

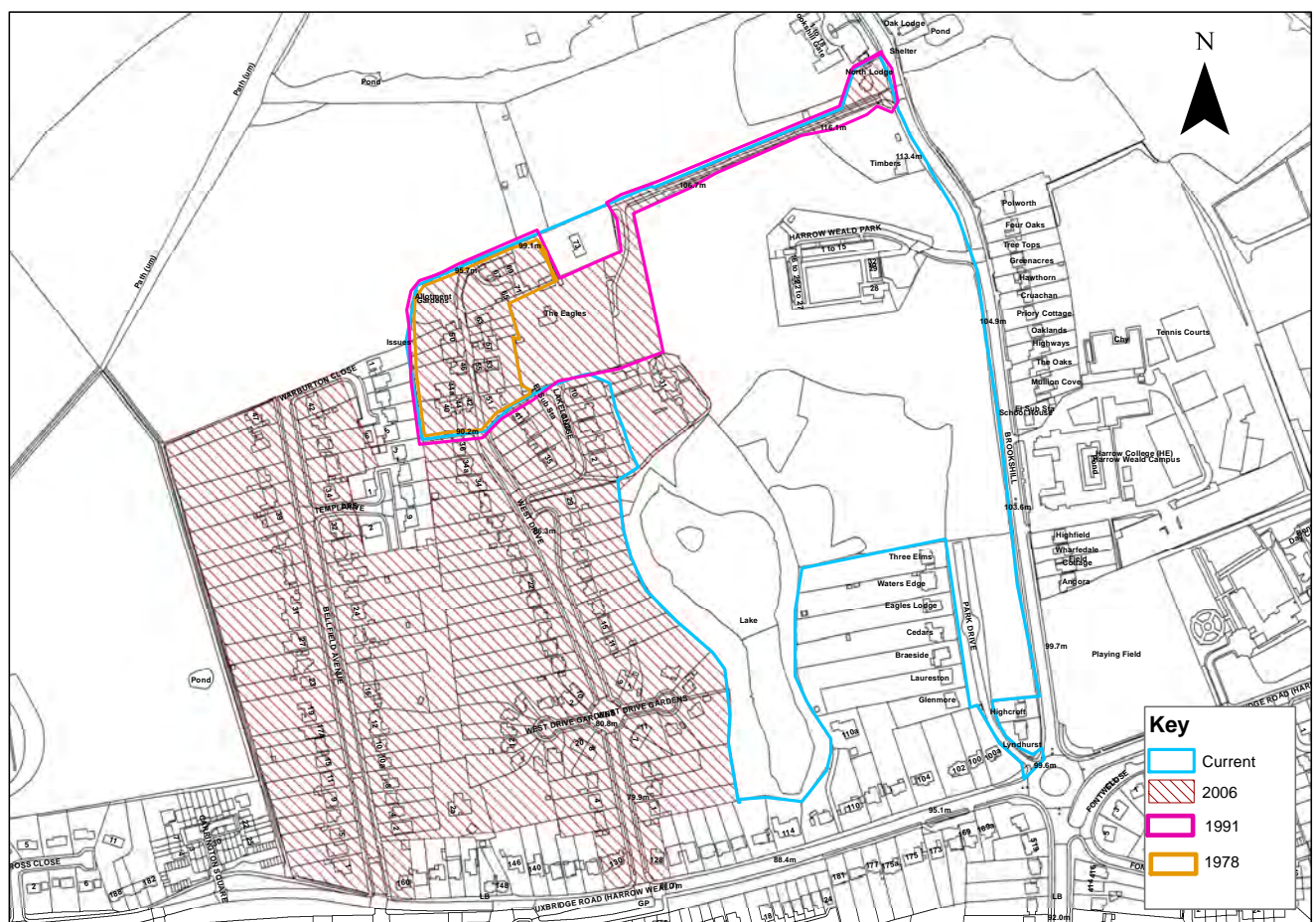
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## 1.1 Introduction to the Conservation Area

