is characterised predominantly by single family dwelling houses which helps to create the area's quiet, suburban character. However, given the existence of three former large mansion houses, that is Stanmore Hall, Hill House and Springbok House (formerly Warren House), there are also two mansions that have been converted to apartment blocks and, in the case of Springbok House, a religious centre. Reflecting the area's historical development, which saw Stanmore Hill as a main thoroughfare towards London, there is a slight commercial element to Stanmore Hill: the Vine Public House sits on this road and otherwise, there is an accountants on Stanmore Hill inside the Georgian House and the Old Brewery House. The use of the Old Brewery House as commercial premises is well-established given its former use, which was linked to the importance of Stanmore Hill as a key transport route. Otherwise, the outbuildings to this have been converted to flats and additional new flats and houses have been constructed just west of this in Park Lane. Despite the slight commercial element here, unlike lower down Stanmore Hill there are no shops or office units, since this part of the road is almost entirely residential. This reflects the history of the area which saw the lower parts of the Hill being the main focus for such other uses.

1.62 The Royal National Orthopaedic Hospital is a key use within the setting of the CA on Wood Lane and has implications for traffic along Wood Lane.

1.63 The large areas of public open space are a key feature of the area. These reflect the historical development of the area which saw the pond transferred for public use and enjoyment as early as 1848 and a large portion of the open land in the area being purchased by the Council in 1937 as open public space to retain the open, treed character of the area and to maintain public access.

1.2.4 Key Views and Vistas

1.64 The high quality of architecture of the area, including its listed, locally listed and positive unlisted buildings, provide the source of key views of the area. Certain architectural elements and details often provide a focal point in such views, and are sometimes provided by roofscape elements such as gables and chimney stacks or pots but also porches, gauged brick aches above windows. The continuous frontages provided by the characteristic tall walls which are characteristic of the area provide the source of continuous key views, for example along Stanmore Hill, Warren Lane and Wood Lane.



Picture 1.19 Good roofscape of Spring Pond Cottages



Picture 1.20 Chimney and gable detail of Spring Pond Cottages



Picture 1.21 Interesting porch and door detail



Picture 1.22 View towards tower of Stanmore Hall and tall brick walls, Wood Lane

1.65 Also, the gradient of the land, particularly along Stanmore Hill, provides the source of key views. Along Stanmore Hill this means views up and down the hill and long views out across London can be enjoyed. From points on Stanmore Hill the gradient of the Hill and the roofscape details work together to form good views as, for example, the towers of Stanmore Hall can be seen, and the brewery cupola, white against the skyline, from numerous points along Stanmore Hill providing attractive focal points. The tall trees add interest to the skyline, and those on the Common can be seen from the main road.

1.66 In Aylmer Drive/Aylmer Close the tall trees prevent any distant views but glimpses into the private gardens, especially into that of the established pleasure grounds of Hill House and the rear elevation of this house, are particularly pleasing. From the green by the Vine are good views towards the traditional, small scale buildings that surround it but also further south towards the almost fairy-tale towers of Stanmore Hall. The green itself provides a source of a key view as it provides relief as a key breathing space between the relatively urban Stanmore Hill and the large open space within the core character area by Spring Pond, and helps complement the setting of the surrounding buildings.

1.67 The open spaces and greenery of the CA provide the source of many key views and are particularly important as they provide relief and breathing spaces between buildings and contribute to the overall special, semi-rural character of the area. Within the Core area this is particularly noticeable as there is the central open space and the surrounding Common and the two ponds and this helps to provide picturesque views in and around it. Spring pond is integral to the setting of Spring Pond Cottages and so complements key view towards it. This is a key, and much photographed, scene as outlined in more depth within the Townscape Character section.

1.68 Along Wood Lane and from Stanmore Hill, Stanmore Hall, in particular its lodge, forms the source of key views. Also, further west along Wood Lane, are numerous key long distance views looking south out of the CA towards across extensive open greenery and out over London.

1.2.5 Architectural Qualities

1.69 It is the high quality of the period architecture of the area and the often interesting histories attached to it (as outlined within the 'Short History' section) that impart much of the special significance of the CA. Acting as an important reminder of the historical development of the area, there is an interesting mix in terms of the type and architecture of the buildings as the area includes large mansions set within extensive grounds such as Stanmore Hall and Springbok House and, at the other end of the scale, small cottages which were formerly accommodation for servants working at the big houses. This split is reflected in the architecture, with the smaller buildings having a simple, vernacular cottage and agricultural style, while the larger houses vary from polite to more decorative and ornate, and often by notable architects. The good quality of the architecture is often not just reserved for those elevations facing the street, or visible from a public open space, and so relatively private elevations remain significant.

1.70 There is also some variety to the architectural qualities as originally the land was common land so dwellings developed in a piecemeal fashion and then, in the 18th and 19th centuries the brewery brought an industrial element into Little Common. The increased level of traffic using Stanmore Hill as a route between London and the Midlands prompted additional development in the area. During the last century, some modern housing has been built in the grounds of these large houses, again often by well known architects with a distinctive modern style, such as the listed 1960s house in Aylmer Close and Heriots, off Stanmore Hill.

1.71 The next map highlights those buildings and walls that are listed, locally listed, or otherwise make a positive contribution to the CA's character and those that make a neutral contribution. Please note that this map is not exhaustive.



Picture 1.23 Listed, locally listed, positive unlisted, and neutral buildings
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- **Tall, historic brick walls**

1.72 This is very significant architectural quality of the area since these mark the boundaries of historic estates and are often the original walls. Their height (on occasion over 4 metres) adds to the sense of distinctiveness and presence of these walls, and can bring a sense of enclosure to the streetscene. In recognition of their significance many of these walls are curtilage listed and/or statutory listed in their own right. The walls are usually red brick with Flemish bond. Examples include the walls to Rosebank and Rosehill which are probably a continuation of the walls around the former Hill House land and are very important in terms of the character of the place. They are Grade II listed.



Picture 1.24 Wall to Hill House

- **18th century simple, elegant and classical**

1.73 This varies from the larger and grandeur mansion houses to the smaller, simpler and more Vernacular cottages. They often feature an important element of symmetry.

1.74 Hill House is a key example of the larger and grandeur type as it is an attractive red brick, two storey house with stable outbuildings, now subdivided into flats. A significant element of this building comprises the often original or otherwise historic delicate timber sash windows and doors which remain in tact and unite the building. Also, repair works within the building have revealed some of its original elements. For instance, in the roof void, intricate gold embossed carvings were found and the removal of dry rot in the entrance uncovered a series of elegant 18th century arches.

1.75 On the other side of the road, where Rose Cottage and Summerhill stand, there was the farmyard and outbuildings to Hill House. Summerhill is probably a former barn of this farmyard complex and the parcel of land it stands on was clearly part of Hill House, since the walls round both properties are of the same style, with matching doorways.

1.76 Presenting a similar grand elegance, yet at a smaller scale is The Rookery, a late 17th/early 18th century brick house with stables was originally built for the brewery owner. According to local tradition the owner added a further Georgian drawing room to house pieces purchased from the sale of Canons House, including a carved mantelpiece and mahogany door. There is a white weatherboarded clock tower and cupola that dates from c.1745. The gardens contain lakes and terraces and apparently in the 1970s had a red brick orangery, a full range of greenhouses with vinery and peach trees.



Picture 1.25
Clock tower to
the Rookery

1.77 Adjacent to The Rookery is the Georgian Old Brewery House, dating from c.1760, originally home to the owners or managers of the brewery, which is listed and built of attractive soft red bricks.



Picture 1.26 Old Brewery House

1.78 The brewery buildings have been converted to housing and its granary demolished. Sadly the former industrial character of the buildings has largely been lost as this significance is only now shown by the height and scale of these buildings and by the small paned windows used.

1.79 In the core area, Parsons Cottage, a late 18th century building fronts onto the narrow lane between Stanmore Hill and the cluster of buildings at the heart of Little Common. It was formerly a bakery and has particularly good boarded doors. The cottage is not shown on Henry Sayer's map of 1827, although it does appear on the Tithe Map of 1838 and is listed as belonging to Clutterbuck, the brewer.

1.80 On the other side of this small green is Summerhill (3 Little Common), probably an 18th century former barn to Hill House, which was converted in 1948. It is surrounded by 18th century listed walls which formerly also delineated Hill House's boundaries.



Picture 1.27 Summerhill

1.81 Nos. 1 and 2 Little Common are locally listed and date from at least the late 18th century, although they have been much altered. They may have much earlier beginnings as the deeds for number 1 back to the 16th century. They are built of red brick and the entrance to No. 2 is in the wall. They have a similar small-scale cottage character to the later 19th century cottages.



Picture 1.28 Side of 1 Little Common

- **Decorative Victorian grand, large houses**

1.82 Stanmore Hall, is perhaps the most important building within the conservation area since it is grade II* listed. The hall is a striking building with “fairy-tale” turrets and detailing. As discussed earlier in the ‘Short History’ section, it was built c.1843 by John Macduff Derick (1810-61) complete with matching walls and the lodge on Wood Lane which was used as the cook’s lodgings. Robert Hollond MP and his wife purchased the new hall in 1847 and it was during their time that the various stables, staff accommodation and laundry outbuildings were erected. These buildings together form some of the most striking groups in the Conservation Area.