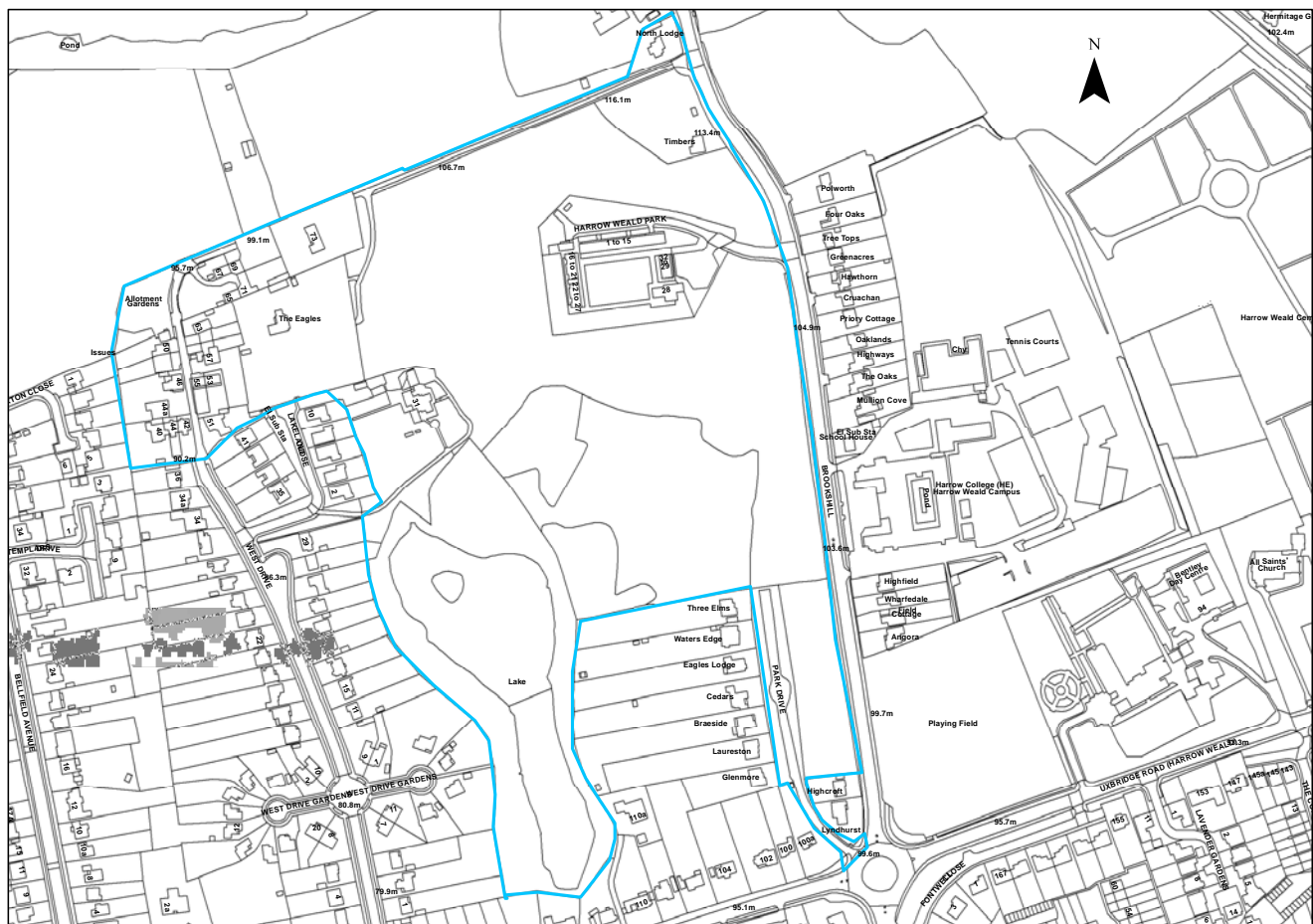
### 1.1.1 Introduction

**1.1** Harrow Weald Park Conservation Area (CA) lies in the north of the borough, to the south of Brookshill Drive and Grimsdyke Estate CA. As it forms the remains of a country estate, it has a rich rural character and designed country estate landscaping with limited modern development. The area is largely bounded by fields and open space to the north, east and partly to the west which makes an essential contribution to its special interest by forming its semi-rural character and providing a significant reminder of the area's roots as a country estate.

**1.2** The Harrow Weald Park Conservation Area was first designated in 1978 and the boundary was amended in 1991, 2006 and 2015. The boundary is drawn tightly with regard to protecting the special interest of the area including its historic layout, buildings, and their informal, green and rural setting. The surroundings help preserve its special interest. These are protected via other designations and are afforded statutory protection via its presence within the setting of the conservation area.



**Picture 1.1 Changes to the Conservation Area boundary LBH LA.100019206.2014**



**Picture 1.2 Conservation Area boundary LBH LA.100019206.2014**





**Picture 1.3 Aerial overview of the Conservation Area LBH LA.100019206.2014**

## **1.1.2 Planning Policy Context**

**1.3** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas of 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 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.

**1.4** It has been subject to public consultation and, now adopted, carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the Harrow Weald 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.