Picture 1.29 Detail of Stanmore Hall - grade II* listed

1.83 Mrs Hollond’s nephew put the estate up for sale in 1888 when it was bought by William Knox D’Arcy, a solicitor who had shares in a successful gold mining and oil extraction company. He employed Brightwen Binyon to extend the building and William Morris to work on the interior. After D’Arcy’s death the house had a variety of uses, as an assize court, an Officer’s Mess, and a nurses home. The interior was very badly damaged by fire in 1979, but the building was later restored and extended as offices and is now converted into apartments.

1.84 Springbok House, formerly the Warren House is an 18th century former large country house with an elaborate porte-cochere facing Wood Lane and features grand Dutch gables. It has matching walls with inset panels and has been used as an Islamic centre for nearly 10 years now. The building's development has already been discussed in the history section.



Picture 1.30 Springbok House

1.85 The Limes, an early to mid 19th century house, was extended after 1864 for Thomas Wield by RL Roumieu, who was designing houses in the Harrow Weald area at the same time. The house appears on Sayer's 1827 map when Thomas Sharp Smith owned it. George Donaldson, gallery owner and a benefactor of the Victoria & Albert Museum and Royal Academy of Music owned The Limes, and Sir Frederick Handley Page, the aircraft designer and manufacturer, lived there until 1969. The house was a country club then OAPs home and is now converted to luxury apartments with two additional apartment blocks created in the grounds.

- **Medium scale, 19th century houses**

1.86 These vary from the most decorative house, namely Spring Pond Cottages, to the more restrained attractive ones such as Woodleigh and Garden Cottage. However, uniting this group, they always have a particular decorative feature or features of interest.

1.87 The ornate Spring Pond Cottages (Nos. 38-41) is a landmark within the core area, with bargeboarded gables, elaborate stacks, fishscale tiles and ornamental ridge tiles on the roof, and were the staff lodgings. Each house had an outhouse with a sink, copper and WC. A long corridor connected each cottage to its outhouse. Originally all four had to collect water from the well at No 38. The head gardener at Stanmore Hall, Mr Pope, lived at No. 38 until his death in 1957.



**Picture 1.31 View
towards Spring Pond
Cottages**



**Picture 1.32 The Stables
and number 41, Spring
Pond Cottages**

1.88 Limes Lodge is a Victorian lodge in a Gothic style with decorative tile hanging and roof tiles. It has a small clock in the roof slope facing onto Wood and Warren Lanes. It marks the original main entrance to the Limes and is locally listed.



Picture 1.33 Limes Lodge

1.89 In the core area, 12 Little Common, Maytree Cottage, was probably built around 1800, with a forward projecting games room extension built in 1855. It is of brown brick with yellow brick gauged arches to openings, has an attractive porch and a slate roof with fishscale slates on the rear elevation. It was an alehouse called the King William IV in Victorian times.

1.90 No.11 Little Common, Woodbine Cottage, was built c.1863. It has unusual octagonal chimney stacks and good decorative brickwork with blue diaper patterns in the walls. It is now sub-divided into flats.



**Picture 1.34 11 Little
Common**

1.91 'By the Pond' is a late 19th century locally listed white rendered house with decorated ridge tiles, interesting and unusual flint detailing, quite special given this building's location, and ornate white clay chimney pots. The adjacent property, Woodleigh, also locally listed, is a mid 19th century brick house with timber detailed gables. These houses were built on the site of the kitchen garden and farmery for Stanmore Hall and, significantly, have parts of the old walls around them.



**Picture 1.35 By the Pond,
Wood Lane**



**Picture 1.36 Woodleigh,
Wood Lane**

1.92 13 Little Common is an early 19th century two storey house in red brick with a tiled roof and is listed Grade II. It has an attractive Flemish bond brick wall round its boundary.

1.93 Nos. 36-43 Little Common were built c1863 by Robert Hollond to house staff and to stable horses for Stanmore Hall. The stables had stalls for horses, a large coach house, kitchen and a cart yard. They were later bought by Captain Younghusband and were used as a riding school, which supplied horses and riding lessons to Elstree Studios. Liz Taylor and Ava Gardner reputedly learned to ride there and James Mason kept his horse in the stables, in what is now the lounge of one of the cottages! In 1963 the coach house was converted to 2 maisonettes and later a family house.

1.94 Moor House on Wood Lane was servants' lodgings for The Limes. The house is on the Ordnance Survey of 1807/8 and the H Sayer's Plan of 1827, but the SE portion reportedly dates to the 18th century. It was significantly enlarged in 1896. The register for 1897 is the first to name Moor House as owned by George Donaldson, who also owned The Limes.



Picture 1.37 Moor House

1.95 Wood Farm Cottage is a late 19th century house, currently disused. It has timber windows and an attractive, simple form. Adjacent is a small brick building, probably dating from the late 19th century, which is also unused. This may have been a small cricket pavilion and has attractive detailing. There is also a derelict outbuilding in the grounds.

1.96 The Garage Cottages are an Edwardian group of buildings of red brick with matching symmetrical gables.



Picture 1.38 Garage Cottages

- **Simple, small scale Victorian Cottages**

1.97 These buildings have an attractive elegance due to their small scale and simple nature which relate to their historical origins, on the whole, as workers cottages. Their high quality, traditional materials unite them as does their often terraced nature, though sometimes they do come as pairs. No. 193 Stanmore Hill, for example, is an attractive, late 19th century cottage, set well back from the road. It is simple in style and constructed in brick. 156 and 158 Stanmore Hill are a pair of late 18th or early 19th century locally listed cottages. They are simple in scale and design, and have attractive detailing such as sash windows and a brick dentilled eaves cornice. 18-22 Little Common were built in 1809 and are a locally listed row of red brick cottages with slate roofs. Originally they would have had timber sash windows, but regrettably many of these have now been changed for unsuitable modern replacements.



**Picture 1.39 156 and 158
Stanmore Hill**

1.98 The two storey Vine, built c.1840, is of yellow stock brick with some decorative soft, red brick banding detail and red clay ridge tiles, with a matching single storey stabling/outbuildings complex alongside creating a small courtyard enclosed by black painted timber gates. The pub has attractive etched glass in some of the traditional timber sash windows and doors.

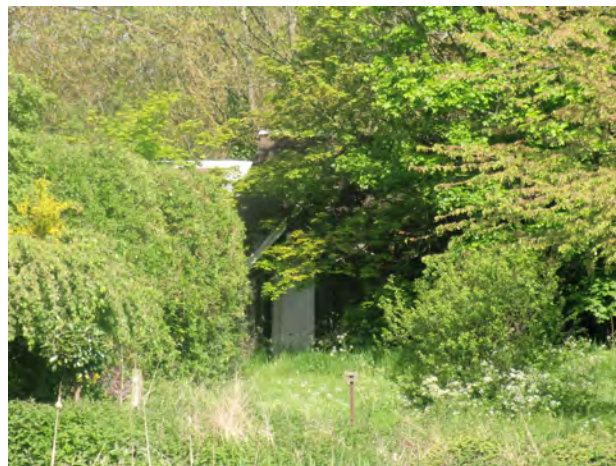


Picture 1.40 Attractive single storey stabling/outbuildings to the Vine

1.99 Garden Cottage, built c1840, was a gardener's cottage to Springbok House, formerly the Warren House. It was still part of the estate in 1917 when owned by the society hostess Clara Bischoffsheim. The important boundary stone marking the boundary between Great and Little Stanmore was in its walls, but these are now painted and the stone is no longer visible.

- **Small corrugated iron building (former Scout hut/ Mission Hall)**

1.100 Behind the Spring Pond is a small corrugated iron building, which is sadly falling into disrepair. A small building on the site is marked there on the 1864 Ordnance Survey map but it is not named. However, on the 1896 map the building is recorded as a 'Mission Room' and by 1913 it was described as Fire Engine station and Mission Room. It appears to have been a small church or Mission Room, with attached fire station, where the Vicar of St John's held a monthly service. A shack next to the Mission Room was used to hold the fire pump, which was filled with water and wheeled to any fires. The pump was moved to the Brewery during the Second World War. The land the building was built on was a gift in trust to the Stanmore Parish. Until recently the fire shack was a meeting place for the sea scouts, and railway enthusiasts used the church, but it is now empty and vandalised and the church bell has been stolen. Despite the apparently makeshift nature of corrugated iron-clad buildings, this material is quite traditional being frequently used for small churches and sometimes housing.



Picture 1.41 Former scout hut/ mission hall

- **Victorian Water Pump**

1.101 The Water Pump at the edge of the Spring Pond is a locally listed 19th century pump in the pond resting on a brick base. It is out of use and requires repair but is interesting piece of street furniture indicating former uses of the pond. It is a tall cast iron pump approximately 2.2m high and 250mm in diameter. The pump is set in a concrete and brick base. Spring Pond may be one of 'the ponds on gravel' or 'stony meres' that gave the name 'Stanmore' to the area. Initially the pond supplied the Manor House with water. By the 19th century, access was gradually extended to all the inhabitants of Stanmore. A new well and pump was provided in 1802 for use by subscribers and specified paupers. In 1824 there was a fund for providing plentiful soft water and in 1846 Spring Pond and its surrounds were given to the Rector and Church wards for the 'purpose of supplying the inhabitants with water'. Ownership of the Pond was passed to the Parish Council in 1914 and then on to the London Borough of Harrow in 1937.



Picture 1.42 Victorian water pump

- **1930s colonial style architecture**

1.102 There are two 1930s white rendered buildings at the entrance to the CA on Stanmore Hill of high quality. No. 116 has a green glazed tile steeply pitched roof with weather boarded dormers. The house has green joinery to match the tiles and decorative leaded lights. It retains its original doors and has a sweeping metal canopy over the main door and has a green tile topped wall to match the house. No. 147, Eden Lodge, has an ornate Dutch gable and was designed in 1934 by H Hobson Hill (1899-1950) who specialised in high quality houses especially in the Harpenden area. Its front wall complements its setting. This style of housing, using green tiles and white render, is found elsewhere in the Borough, such as at the listed Elm Park Court flats, Elm Park Road, Pinner. The buildings have a colonial or hacienda style designed to appeal to occupants aspiring to a "Hollywood" lifestyle as seen in films of the age



**Picture 1.43 116
Stanmore Hill**



**Picture 1.44 147
Stanmore Hill**

- **1960s Modernist**

1.103 Number 1, Aylmer Close was designed by Edward Samuel in 1963 and was listed in 1996. It is a concrete structure with timber cladding and flat roof with mono pitch roof lights at intervals. The building has a long plan that is u-shaped to the garden and incorporates a room which projects out over the pond in the garden. The interior is similarly modern with an open plan layout divided into adults' and children's zones, brick and tile floors and wooden panelling.

1.104 No 3 Aylmer Close is a locally listed Brutalist concrete building by Gerd Kaufman, and was built c 1972-3. Its stark grey form is softened by the mature landscaped setting, which was originally part of the gardens of Hill House.

1.2.6 Prevalent and Traditional Building Materials and Detailing

1.105 Bringing significant coherence to the area, the building materials are high quality traditional ones such as red and yellow brick, clay tiles including plain tiles, fishscale tiles and decorative ridge tiles. Windows and doors are predominantly of traditional timber sash or casement type and it is significant how many original and historic ones remain. Adding decorative interest on some buildings is brick banding detail. Adding to the significance of the CA's roofscape are brick chimneys often with terracotta pots and, on the grandeur more decorative buildings such as Spring Pond cottages and Springbok house, there are the tall, brick circular ones and Dutch gables. For the relatively recent twentieth century buildings relatively modern materials are used, including concrete. The tall boundary walls of the CA are one of its most important features and key characteristics and are explored under the 'streetscape' section.

1.2.7 Streetscape

- **General**

1.106 The tall brick walls of the CA, areas of greenery and absence of street clutter are a distinctive and significant feature. Otherwise there is a variety in the streetscape, and particularly floorscape, within the CA which helps to differentiate between its more urban and more rural parts.

• Floorscape

1.107 There is a large amount of soft-landscaping throughout the CA which contributes to its special semi-rural character, as is identified by the 'Green Spaces and Ecology' section. The roads and pavements of Stanmore Hill create a relatively urban character with hard materials, such as tarmac and granite, being used. There is a spacious and high quality character as the road is wide with pavements on either side and whilst the pavements are tarmac, these have wide granite kerbs running most of the length of Stanmore Hill, up until Broomhill, where a concrete kerb is used. Also, several granite quadrants are used on Stanmore Hill at junctions at vehicular accesses. The granite kerb and quadrants are part of the high quality, historic floorscape of the CA and should be retained. Other large areas of hard surfacing exist along Stanmore Hill at the car park for The Vine, which is covered in tarmac, and the driveway for the brewery flats, which is laid in red brick paviours.

1.108 Since Aylmer Drive are private roads and there is dense lush greenery in this area, there is a distinctive change in road surfacing and streetscape in this part of the CA. The roadway has pale aggregate rolled into the surface and the pavements are of red brick paviours and concrete kerb. This change in materials immediately makes the road feel less urban and different. In Aylmer Close concrete paving slabs are used.

1.109 The streetscape helps to indicate that the green by the Vine is a transitional space between the urban and busy Stanmore Hill and the semi-rural enclave in the heart of Little Common. This is because, whereas on Stanmore Hill, the road is finished in black tarmac, further west the pavement disappears and the grassed verges simply meet the road without any kerbs. There is an old granite quadrant corner kerb at the entrance to Summerhill. The lack of pavements positively contributes to the semi-rural feeling of the area.

1.110 The core area's good rural ambience is partly conveyed by the floorscape employed. For example, loose gravel is used as the road surface in the core area. Whilst in poor condition in places, it is important that gravel be retained as it helps to give the area an informal air, which hard surfaces such as tarmac would obliterate. It just needs work to the substrate so that the gravel has a good base to lie on. In common with the green by The Vine there are no pavements, rather soft grass verges without kerbstones, which emphasise well the rural atmosphere.



Picture 1.45 The gravel character is an important element of Little Common



Picture 1.46 Gravel road surface adds informality, Little Common

1.111 Along Wood Lane/ Warren Lane the floorscape contributes to the semi-rural character of the area. For example, although the roads are of tarmac, with narrow concrete kerbs, pavements are mostly on one side of the street only. The yellow brick paviours to Springbok House would be better replaced with a more neutral surface that does not compete with the colours of the principal building. Beyond Springbok House, the narrow, tarmac pavement eventually peters out beyond Wood Farm Cottage, adding further to the semi-rural character of the area. There are no pavements on Warren Lane, but there are kerbs at the side of the road. At the entrance to Dennis Lane is a grassed triangle, which has an informal footpath across it and no kerbs. Other areas of hard surfacing are limited. The rugby club has a concrete drive at its entrance, and opposite the entrance to Springbok House is covered with yellow brick paviours, which try, but fail, to match the yellow tones of the main house.

● **Street Furniture**

1.112 The CA has some interesting, attractive historic items which add considerably to the special character and interest of the CA. For example, the post-box opposite The Vine, and outside The Vine, its historic wooden post sign and cream painted wooden fence. By the Spring Pond is the original pump, which is an attractive example of historic street furniture. There are timber steps to one of the houses within the Core area by the pond, which forms part of the streetscape and adds to the informal character and interest of the area. Apparently there was the boundary stone between Great and Little Stanmore in the wall of Garden Cottage, which would be an attractive piece of historic streetscape but it is no longer visible.

1.113 There are other plainer, yet useful elements such as two modern bus stops and tall, concrete streetlights along Stanmore Hill. There are concrete posts, presumably previously linked by a chain, which surround the green by the Vine, but are rather old or missing and the chains have gone. These would be better replaced with simple timber posts similar to those used in the core area of Little Common. In keeping with the informality of the area, within the core area simple timber bollards or stones are used to restrict parking on the grass. Around the Spring Pond are concrete railings, with some sections missing and there is an information board about the Common. In terms of other street furniture, there are standard metal streetlights within the Core Area, which do not enhance the character of the area. Along Wood Lane/Warren lane, there are several road signs, metal lampposts, and a communications box on these roads. At the junction of Wood Lane and Dennis Lane the triangle of grass has been cluttered with unnecessary signage and a prominent telecommunications box. Signage should be rationalised and kept in good repair and communications boxes should be as unobtrusive as possible. This one should perhaps be relocated in the lush planting around the ponds where it would be hidden. Also, in places there are ugly overhead wires that disrupt attractive views. The statutory undertakers who are responsible for these wires are urged to lay them underground.

1.114 Generally though there is not much street furniture present which creates a pleasing, uncluttered appearance which contributes to the special semi-rural character of the area. Aylmer Drive and Aylmer Close in particular are notable as other than a notice board on the small garden area and a speed restriction sign, the area is uncluttered by signage or street furniture. Also, the narrow pavements in some areas, for example, along Wood Lane, Warren Lane and parts of Stanmore Hill, restrict the location of many items meaning they could easily appear overcrowded and cluttered if items were added. It is important to keep street furniture to a minimum throughout since this retains and respects the semi-rural character of the area.

1.115 Some items of street furniture that are already in place, such as rubbish bins, a salt bin, street lights and communications equipment, could do with greater care in their placement and/or design to ensure that the street scene does not become cluttered with furniture of inappropriate or conspicuous appearance or materials. Also, one salt bin just off Stanmore Hill is located in front of an historic wall, which is contributing to the decay of that wall as the salts seep into the wall. In a number of locations there seems to be some redundant street furniture cluttering the area.

1.116 Unfortunately a picnic table was recently stolen from around the ponds on the far side near the rugby club. Replacement of this is being carried out by the Council as part of the Green Grid project.

1.117 Recently an ERUV has been approved, which falls partly within this CA (along Stanmore Hill and Wood Lane). It was approved to be located in where it was considered it would be as inconspicuous as possible. The minimum number of poles were approved, so that the installation would not appear to add greatly to street furniture and as part of the approved scheme, the poles are to be painted either black or green to blend in with surroundings. It was conditioned that the poles do not damage the structural integrity of any Listed walls where the ERUV would be near to them. Given the semi-rural character of the CA, a timber material was considered for the poles, rather than the steel material that was approved for these poles. However, timber poles were used elsewhere within a Barnet CA and these have not worn well, and the poles here would have had to have been considerably thicker given their height. So, it was considered that in this instance timber would have contributed to making them stand out further.

- **Boundary treatments**

1.118 The tall boundary walls of the CA are one of its most important features. As well as being vital to the nature of the townscape (as explored in the 'Townscape Character' section), these walls are also very important as they identify the extent of former large estates in Little Common, particularly that of Stanmore Hall and Hill House. These boundaries have continued even where the original walls were removed. For instance, the white rendered and green glazed tile topped wall to No. 116, although of different style and materials, continues the boundary of the original Stanmore Hall estate. Nos. 118 and 120 have an attractive old red brick front boundary wall, which is listed and was probably the original wall to the Stanmore Hall estate. It is of Flemish bond with a lime mortar and dark red handmade bricks. The walls surrounding Hill House and Wellington House are equally important to the character of the area and are listed too in their own right. They date from the 18th century and again are dark red bricks laid in lime mortar in a Flemish bond. The walls have small gate openings with brick arches above. These openings and the style of wall are copied opposite, around Summerhill, formerly enclosed additional land owned by Hill House. High walls continue outside No. 181 and No. 187, and both are historic and of good quality brickwork. The part in front of 187 is curtilage listed. A modern wall outside the converted brewery buildings continues the use of brick walls on front boundaries in the conservation area.