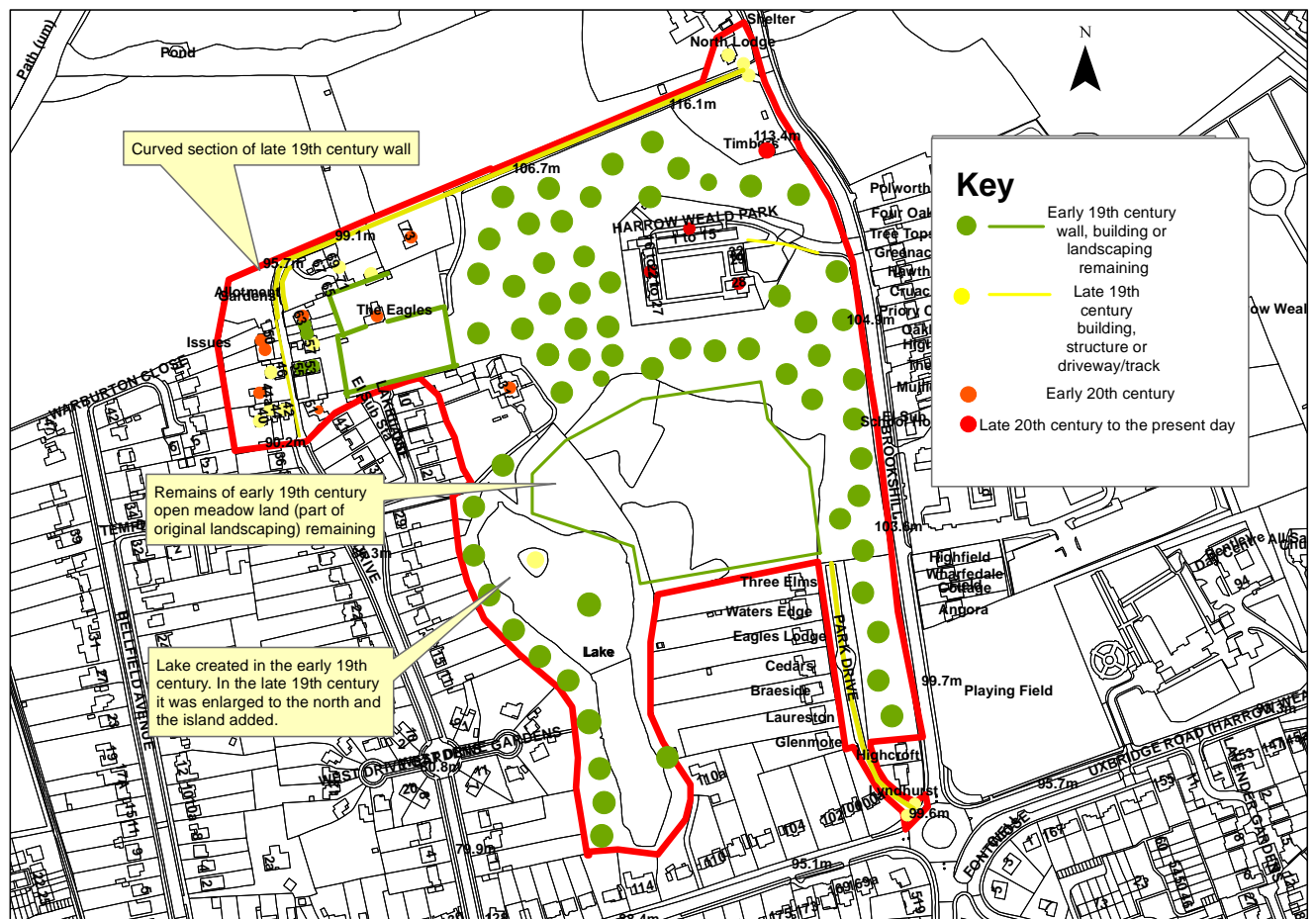
## 1.1.3 Summary of Special Interest

**1.5** The special interest of the conservation area relates to it being a well-defined fragment of the original Harrow Weald Park, a large Victorian country estate, now surviving as a semi-rural enclave along an unmade track, along with surrounding remnants of the original estate landscaping. It comprises: former workers' cottages, coachhouse, stables, entrance lodge and two sets of gate piers for the former mansion house (now demolished), home farm buildings, carriage driveways, numerous mature trees, much open green space, a large elongated lake feature, coupled with a small amount of later modest infill. The area grew up around a mansion house (now demolished) by William Winsdale in 1805 and later modified/rebuilt in the Gothic style by Alexander Sim to designs of Robert Frere in the late 1800s.

**1.6** Its distinctive character relates to its integral historic architectural qualities, and intimate and informal semi-rural character given its low density of development, peaceful and tranquil air, the unmade gravel track, and plentiful surrounding soft landscaping, greenery and open spaces (including the lake) in and around the conservation area, much of which is part of the original designed landscaped for the estate. The open fields and woodland that bound the conservation area to the north, east and partly to the south with fields covering historic field boundaries give rise to important views towards woodland and long views over open landscapes which are vital for preserving the rural character of the area. This is preserved in the wider area by green belt and sites of importance for nature conservation designations. There have been few new developments, extensions/alterations and infill over the years which has assisted in the continuation of the prevailing semi-rural character, rooted in history.

## 1.1.4 Short History

**1.7** To understand an area's character, it is important to consider its history. The following map indicates the earliest known part of any building or landscaping.



Picture 1.4 Age of buildings and landscaping LBH LA.100019206.2014

- 16th and 17th centuries

**1.8** The original settlement known as Harrow Weald Park was sited on Brookshill in extensive grounds which before the enclosure was part of the common. The settlement grew up through the sixteenth and seventeenth centuries when a manor house, barns and a mill are recorded.

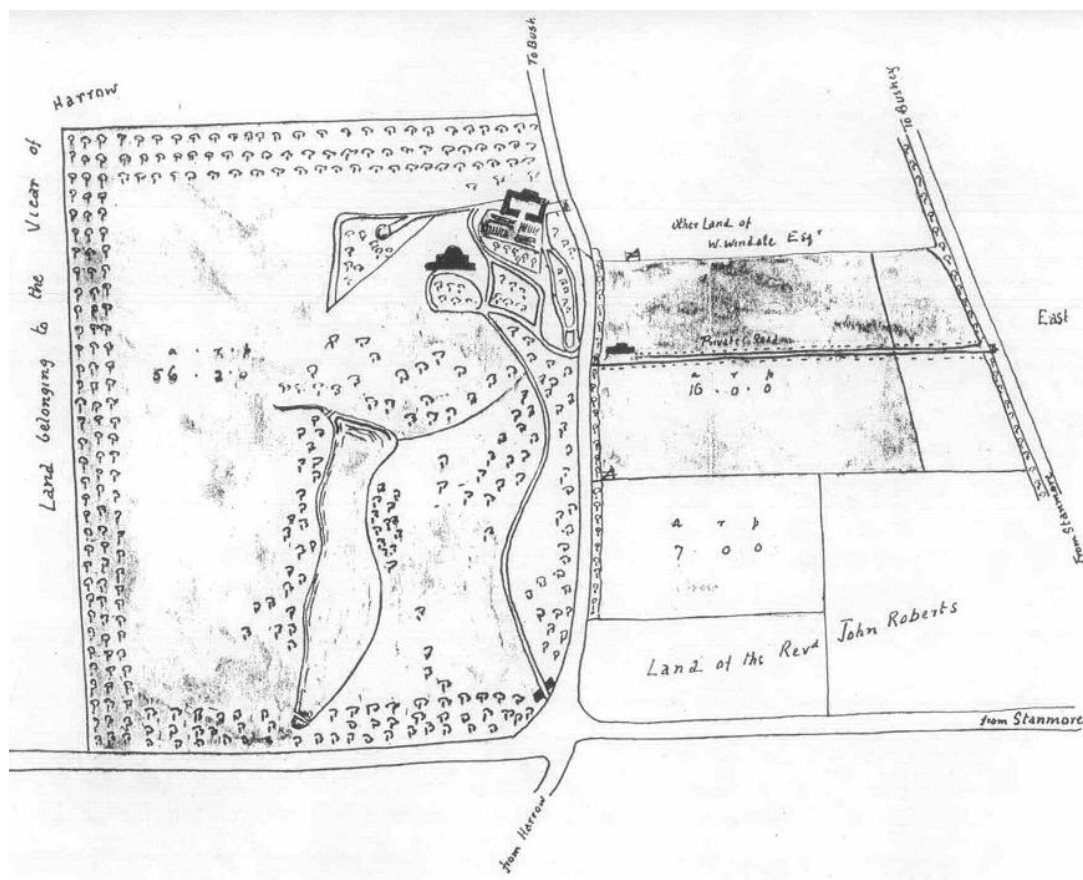
- Early 19th century

**1.9** The origins of the remnants of the current estate relate to the early 19th century. William Winsdale of Mayor's Court Office, London, purchased 26 acres, bounded by Brookshill and the Uxbridge Road, from the enclosure commissioners in 1805. The estate is named Weald Park on the first edition of the OS in 1822 and the house and at least two lodges one on Brookshill and one or two on the Uxbridge Road are shown. He built a main house in the Georgian style on the highest land where the residential development of Harrow Weald Park is now sited, an informal track driveway running where Park Drive now is and north of this, and created an elongated 2 acre lake to the south-west of the main house to form part of key views. Today this lake remains as an important landscape feature in the south of the conservation area, sandwiched between the remainder of West Drive outside of the conservation area and Park Drive. Some of the original



meadows in front (to the south) of the house which were also part of the view that the house commanded remain today. The entrance from Park Drive was set adjacent an entrance gate lodge and pillars (both now demolished).