Picture 1.47 Listed wall to Hill House



Picture 1.48 Good brick boundary wall to Wellington House

1.119 Although these tall boundary walls are characteristic of the area, the houses in the Core area have domesticated, informal character as most of the houses front directly onto the street, or are set back behind small front gardens with soft and low boundary treatments in the form of hedges or picket fences as their boundaries. This contributes to the particularly striking open, spacious character of this area. Also, contributing to the semi-rural qualities of Wood Lane/Warren Lane, although high walls front the street, mainly on the eastern side, the opposite side of the street is generally open and thickly covered with planting so that often the boundaries of the road are simply scrub hedges or dense tree cover. The hedgerow alongside the entrance to Stanmore Common and the brewery ponds is very important since it softens the landscape and brings the greenness of the Common into this part of Stanmore Hill. Around Spring Pond the concrete railings have in some places disappeared or are broken. Although not attractive in their own right, these railings have become weathered and covered in planting, making them relatively unobtrusive in views. Any replacement will have to be carefully considered for its impact on the streetscape and views of the ponds.



Picture 1.49 Soft boundary treatments are a key characteristic of the area



Picture 1.50 Important greenery on Wood Lane

1.2.8 Green Spaces and Ecology

1.120 Green spaces and ecology form an overriding and essential part of the special interest of the CA. In recognition of this, and helping to protect this aspect of its significance, the majority of the Little Common CA is within the Green Belt. The only areas outside of this designation are

on the east side of Stanmore Hill around Aylmer Drive and Fallowfield. Important greenery includes public and private soft landscaping, grass areas, trees and planting. Some (but not all) key examples are highlighted within this section.

1.121 The greenery adds a good sense of informality and creates a picturesque feel in several locations around the core area. Here, although most of the houses front directly onto the street, or are set back behind small front gardens, the houses have domesticated frontages which is significant as it helps add to the area's rural ambience. In several locations, homeowners have planted the verges of the roads, which adds colour and interest to the general scene. Here homeowners have intermittently planted the verges of the roads, which adds colour and interest to the general scene. For instance, the brick wall to the modern flats, opposite No. 5 Little Common, has a narrow strip of planting running in front of it alongside the road. Outside 1 and 2 Little Common, the verge is planted with daffodils and other plants, enhancing the attractive old wall behind. Similarly, the front gardens of 18-22 Little Common continue onto the grass verge in front, which is often planted. This means the domestic gardens have spilled into the central open space. Other touches add a good sense of informality to the streetscene as, for example, a lamp post opposite No.5 has been so covered in foliage that it looks like a tree. The greenery along Wood Lane around the ponds is important.

1.122 The green by the Vine pub is important as it is vital to create the transitional nature of this area between Stanmore Hill and the core area. Here there is a central grassed area and three small trees. There are grass verges along the boundary to Summerhill and from the central green these curve down to meet the road. This, along with the lack of pavements, begins to impart a good semi-rural feeling to the area.



Picture 1.51 Green by the Vine

1.123 Grass verges are occasionally present elsewhere which helps to soften the streetscene and again contribute to the special, semi-rural character of the area. For example, helping to differentiate Aylmer Drive from the busier main thoroughfare of Stanmore Hill, there are wide grass verges on the right hand side at the entrance to Aylmer Drive and planting and trees on the opposite side. These help soften the entranceway as does the attractive, soft landscaped small triangular garden area at the entrance to the road.



Picture 1.52 Grass verges at entrance to Aylmer Drive

1.124 Despite its urban appearance, Stanmore Hill also still achieves a high level of soft planting. The grassed area and trees on the eastern side of Stanmore Hill by the junction with Wood Lane help to soften and vary the appearance of the street considerably as does the trees and scrub hedge to the front of The Vine car park. The hedgerow alongside the entrance to Stanmore Common and the brewery ponds is also very important since it softens the landscape and brings the greenness of the Common into this part of Stanmore Hill. The narrow width of some of the pavements does not allow for roadside trees, but planting in front gardens abutting the road helps to increase the amount of greenness in the environment. For example, the substantial trees on the forecourt of Broomhill and those in the gardens of Hill House and Summerhill help to give the area its special character. The forecourt areas fronting Stanmore Hill of Springfield Close have been included since their trees and shrubberies add much to the greenness and character of the area.

1.125 Adding to the semi-rural character of Stanmore Hill is the green open space to the side of the Vine and the area of grass and trees by the junction of Wood Lane. It is unclear what the use of the latter piece of land was in the past, but it now provides streetside greenery. Opposite the former brewery the presence of the Common begins to be felt. A scrub hedgerow replaces the buildings and a footpath leads off into the Common past the two ponds created to serve the brewery. This area of open space is extremely important in terms of the setting of the street, giving a sense of rurality to this busy road. The private houses have large, mature trees in their gardens which add to the greenness in the streetscape and also act as focal points for views up and down the hill. The retention and replanting where necessary of trees in garden areas is important as, on the whole, these make a special contribution to the overall streetscene and special character and appearance of the area. The lack of street trees in some areas intensifies the value of adjacent street side gardens and trees forming attractive views within the CA.



Picture 1.53 Little Common greenery near number 11



Picture 1.54 Little Common greenery

1.126 Open space around Springbok House and the Cloisters Wood complex was included in an extension to the CA as this well treed area is important both in terms of the setting of the listed buildings, but also as a heavily treed backdrop to the rest of the CA. Likewise, the open space around Woodfarm Cottage was included in an extension to the CA as from here there are good clear views of London, and to the locally listed Garage Cottages. Similarly, more of the gardens of Stanmore Hall were included in an extension to the CA, as these are important in terms of the setting of the main house and in providing greenery in the area.

1.127 In terms of driveways and front gardens. For instance, the brick wall to the modern flats, opposite No. 5 Little Common, has a narrow strip of planting running in front of it alongside the road. Outside 1 and 2 Little Common, the verge is planted with daffodils and other plants, enhancing the attractive old wall behind. Similarly, the front gardens of 18-22 Little Common continue onto the grass verge in front, which is often planted. Domestic gardens have spilled informally into the central open space.

1.128 The extent of greenery within the CA means the area is also of importance ecologically in its own right, so much of Little Common is also designated a Site of Nature Conservation Interest and of Metropolitan Importance comprising Stanmore Common, parts of Pear Wood and parts of Little Common. The woodlands and clearings provide varied tree cover and ground flora. The ponds too are surrounded by lush vegetation and have unusual water plants growing in them. Perch and roach both occur in the Spring Ponds and all the ponds support toads. Pipistrelle bats and dragonflies gather above the water hunting for insects.

1.129 Despite the importance of greenery to this CA, there is occasionally a lack of street trees in some areas which only intensifies the value of adjacent street side gardens and trees forming attractive views within the CA. These trees are safeguarded by the CA status (under section 211 of the Town and County Planning Act 1990) as well as by the numerous Tree Preservation Orders. Further tree preservation orders may be required where the trees are threatened or their future retention prejudiced.

1.3 Summary of Conservation Area

1.3.1 Summary and Main Assets

The assets of the conservation area derive from a combination of factors including:

1. The high quality of architecture, reflected in the number of statutorily, locally listed and positive unlisted buildings.
2. The attractive and green open spaces which not only surround the housing, but also are part of central core area
3. The presence of bodies of water within the central area.
4. The diversity, between the different areas within the CA, of buildings, density of development and size of houses.
5. The number of mature trees both in private gardens and public spaces.
6. The high and historic walls.
7. The generally high standard of maintenance of houses and grounds.
8. The informality of the streetscape in some areas.

1.3.2 Problems, Pressures and Potential for Enhancement

Pressures, Issues or Potential for Enhancement	Address:	Description:
Pressure for inappropriate new development, extensions and alterations of an intrusive scale, bulk, siting or design.	Throughout	<p>The high quality of the often historic architecture and the openness of the CA are two of its key characteristics and it is important that these are maintained. This means the area is just as sensitive to minor residential development as larger schemes. The importance of the openness particularly means the possibility for new development and infilling or substantial extensions is limited. However, the area's desirability means high pressure for extensions/alterations and new build. This has caused occasional inappropriate developments involving intrusive, scale, bulk or design in the past.</p> <p>Some satellite dishes are being installed without the required planning permission in locations that harm the character of the area.</p>
Loss of original features or traditional materials	Throughout	Traditional materials and details form part of the area's special interest. Installation of inappropriate modern materials such as plastic windows, slates or

Pressures, Issues or Potential for Enhancement	Address:	Description:
		rainwater goods, or loss of historic features such as decorative ridge tiles or poorly executed repairs has occasionally undermined this.
The poor design, quality and siting of some elements of street furniture	Intermittent	The 'streetscape' section helps identify this.
Floorscape - some potholes, replacement of granite kerbs with concrete and the setting of the Vine	Intermittent and specifically the setting of the Vine	<p>There are some potholes in the gravelled area.</p> <p>In places modern concrete kerbs have been used which are of poorer quality and appearance than the more historic granite ones in place elsewhere within the CA.</p> <p>There is a large expanse of tarmac for the car park to the Vine and in front of the outbuildings' complex.</p>
The lack of maintenance/use of some buildings	Intermittent	<p>There are several empty, and part derelict, buildings which are attractive in their own right, but whose repair and re-use would significantly add to the enhancement of the area.</p> <p>The former scout hut/mission hall behind the Spring Pond for example is disused and has been vandalised. It is a small corrugated iron hut. Formerly a mission hall and attached pump room, it is shown on the 1864 map and is important in terms of the history of Little Common.</p>
Pressure for hardsurfacing of gardens and associated creation of access points to private driveways	Throughout	This could compromise the soft landscaped and informal character of the CA and damage the important boundary treatments and enclosed character of some parts of the CA.

Pressures, Issues or Potential for Enhancement	Address:	Description:
Boundary treatments including grade II listed walls at risk	Intermittent a n d specifically Hill House (173 Stanmore Hill) and 118-128 Stanmore Hill	As outlined in the streetscape section, boundary treatments make an important contribution to the area in the form of tall (often historic) walls, hedges and low picket fences. The grade II listed walls have been in a poor condition for several years. They have been added to English Heritage's 'heritage at risk' register.
Victorian water pump	Spring Pond	This locally listed pump signals the former uses of Spring Pond. It not in working order and looks neglected. It is missing many of its original parts including its handle and internal plunging rod and plunger. The pump is detached from its original fixed position and no longer relates to the well that once supplied it. Unfortunately the pumps original position is vulnerable to impacts from vehicles since it is on a sharp bend.
Little Common	Green space	Some of the concrete posts have fallen over.
Possibility of upgrading buildings e.g. Rose Cottage, 2 Little Common	Rose Cottage, 2 Little Common	This may be worthy of national listing which would provide additional protection as its deeds date back to the 16th century.
Parking	Around Little Common	At times this can cause clutter around the green clashing with the informal, open and green character of the area.

1.3.3 Public Consultation

1.130 This document was subject to public consultation. Notification letters were sent to ward councillors, amenity groups (including the Stanmore Society and the Stanmore and Harrow Historical Society), the Conservation Area Advisory Committee and other stakeholders. It was available to view at a number of places, including the Council's website, Stanmore Library, the Civic Centre Library and the Planning Services reception at the Civic Centre. Posters were put up within the CA. Copies of the document were available on the internet and there was an opportunity to comment directly into the Objective software. A public meeting was held and there was an opportunity to provide comments and discuss the document in person. The Conservation Team also offered to hold separate meetings with interested parties to discuss the document. The responses were used to strengthen the document; it was adopted as part of the Stanmore and Edgware Conservation Areas Supplementary Planning Document, as part of the Council's Local Development Framework.

1.4 Conservation Area Management Strategy

1.4.1 Purpose of the Strategy

1.131 Conservation Area Appraisals provide an analysis of the character and appearance of conservation areas to identify elements that should be protected and opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, providing the framework for the future management and enhancement. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.

1.132 Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

1.4.2 Management Proposals

Pressures, Issues or Potential for Enhancement	Address:	Description:
Pressure for inappropriate new development, extensions and alterations of an intrusive scale, bulk, siting or design.	Throughout	<p>This is managed as planning controls are greater in CAs and these are enhanced further by Article 4(2) directions. This helps ensure that new development's design, scale and materials respect the area's special character.</p> <p>Owners and occupiers are also encouraged to follow the guidance in this document, including its design guide. Since the majority of buildings make worthy contributions to the appearance of the area there is a presumption against their demolition which serves as a starting point.</p> <p>It is encouraged that satellite dish proposals follow the guidance within the design guide. Unauthorised works will be reported to enforcement.</p>
Loss of original features	Throughout	<p>The retention of traditional features e.g. timber windows and replacement in replica if repair is encouraged by the design guide.</p> <p>Owners are encouraged to remove modern, unsympathetic materials, such as plastic windows and replace them with appropriate timber ones. In particular, the reinstatement of lost ornamental ridge tiles to some properties, such as at Spring Pond Cottages, would have a significant impact on</p>

Pressures, Issues or Potential for Enhancement	Address:	Description:
		<p>the appearance of the area. It is recommended that plastic rain water goods be changed to traditional cast-iron or other cast metal guttering.</p> <p>The Article 4(2) Direction and the listed status of some properties protects traditional detailing. Unauthorised alterations will be reported to the Planning Enforcement team.</p>
The poor design, quality and siting of some elements of street furniture	Intermittent	The streetscape section identifies where street furniture should be preserved or removed.
Floorscape - replacement of granite kerbs with concrete and the setting of the Vine	Intermittent	<p>The land in Little Common which has potholes is not owned by the Council. The paths crossing the Common are the responsibility of the Council but the gravel drive is excluded from the Common Land area and is unadopted land. The Council therefore does not have direct responsibility for the drive and care falls to all users (including the council). The Council is one such individual but has no more responsibility than any other of the circa 30 other users. To resolve the potholes therefore the matter needs to be one that is discussed between all users. On a non prejudicial basis the Council undertook remedial works to Little Common in 2012 to alleviate the pothole issue at that time but there needs to be discussion as to the ongoing maintenance.</p> <p>The granite kerbs should be retained and installed in place of modern concrete kerb when opportunities arise.</p> <p>Better screen planting to the Vine car park is encouraged to help hide the car park and perhaps, a different surface material, such as granite setts could be used outside the outbuildings. This would both break up the tarmac and enhance the setting of the historic building and its outbuildings.</p>

Pressures, Issues or Potential for Enhancement	Address:	Description:
The lack of maintenance/use of some buildings	Intermittent	<p>This provides the opportunity for re-use. Repair and re-use of the former Scout Hut/ Mission Hall behind Spring Pond would be an enhancement. If beyond repair, the building's historical significance would need to be recorded. Property Services should be consulted.</p> <p>On Wood Lane, Woodfarm Cottage and two associated outbuildings appear to be disused and falling into poor repair. Woodfarm Cottage itself is an attractive simple late 19th century building. Close by is the single storey structure dairy house, presumably of a similar age, which has attractive detailing and a covered veranda around it. On the other side of the building are the remnants of an outbuilding to the farm, now roofless and crumbling. All three of these buildings would better complement the character of the area if repaired and in use.</p>
Pressure for hardsurfacing of gardens and associated creation of access points to private driveways	Throughout	Ensure that any proposals for new access points do not compromise significant historic boundary treatments and the soft, green and informal character of the CA is retained.
Boundary treatments including grade II listed walls at risk	Intermittent and specifically Hill House (173 Stanmore Hill) and 118 - 128 Stanmore Hill	<p>Loss of front boundaries has a detrimental impact on the streetscene so should be maintained wherever possible and be in keeping with the traditional character of the area.</p> <p>For the grade II listed walls owners are urged to form repair plans for such structures to ensure that their condition does not worsen. The Council will negotiate with owners and consider the possibility of enforcement action to ensure necessary repair works. The Conservation Team will endeavour to help owners find grant aid for such works where necessary, although grant aid is not provided by the Council.</p>
Victorian water pump	Spring Pond	<p>Work is required to preserve the historical significance:</p> <ol style="list-style-type: none"> 1. Further historical research into the design, function and mechanics of the pump

Pressures, Issues or Potential for Enhancement	Address:	Description:
		<p>2. Decision is needed on the fixed position of the pump</p> <p>3. Refurbish pump including new working arm and internal mechanics</p> <p>4. Remount the pump on a base which reflects its original use</p>
Little Common	Green space	Some of the concrete posts that are lying flat would benefit from being re-propped up or replaced with timber posts.
Possibility of upgrading buildings e.g. Rose Cottage, 2 Little Common	Rose Cottage, 2 Little Common	This may be worthy of national listing. Carry out some research on the building and recommend it for national listing is considered worthy.
Parking	Around Little Common	This has been reported to Highways and Parks though it is recognised that any proposed solution would need to be mindful of the need of not creating more street clutter e.g by placing additional street furniture or yellow lines.

1.4.3 Reviewing the Conservation Area's Boundaries

1.133 Number 147 Stanmore Hill is now included within, and 153 removed from, the CA. With 116 Stanmore Hill, 147 now forms one of two 1930s white rendered buildings at the entrance to the CA. Number 147 has an ornate Dutch gable and was designed in 1934 by H Hobson Hill (1899-1950) who specialised in high quality houses especially in the Harpenden area. This style of housing, using green tiles and white render, is found elsewhere in the Borough, such as at the listed Elm Park Court flats, Elm Park Road, Pinner. 116 and 147 have a colonial or hacienda style designed to appeal to occupants aspiring to a “Hollywood” lifestyle as seen in films of the age. Number 147 was considered important when the CA boundary was last reviewed in 2001. However, whilst its importance was referred to in the 'architecture' section of the previously adopted policy statement, the neighbouring property (153) which is of no particular architectural merit was incorrectly circled as being within an amended CA boundary whilst 147 was not. This revision in CA boundary addresses this error.

1.134 Otherwise, it is not considered necessary for the CA boundary to be amended. However, both Heriots and Bentley Manor are noted as having architectural and historic merit that helps preserve the CA setting.

1.135 Heriots fits in with the character of the Little Common CA in that in the 1930s many new houses within the CA were developed on the former land of the large estates, and Heriots, whilst outside the CA, is one such example. As a larger house, set well back from the road, surrounded by a good sized open land and a green and treed setting which helps to provide a characteristic soft, informal setting to the former brewery site within the CA, and is not dissimilar to other large

houses located along Stanmore Hill. Whilst the building is not visible from the streetscene, it is noted within Pevsner's well regarded architectural guide as an interesting building with numerous architectural qualities.