**1.10** In 1822 William Windale added 27 acres to his grounds in a deed of exchange with the vicar of Harrow who had tithe land and built a small enclave of farm buildings and cottages to the north west of the main house. These form the core of some buildings that remain are today as well as a large walled garden - most of the walls of which remain today. It is considered that the cow sheds (53-55) and piggery (59 and 61) date to this time. Today the boundaries of the estate and some of the estate landscaping and informal track pathways remain.



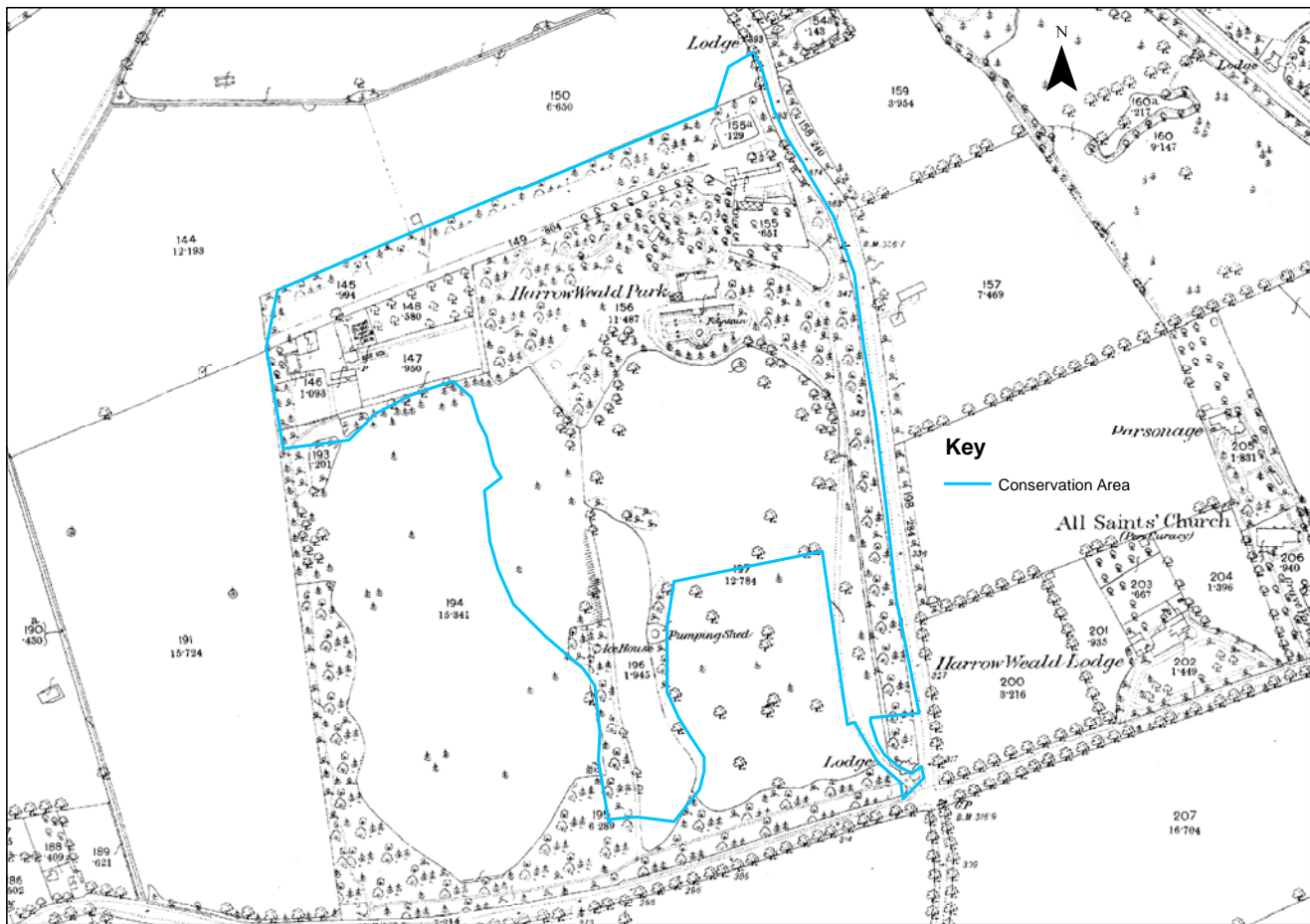
**Picture 1.5 Early 1800s map of Harrow Weald Park LBH LA.100019206.2014**

**1.11** William Crockford (1775-1844), a fishmonger who founded Crockford's club in 1827 and quickly became a millionaire, lived in Harrow Weald Park for the last four years of his life. The estate was sold by auction in 1858 to Robert Smith an East India and China merchant.