1.136 Bentley Manor derives historical significance as it was originally one of a number of lodges to Bentley Priory manorhouse which is now grade II* listed. The lodge is later as it was constructed after 1864 but before 1880 as a small lodge with alterations and extensions post-1930. Also, as a lodge that once marked the entrance to this larger estate but was sold off in 1880, its presence is characteristic of the historical development of the CA which featured subdivision of large estates in the 18th and 19th centuries. It is architecturally significant in its own right given its architectural detailing of some quality, particularly its prominent circular ornate Tudor-style brick chimney feature. Good chimney detailing is an established characteristic of the CA. Sales particulars from 1880 state it is an 'ornamental entrance lodge, built of red bricks, with thatched roof and handsome oak porch, and oak carved bargeboard and stone mullioned windows'. The ornate oak porch as well as some stone mullioned windows and oak carved bargeboard remain. The corner section of it nearest the road is likely to be original, whilst the remainder comprises later extensions and alterations including those post 1930 which are still very much in keeping with its style and lodge character. Its urban style metal railings is not quite in keeping with the existing boundary treatments of the CA yet the boundary is heavily treed and soft landscaped as well which is in keeping with the soft, semi-rural character of the area.



Picture 1.55 Locally listed Bentley Manor, Stanmore Hill

1.137 Consideration was given to extending the CA boundary further but it was not considered appropriate at this time. It is noted from aerial photographs and planning history that Heriots which immediately adjoins the CA has been much extended which undermines architectural integrity. The openness and greenery which helps provide the characteristic soft setting to the CA on the Heriots and Bentley Manor site is otherwise protected by the green belt designation for this area and partial coverage by the Bentley Priory Historic Park and Garden designation. Bentley Manor has recently been afforded some additional protection via its recent local listing designation in recognition of its own particular architectural and historic qualities. Both properties have some protection via the adjacent existing CA designation in any case since development within the setting of a CA should preserve those elements of its setting which contribute to its significance.

1.4.4 Article 4 Directions

1.138 Article 4(2) Directions apply to this CA. They exist to manage development that could potentially damage special character. They require planning permission for some works normally classed as 'permitted development'. Permitted development is already restricted nationally for any CA (see the Harrow Council's Conservation Areas Residential Planning Guidelines – Do I Need

Planning Permission?' leaflet available on the Council's webpage from: www.harrow.gov.uk/conservation), but sometimes additional management is needed. It does not stop reasonable developments, but means there is greater control over proposals particularly design and materials.

1.139 Detailed review of the area and of the development trends therein suggested in 2003 that the removal of certain rights would benefit the character and appearance of the area. Modern materials such as plastic windows and synthetic slate are becoming increasingly widespread in the CA. Although many of the buildings are listed, thereby ensuring control over alteration, locally listed and other buildings also make a significant contribution to the character of the area, and their qualities could easily be compromised by insensitive alteration. Smaller alterations are also controlled since they too can have an adverse effect on the character of the area. Front boundary treatments are very important to the character and appearance of the CA, whether as informal hedges and picket fences or brick walls. Therefore alterations to boundary treatments are controlled. The Direction means that planning permission is required for various types of development, which are listed on the schedules next.

Property address	Article 4 Direction	Map
Stanmore Hill: 116, 156, 158, 193 Wood Lane: By the Pond, Woodleigh, The Lodge, Wood Farm Cottage, Moor House, 1 & 2 Garage Cottages Aylmer Close: 3 Little Common: 1, 2, 3, 12, 18, 19, 20, 21, 22.	Schedule I: Fronting a highway, waterway or open space: Part 1 A The enlargement, improvement or other alteration of a dwellinghouse C Any other alteration to the roof of a dwellinghouse D The erection of a porch outside any external door of a dwellinghouse F Provision of hardsurfacing in the curtilage of a dwellinghouse H The installation, alteration or replacement of a satellite antenna Part 2 A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure C The painting of the exterior of any building (in relation to unpainted brickwork only)	Below

Property address	Article 4 Direction	Map
Stanmore Hill: 181 Little Common: 8, 14, 15, 16 & 17. Wood Lane: Firtrees, Little Common: 13, 36, 37, 38, 39, 40, 41.	Schedule II: Classes of development controlled, where fronting a highway, waterway or open space: Part 2A Boundary treatments The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure Part 1F Hardsurfacing Provision of hardsurfacing in the curtilage of a dwellinghouse	Below
Relating to all land at Wood Farm, Stanmore.	Class IV: 1.The carrying out of building or engineering operations on agricultural land.	No map

Article 4(2) Direction Schedules relating to the Little Common Conservation Area

To bring management controls in line with others within the CA, an Article 4 Direction to require planning permission for the following works at 147 Stanmore Hill where it faces a highway is being introduced, and, subject to consideration of any representations received will be formally confirmed within 2 years:

147 Stanmore Hill

- 1) The enlargement, improvement or other alteration of a dwellinghouse
- 2) Any other alteration to the roof of a dwellinghouse
- 3) The erection of a porch outside any external door of a dwellinghouse
- 4) The erection, construction maintenance of a gate, fence, wall or other means of enclosure.
- 5) Provision of hardsurfacing in the curtilage of a dwellinghouse.

As per the existing Article 4 Directions, these relate to the specific features that contribute to the special interest of the CA as outlined in this document.

1.140 In some cases within the CA or its immediate setting, where a building is listed or has planning conditions attached in its planning history which restrict permitted development rights, article 4 directions have not been considered necessary. This is because they do not benefit from the same permitted development rights as unlisted single family dwelling homes.

1.4.5 Support

1.141 Relevant parties can contribute to the preservation and enhancement of the CA. These include: local residents, property owners, and local societies such as the Stanmore Society, the Stanmore and Harrow Historical Society and national societies such as the Garden History Society, the Society for the Protection of Ancient Buildings, the Victorian Society, The Georgian Group and the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.

1.142 The above enhancement and improvement proposals and other possible future schemes can require funding. Much of the works would need to be completed by private owners but the council will continue to apply for grants wherever possible, for example, to the Harrow Heritage Trust. There may also be scope for securing planning gain funds towards improvements to the public realm, where the Council is responsible for these. In line with English Heritage's guidance it is essential when planning works within CAs that a considered approach, which preserves or enhances the area's character or appearance, is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

1.4.6 Guidance

1.143 Section 6 of the national Planning Policy Statement 5 Practice Guide gives general advice and guidance on the principles to consider when proposing repairs or alterations within CAs and within their setting.

1.144 To ensure consistent decision-making the following guidance has been identified as being of key relevance to this area with reference to the conservation area appraisal:

Maintaining Little Common's Townscape and Built Character

To ensure that the character of the conservation area and its setting is both preserved and enhanced, all new development should:

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.

- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within this character appraisal and management strategy) and where replacement is necessary, the architectural detailing should closely match that of the original in traditional materials.
- h) Not involve the painting of unpainted brick surfaces.
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- j) Retain visually important boundary treatments which are a characteristic of Little Common conservation area.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use to flats and other institutional uses.
- m) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.
- n) Proposals for flats or houses within the curtilages of existing grounds will not normally be appropriate.

Maintaining Little Common's Greenery and Open Spaces

To ensure that the soft character of the conservation area is both preserved and enhanced Harrow Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.
- c) Further protect trees, and groups of private trees, by creating additional TPOs where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Encourage the retention, or where necessary, replacement of street trees.

Protecting Little Common's Archaeology

a) Harrow Council recognises the archaeological importance of Stanmore's conservation areas and their settings, and will help to protect these by continuing to consult with English Heritage to ensure the appropriate action or works such as surveys are carried out before development commences.

b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Stanmore and Edgware's archaeological remains.

Maintaining Little Common's Streetscape

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will:

a) Refer to existing policy on tall structures where telecommunications equipment or wind mills are proposed.

b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.

c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as paving.

d) Encourage street furniture to be well sited and designed and for redundant and unsightly street furniture, and signage, to be removed where opportunities occur.

e) Encourage the retention of original floorscape materials, such as granite kerbs, and wherever practicable, replacement floorscapes will be encouraged to be of traditional materials.

1.5 Design Guide

1.145 Specific Design/ Repair Guidance

• Introduction

1.146 This guide aims to ensure that care is taken to preserve or enhance characteristics which contribute to the special interest of the Little Common Conservation Area (CA). Generally properties in the CA are well maintained and cared for. But, well-meant repair in the wrong materials, or the cumulative impact of seemingly small or insignificant alterations, can be detrimental. Similarly, owners and occupiers can make an important contribution to the character and appearance of the environment by undertaking repairs in good quality materials which respect the character of their property, and by thoughtful design of alterations. It is not possible for guidance to be exhaustive. Further advice is available from the Council's Conservation Team.

- **Brickwork Repairs**

1.147 Brick walls are one of the most distinctive and attractive features. Many need repair or have repairs in inappropriate modern materials, which are now causing rapid deterioration. Brick is also a common building material for the majority of buildings in the area - either red or yellow stock. Many houses have fine ornamental brickwork with decorative coursing and finely gauged arches. Advice on repair work can be found at the Council, but for the gauged brickwork it is necessary to use only a specialist contractor with experience of this work to retain these qualities. The CA brickwork is often historic meaning they have subtle colours and texture enhanced by age and weathering so that the brickwork is often attractive. Much is laid in traditional bonding patterns such as Flemish bond or English garden wall bond and these bonds should be retained whenever repairs are undertaken.