**Picture 1.6 Auction map for sale of estate in 1858. Source: Local history library.**

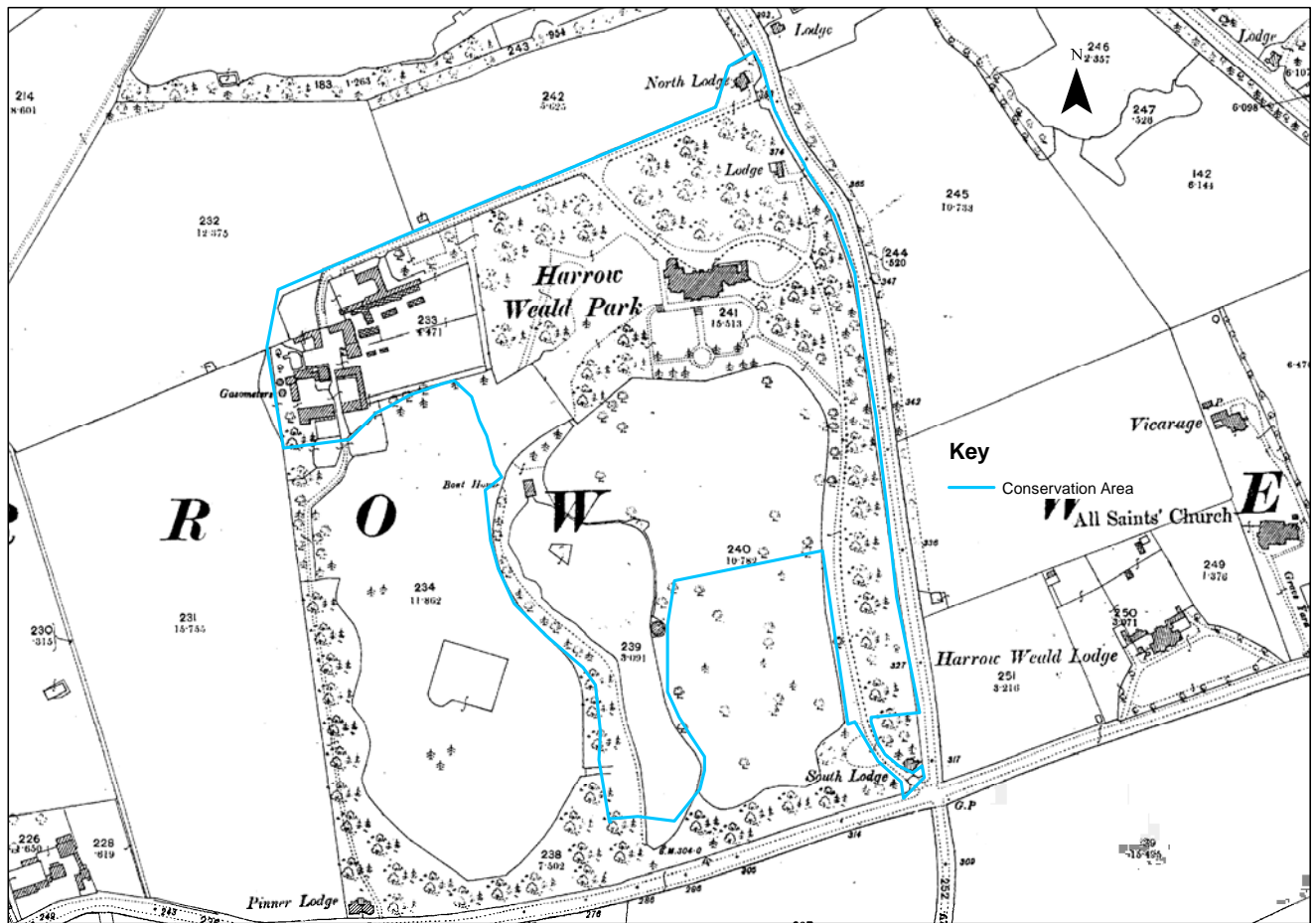




Picture 1.7 1864 OS map LBH LA.100019206.2014

### - Late 19th century

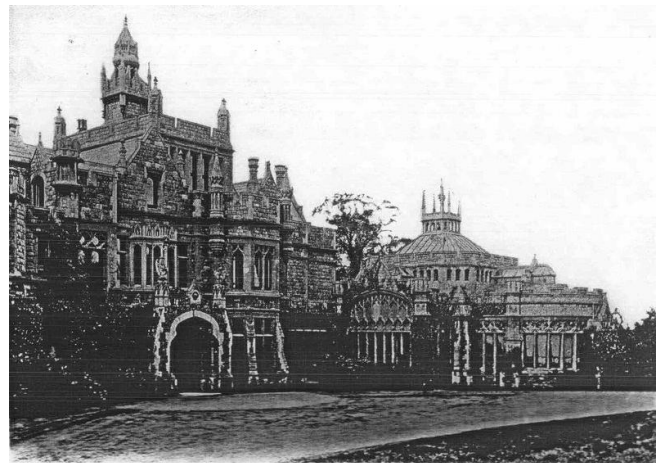
**1.12** In 1867 Alexander Sim, a wealthy timber merchant, purchased the house and the estate. Harrow Weald Park's main house was enlarged and remodelled in a Gothic style to create a castellated effect, to the designs of Robert Frere. The architect, if not a pupil, was largely under the influence of Sir Charles Barry, the architect of the Houses of Parliament. Whilst now demolished its Gothic style can be seen in buildings and structures that remain. This is because it was likely this time that the Gothic style entrance lodges, entrance gate pillars (at junction with Park Drive and by North Lodge, Brookshill), coach house (65-71) and stables developed. The north lodge remains today within the conservation area as do both sets of original flanking stone entrance gate piers. Most of the estate buildings which remain today all date largely to his time. As well as the aforementioned, this includes the, gardener's cottage (57), cottage farmhouse (46), 40-44 (ancillary service buildings), north lodge and 148-150 Uxbridge Road (the gamekeeper's lodge, also known as Pinner Lodge). The gamekeeper's lodge marked another entrance to the estate. North from here run an unmade track directly to the enclave of buildings just mentioned that now form the core of Harrow Weald Park conservation area.



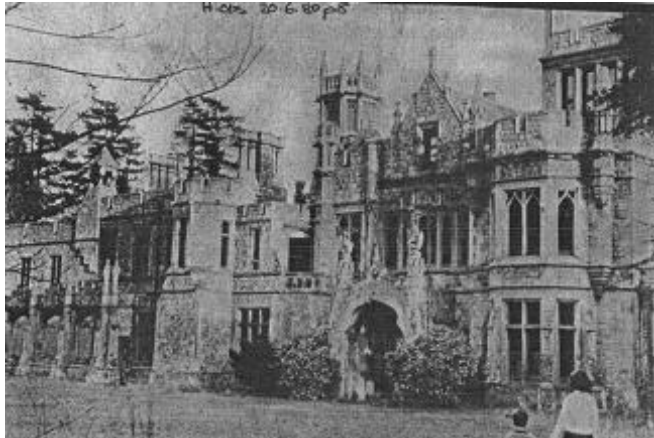
Picture 1.8 1896 LBH LA.100019206.2014



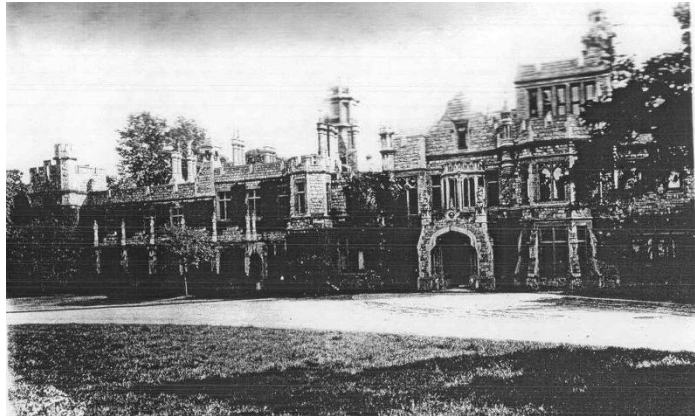
Picture 1.9 19th century photograph of the former mansion house with slope in front part of the landscaping - still in place. Source: local history library.



Picture 1.10 19th century photograph of the mansion



**Picture 1.11 Early 20th century photograph of the mansion. Source: Harrow Observer 1980.**



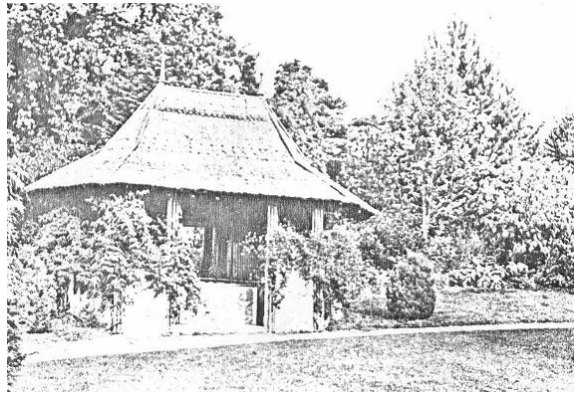
**Picture 1.12 19th century photograph of the mansion. Source: Local history library.**



**Picture 1.13 19th century photograph of the mansion with landscaping and driveway in front. Source: Local history library.**

**1.13** In Mr Sim's time the lake was remodelled. He widened the north end and created an island. It became a bird sanctuary sustaining many a different kinds of species of birds and he also collected and planted in the grounds forest trees from many different countries. Since that time these have grown to magnificent maturity. He built a decorative lake shelter unfortunately now gone. He also created the straight tunnelled carriage driveway entrance which remains running east to west from Brookshill Drive.