1.148 Many of the brick boundary walls are severely damaged by mineral salts which have splashed on to them from passing traffic and which eat away at the face of the bricks. This is particularly evident on the walls surrounding Hill House and Wellington House. Rising damp often brings with it salt crystallisation which forces the faces of softer bricks to spall off. Cutting out bricks should be kept to a minimum, particularly in the case of fine brickwork. The bricks should be removed in the manner that causes the least disturbance to those around them and replacement bricks should match the existing in terms of colour, texture, dimensions, strength and durability. In some cases the bricks can be turned round so that the weathered face is turned inwards.

1.149 The object of brickwork pointing is that it should decay, not the brickwork. So, it should be softer than the bricks (and so lime based) to allow it, rather than the bricks, to decay as part of the weathering process. This is because bricks are more expensive and harder to replace and repair. However, modern, hard cement rich mortar does the opposite of this, forcing water and salts to evaporate through the softer brick, causing its disintegration. Where bricks are wearing away but the mortar pointing is still in place, cement rich mortar has been used. Also, the cement mortar often cracks as it is inflexible, unable to absorb the slightest movement. So, where it has been used cement rich mortar should be removed and replaced with lime rich mortar.

1.150 Repointing can be expensive so it is advisable only to repoint where necessary and to limit repairs to as small an area as possible, matching the old pointing in shape, colour and texture. This is a lime rich, soft mortar. Cracked mortar is often the result of using an inflexible cement rich mortar that is unable to absorb the slightest movement. Unless it is actually leading to the deterioration of the brickwork, it is best to copy the original type of joint when repointing. Old brickwork was built using mortar made by mixing 1 part lime with 3 parts sand in water. Even when set this mortar was flexible enough to withstand slight movement in the wall without cracking. Also, being relatively weak, lime mortar is “sacrificial” allowing moisture within the wall to evaporate through the mortar, rather than through the face of the bricks, which is, of course, much cheaper and easier to replace than the bricks. Soft mortar does tend to erode over time, especially on exposed areas of buildings. Excessive damp caused by leaking rainwater goods can exacerbate erosion, and the effect of frost tends to make matters worse. So, if any sources of damp affecting brickwork these should be addressed.

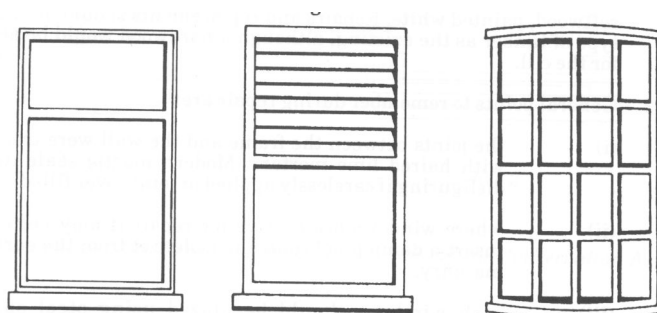
1.151 When strong cement based mortar is used to repoint soft bricks, it prevents evaporation, except through the bricks themselves which leads to the brick’s face spalling away. The bricks will spall away when surrounded by cement rich mortar whereas where soft lime mortar is used, the bricks are in a much better condition.

- **Stucco repairs**

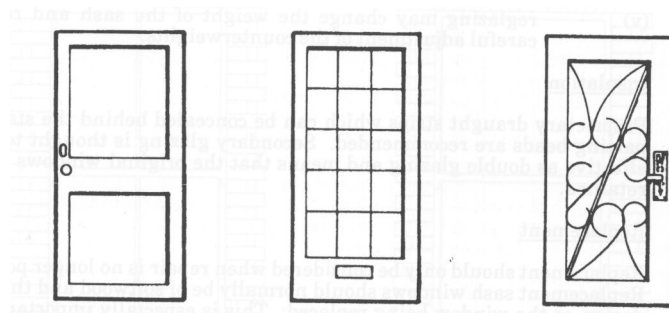
1.152 Stucco is an architectural quality of the CA. Cracks can be repaired by raking out, undercutting the edges if possible. For general restoration purposes it is best to use a cement-lime-sand render for the first two layers mixed in the proportions 1:1:6, then finish with a slightly weaker mix of 1:2:9 for the top coat. If repair is neglected, rainwater gradually penetrates and soaks the wall behind. Being unable to dry out efficiently the masonry retains the moisture which expands during frosty weather, pushing patches of render off the wall. Repairs to stucco mouldings around doors and windows should be carried out by a professional plasterer as considerable skill is required.

- **Windows and timber repair**

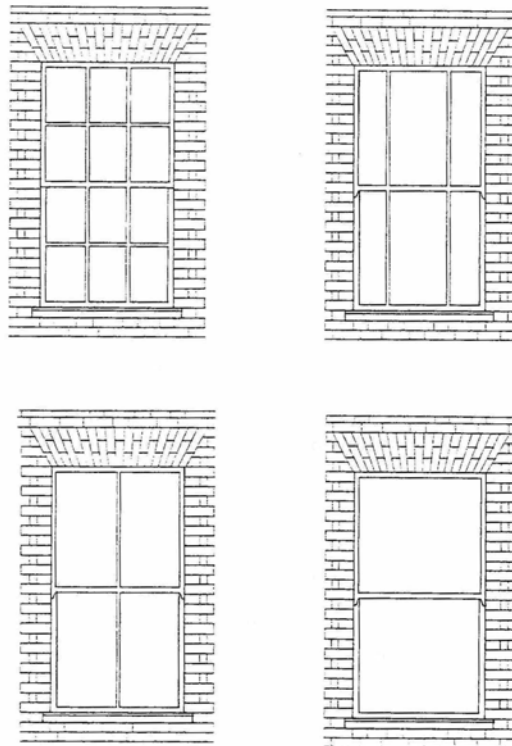
1.153 Timber windows, doors and occasional bargeboards are common. Most windows are timber sashes or casements, with a few unfortunate UPVC or aluminium replacements. The Victorian cottages are characterised by wooden, double hung sliding sash windows and small pane casements. The wooden sashes are usually of a recessed box frame style. This means the workings of the window, housed in boxes at either side of the frame are recessed at the reveals of the window opening. The actual style of the window is related to the age of the building and this should be borne in mind when considering repairs or replacement. Generally sash windows of the 19th century are characterised by the continuing trend towards more glass and less frame in window construction. Earlier 19th century sashes are especially characterised by thin glazing bars with a 6 over 6 pane glazing pattern. Mid 19th century windows often have 2 over 2 pane style windows and tend to have 'horns': small scrolled brackets at each end of the bottom rail of the top sash. These were designed to strengthen this vulnerable part of the sash, particularly against rot, and to support the larger, and heavier, panes of glass now being used. Towards the end of the 19th century a 1 over 1 pane pattern was common.



Picture 1.56 Generally inappropriate window styles for the Conservation Area



Picture 1.57 Generally inappropriate door styles for the Conservation Area



Picture 1.58 Examples of typical 19th century sash windows

1.154 The development of timber casement windows echoes that of sash windows, with small panes being replaced by gradually larger amounts of glass and smaller glazing bars. Otherwise, the basic design of casements has remained the same throughout the 18th and 19th centuries. Opening lights are usually hinged at the side and had a separate timber mullion in the centre to

separate the two leaves. The casements are flush with the frame. Modern windows with storm proofing, prominent trickle vents, and top hung vents result in bulkier frames that are not symmetrical and are not appropriate for historic buildings.

1.155 Thorough and regular painting and maintenance can prevent decay by moisture penetration. Careful repair is often cheaper than new work and is always preferable since it helps maintain quality and historical authenticity. There are now many firms specialising in the repair and renovation of existing frames. It is rare that timber features get in such a poor condition that repair is impossible and there are now many firms specialising in the repair and renovation of existing. Where wet rot is recognisable by cracked and wavy paintwork, the timber beneath being very soft, replacement sections can be pieced in, taking care that the original profile is accurately reproduced. Also, strengthening can be used. Repairs and replacements should be of the same type of timber as the existing, although hardwood is acceptable for window sills.

General points to remember during timber repair:

- For windows, the joints between the frame and the wall were traditionally filled with haired lime mortar. Modern mastic sealants can be disfiguring if carelessly applied or joints over filled.
- Where timber has decayed, cut back to sound timber, removing no more than is necessary
- Use preservative-treated timber in repairs.
- Sash windows should be glazed using steel sprigs and traditional linseed oil putty
- For sash windows, re-glazing may change the weight of the sash and require careful adjustment of the counterweights

1.156 Replacement should only be considered where repair is no longer possible and should normally be of the same design as that being replaced. Although some manufacturers have improved their designs, most fail to replicate the appearance of historic windows given larger sections, mitred joints, stuck on horns and glazing bars. What perhaps is most evident with UPVC, particularly when viewed alongside a timber window, is how rigid and totally symmetrical it remains. By contrast, timber will show movement and imperfect lines, features which add much to the appearance of an historic single glazed window. Regular painting can also enhance the appearance of timber whereas coated UPVC will remain lifeless and possibly start to yellow if facing south or west elevations.

• **Doors**

1.157 Traditionally doors would have been of soft wood and panelled in simple designs, with no glazing. Later doors had glazing in a light above the window or sometimes in the door itself. In Little Common some of the houses have particularly attractive simple boarded doors and it is encouraged that these are retained. Old doors may often be repaired and upgraded to meet safety concerns without damaging the character of the door. Replacements, if found to be absolutely necessary, should replicate these original styles. Modern designs in hardwood, aluminium and

wrought iron screens are not in character with the area. Many of the houses in Little Common have attractive pitched porches, which combined with the doors, make a very picturesque feature of the buildings.