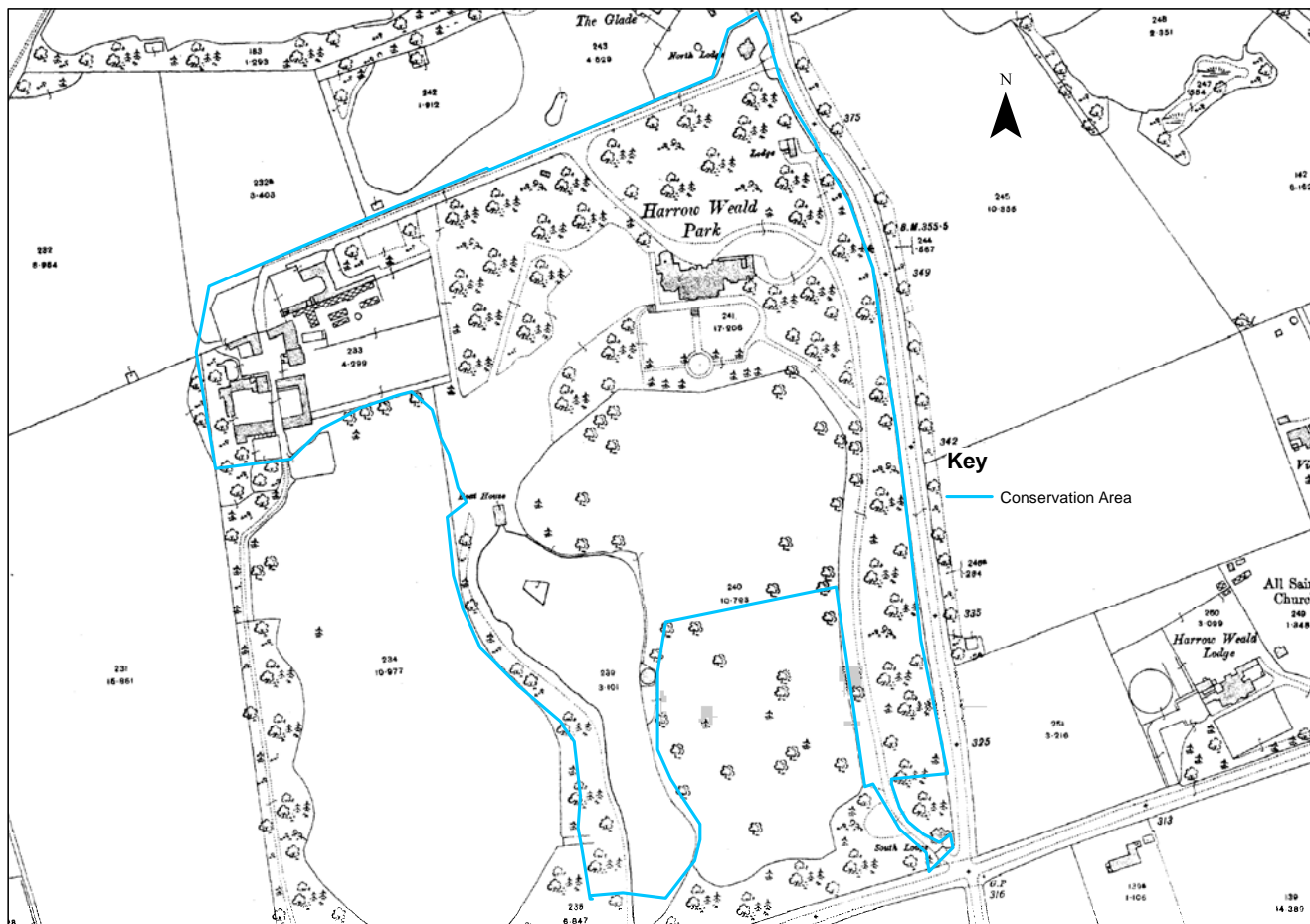


**Picture 1.14 19th century photograph of the former decorative shelter by the lake**

- **Early 20th century to the present day**

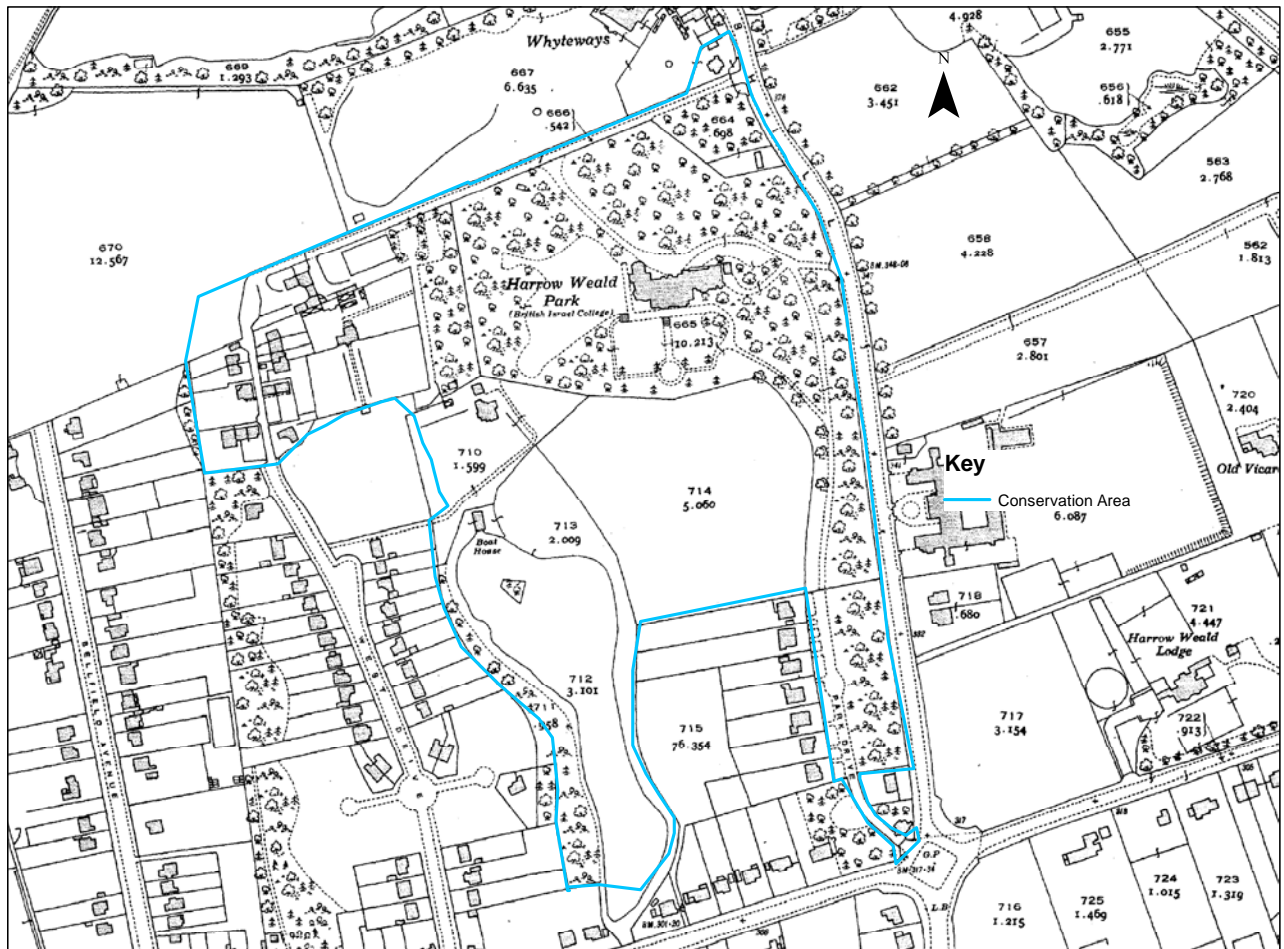
**1.14** Mr Sim was succeeded by Mr Hughes but after his death the house was empty for seven years. It was on the point of being sold to a housebreaker. Mr Walker purchased the house and part of the estate in 1927 to try to save the mansion from threatened destruction. However, following ownership by the British Israel Society in the 1930s and use by the Post Office during World War II, the house was demolished in 1956.





**Picture 1.15 1914 OS map LBH LA.100019206.2014**

**1.15** The land was part divided up, such that the Eagles and 31 West Drive, later developed as large single houses or developments in the case of the Harrow Weald Park residential care home estate, within a large plot of land each, thereby helping to retain the characteristic openness of the area, along with much of the landscaping of the estate. Much of the open landscaped space of the country estate remains as open fields, meadow land and mature trees thereby retaining the characteristic semi-rural feel.



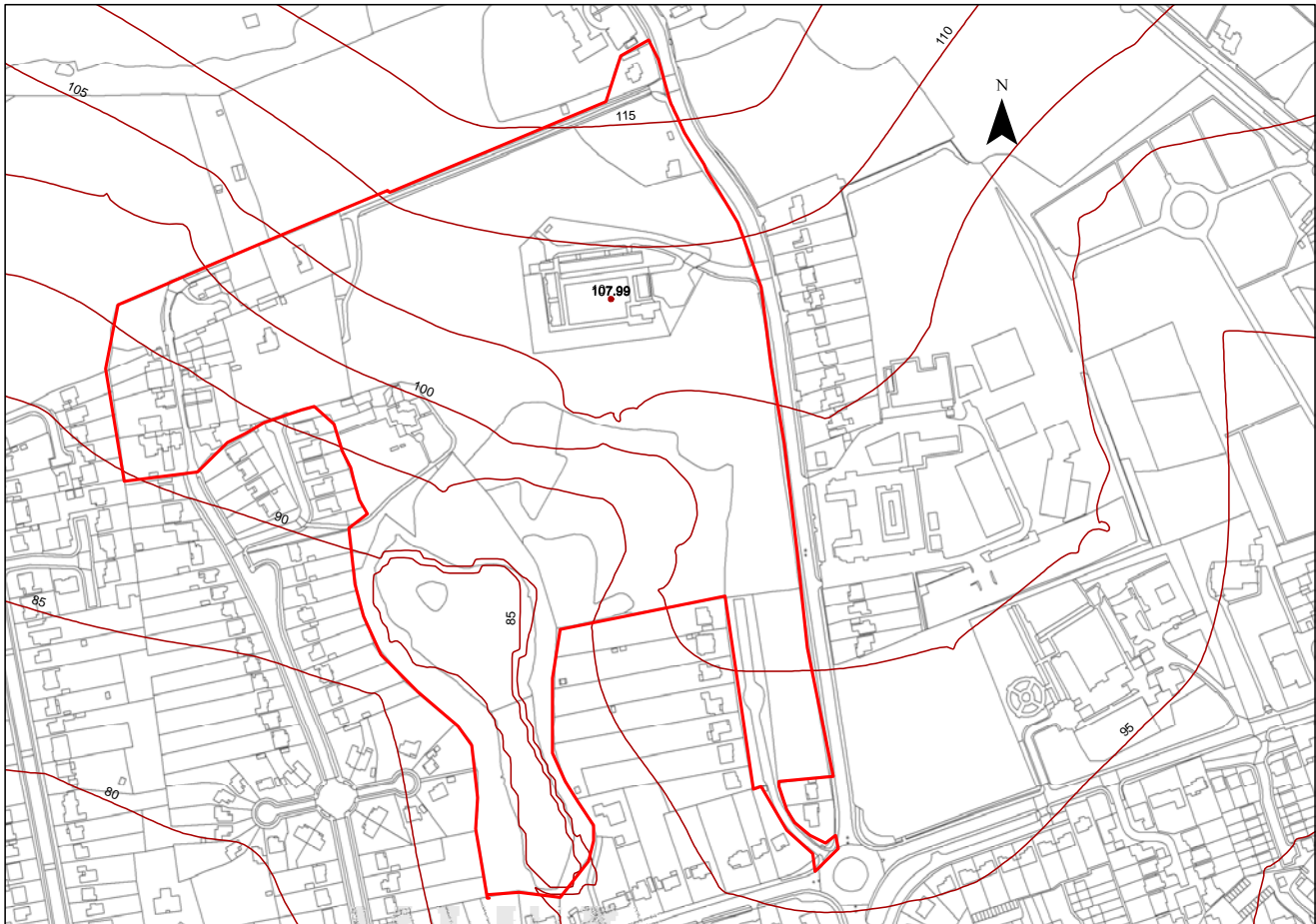
Picture 1.16 1941 OS map LBH LA.100019206.2014