- **Energy efficiency and windows/doors**

1.158 Although most heat loss is through the roof of a house, a lot can be lost through windows. This can lead to proposals for replacement windows and doors to increase energy efficiency but there are many cheaper and less intrusive works to consider instead including: window and door repair and improvement e.g. secondary glazing and draught proofing (see English Heritage 2009: Research into the Thermal Performance of Traditional Windows: Timber Sash Windows on www.english-heritage.org.uk) and appropriate loft and wall insulation.

1.159 Draught-proofing can include simply tightening up hinges slightly to reduce draught through window frames. Insulation strips or internal/double glazing can also reduce heat loss. Some draught-proofing keep out the weather by means of a snug, slightly oversized fitting, comprising silicone rubber tubes, polypropylene and nylon-filled pile brushes, or with rubber, polyester, or sprung-metal Z and V fins.

1.160 There are lightweight secondary glazing systems available, which have improved significantly in appearance as well as performance in recent years. Secondary glazing uses framed glass panels, which are attached on top of existing window frames internally. It is a cheaper alternative to replacement double-glazing but is nevertheless very effective and has the added benefit of ensuring there is minimum change to the external appearance of the building and would be unlikely to require planning permission although Listed Building Consent would be required for windows on Listed Buildings. Double-glazing is usually considered inappropriate for historic building and given the age, quality and value of windows within this CA it is unlikely that double-glazing would be appropriate.

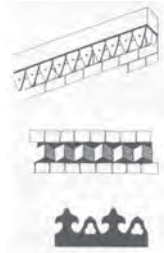
- **Microgeneration equipment**

1.161 It is likely that sustainability measures will lead to an increase in proposals involving solar panels and wind turbines. If well designed and integrated these should be able to be accommodated without disrupting local character. However, the sloping land makes this area particularly sensitive to such installations. They should therefore be carefully sited to protect streetscene views and historic built fabric. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in CAs which can be accessed on their Historic Environment: Local management (HELM) website by entering energy efficiency into the search engine in the English Heritage section of the Guidance Library at www.helm.org.uk.

- **Details and Decoration**

1.162 Careful examination of individual properties often reveals that a number of details or decorative features have been used to varying degrees. Dentil courses and decorative brickwork string courses are often used, as well as different forms of brick arch to openings, and occasionally stone dressings and plaques. Chimneys too are important in helping to define the building's shape against the sky, and can often be heavily decorated. Many of the buildings have decorated ridge tiles that also add interest. All these features should be retained as they provide subtle individualism to properties that may at first glance appear to be similar. Such individualism and identity is much

more in keeping with the character of the area, than efforts to introduce modern elements to the buildings or components of other architectural styles and periods. Decorative ridge tiles and chimney pots are still produced and so where lost, these features could be re-introduced to restore the integrity of the original designs for the buildings.



Picture 1.59 Typical 19th century details and decoration

- **Satellite dishes, aerials and other sundry features**

1.163 Satellite dishes, conduits aerials can spoil the appearance of individual buildings and areas as a whole. Aerials should be placed on the rear roof slopes where they cannot be viewed from the road, and satellite dishes should be located on rear, or hidden, elevations, or more appropriately in the back gardens of properties. Similarly, a proliferation of rainwater goods can detract from the appearance of a building. These should be kept to a minimum, and any replacements should be designed to match those existing in terms of detailing, such as hopperheads and cross sections. They should also be made of sympathetic materials, ideally cast iron or aluminium.

- **Alterations and Extensions**

1.164 Guidance for the design of alterations and extensions can only be briefly covered in this document, and owners may therefore find it useful to discuss informal plans and sketches with the Conservation team prior to making any planning applications.

1.165 When considering applications for extensions, the Council has to consider their impact on the character of the area and whether that character will be preserved or enhanced by the proposals. A number of houses have extensions, the majority are to the roofs of the properties.

1.166 It is important that extensions are of a suitable size and location so as not to overpower the original building, or offset the symmetry of a pair of semi-detached buildings. In some locations extensions of any sort may be unacceptable, or only small single storey extensions may be acceptable. For instance, lodge buildings and some cottages have always been intended to be small scale dwellings and so extensions to these types of building may be very difficult or impossible to accommodate. Each case will be judged on its merits.

1.167 It is advisable that extensions are ‘stepped back’ from the main or front elevations so as to appear subservient to the main bulk of the building. A break in the ridge line also helps to give this effect. It is desirable that extensions should not obliterate architectural features such as chimney breasts, which would be difficult to reproduce if lost.

1.168 In all extensions careful attention should be paid to the nature, colour and texture of facing materials, the size, proportions and positions of windows.

1.169 Roof extensions are fairly common in Little Common with the use of flat roofed dormers on the Hill house outbuildings and on the terraced Victorian cottages in the core of the area. Such extensions can significantly change the appearance of a house and their effect on the roof profile needs careful consideration. It should be remembered that dormers are often not original features on many of the properties and that their introduction may seriously erode the group character of many buildings. Alterations to the front roof slope are better avoided so as not to disturb the composition of the front elevation. Dormer windows and rooflights may be acceptable on rear slopes. Both rooflights and dormers should be as small as possible and be designed to be as unobtrusive as possible.

1.170 If the provision of a dormer is acceptable, its appearance will be influenced by the following factors, each of which needs careful consideration;

- (i) **Scale**

1.171 The scale of the dormer in relation to the proportions of the existing building and roof slope and form, from which it projects.

- (ii) **Position**

1.172 Careful positioning should avoid the overlapping of existing hips and ridges and reasonable clearance should be allowed between the roofs of projecting bays, chimney stacks and verges.

- (iii) **Design**

1.173 The dormers should relate to the architectural style and design of the dwelling itself. Existing historic dormers and fenestration, including window design should be respected.

- **Re-surfacing and hard surfacing of front gardens and drives**

1.174 Planning permission is required to resurface, alter, enlarge or create areas of front garden hard surfacing. The key principle is that the hard surfaced area should be kept to a minimum, so that the soft, natural and green appearance of the conservation area is not depleted. Small extensions to the original hardsurfaced area may be acceptable, but gardens should remain as gardens, not car parks.

1.175 Materials should be traditional, natural materials in association with planting since generally, the ‘harder’ the material, the more visually damaging large areas of surfacing become. Shingle of an appropriate natural colour can be laid loose on the flat or rolled on a resin base which is both hard-wearing and attractive and can be used on gently sloping sites. This is a simple, traditional

surface which retains the softness of the area. Brick pavements when used in large expanses, such as driveways appear too harsh and garish and are less successful. Some forms of modern pre-cast paving, provided they are the sett type (small, square or rectangular units) can be successful. They should be laid in random courses, again to retain the informality in the streetscene. Natural materials, such as granite, weather well and can provide a simple, yet traditional, backdrop to the houses. However, modern concrete grey setts can be manufactured to have an older, more natural feel. Any hardsurfacing also needs ideally needs to be permeable or must direct water to a permeable area. To assist in recognising what constitutes a permeable material, the department for Communities and Local Government (DCLG) has produced guidance on driveways. This can be found at : <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf>

- **Boundary treatments and accesses**

1.176 Care of the characteristic brick walls is outlined within the 'brickwork repairs' section above. Creation of new accesses that would break these up would not normally be appropriate. Within the core area, the retention of soft and low boundary treatments in the form of hedges or picket fences is important. Also, planting is often important as a boundary treatment including that on the western side of Wood Lane/Warren Lane and along the entrance to Stanmore Common and the brewery ponds.

- **Change of use**

1.177 As most buildings are single-family dwelling houses this contributes to the suburban character of the area. Conversion to flats would be detrimental as it would increase pressure for alterations and detract from the suburban character of the area.

- **Guidelines for Other Alterations/Extensions**

1.178 Within a CA the appearance and effect of a development on the recognised character of the area is especially important.

1.179 Extensions should not compete with, nor overpower, the existing form and scale of the original dwellinghouse. It is normally appropriate to set extensions back from the main or front elevation so as to appear subordinate and to avoid the obvious joint of new meets old. Also, the building lines of the properties are usually well defined. So, extensions should not intrude into this feature. Some properties (particularly 18th century ones) depend upon symmetry for their form and this should not be offset by extensions. Similarly, extensions wrapping around two or more elevations can greatly detract from the integrity of the original building's form and architecture. Where properties are detached or semi-detached side extensions can detract from the medium densities of development and the sense of openness and greenery of the area.

- **Requirements for Planning Permission, Advertisement Consent and Listed Building Consent**

1.180 Permission is required for certain development that would not normally require planning permission under national legislation as outlined within Harrow Council's guidance leaflet entitled: 'Conservation Areas Residential Planning Guidelines – Do I Need Planning Permission?' available

on the Council's webpage from: www.harrow.gov.uk/conservation). There are further planning controls for the residential properties due to the Article 4(2) Directions. Advertisement consent is also required for some advertisements and several properties are listed meaning Listed Building Consent is required for any internal or external works affecting their special character.

- **Historic Building Companies for Repairs and Alterations**

1.181 The Council can provide you with information on specialist historic building companies that will help you maintain and alter your buildings in a sympathetic manner. This never represents a recommendation by the Council but provides a starting point for research. The Building Conservation Directory is especially good at recommending products and services. The website address is www.buildingconservation.com.