### 1.1.5 Archaeology and geology

**1.16** Archaeology and geology for the conservation area is considered within the associated document 'Harrow Weald Conservation Areas: Supplementary Planning Document', in consultation with Historic England.

## 1.2 The Character of the Conservation Area Today

### 1.2.1 Density of Development, Topography and Plan Form



**Picture 1.17 Topographic context LBH LA.100019206.2013**

**1.17** The very low density of development, gaps between buildings and its rural context of woodland and open fields in and around the conservation area is vital to its special interest as the remains of a country estate. The low density of development is not only protected by the conservation area status, but also covenants imposed when plots on the estate were sold in the 1920s as well as planning decisions in the past against greater density. The relatively flat topography adds to the rural feel at times by allowing long distance views out across the open green fields.

**1.18** The plan form of the area is an important characteristic given the intimate and informal layout of a small group of buildings on an unmade track providing a semi-rural layout. This is quite a distinct plan form from the regular, linear and medium density suburban layout along the remainder of West Drive and adjacent streets, Park Drive and Bellfield Avenue. It is reminiscent of the original purpose and functionality of the route as one leading from a single, isolated entrance gate lodge (North Lodge) to the intimate enclave of labourers cottages, laundry and stables associated with the main house of the country estate, and the mansion house itself.

**1.19** Significantly the plan form of the area as a whole relates strongly to the historic landscaping and layout of the Harrow Weald Park estate. Effectively a large part of the open landscaping remains as an integral part of the conservation area and its setting. The field boundaries and layout

of trees, the lake, fields and open spaces shown on current maps of Harrow is highly similar to the historic OS maps of this estate as outlined in the 'landscaping, green spaces and ecology' section. Such development that there has been has largely observed the original boundaries of the estate thereby preserving the unity of the estate intact, as a distinct neighbourhood.

**1.20** The fact that, with the exception of 73 West Drive, there is no development and woodland east of the enclave of buildings within the conservation area between it and the former main house (where Harrow Weald Park retirement estate is sited) is important. This woodland is part of the desired former landscaping buffer to ensure the workers cottages are tucked away, concealed from view from the mansion house. It is historically important that the coach house and stables was the first building off the unmade track leading from Brookshill Drive since it was always directly and immediately accessible to the mansion house. Whilst 73 West Drive disrupts this slightly, this is just one building and the track still continues through.

### 1.2.2 Townscape Character

**1.21** There is an integral semi-rural and peaceful character to this conservation area. This is due to the extensive greenery and open spaces including gardens and fields, unmade and gravel tracks and because the area is quiet with limited traffic. Also, due to the rough terrain and private nature of this part of West Drive, what traffic there is tends to be slow and considerate to the character of the area. It is also quiet due to the low intensity of uses of the area.

**1.22** There is a keen sense of history throughout as such a large degree of historic landscaping, both built and 'natural' remains. This is true of the carriage driveways, multiple mature trees laid out or retained as part of the estate design and the locally listed gate lodge and the listed and locally listed gate piers. Whilst some of this landscaping is sited on private land this does not undermine its value: its presence is integral part of the historic estate such as the former meadow land in south of where the former mansion house was sited ie the residential care home, and the large lake.

**1.23** The enclave of buildings comprising former home farm, coach house and stables and workers cottages and limited later development at the top of the unmade track forms the core of the area. Their small scale and low density acts as an important reminder of their origins as ancillary semi-rural buildings related to the main mansion house. That the whole area has suffered little change with very few new developments, has assisted in the continuation of an intimate and distinct atmosphere from surrounding suburban sprawl.

**1.24** Whilst many of the buildings are simply designed, given they were functional home farm buildings, the other former cottages and the coach house have good decorative qualities as they were designed to reflect the relative grandeur of their use and as part of the estate which they formed part of. Their design includes decorative Victorian Arts and Crafts rural vernacular style and for the gate piers, lodge and coach house a Gothic style mimicking in simpler form that of the remodelled mansion that Sim created in the 1870s.

**1.25** Approaching via the main entrance to the conservation area from Brookshill, there is a strong sense of entering a country estate given the tunnelled greenery along the unmade track beyond an entrance which is marked by impressive North Lodge and listed gate piers. The unbroken length of track in dark greenery still provides the intended sense of drama that was desired upon approaching the mansion house (now demolished).



**1.26** The direct link to the former coach house and other ancillary buildings remains as does much surrounding greenery which was intended to conceal them from view from the mansion. There is a much more open, semi-rural character beyond the track from Brookshill Drive once you reach the small enclave of former ancillary buildings to the mansion. This is due to the spaces between buildings, the gardens and the many surrounding open fields providing excellent views. This openness is part of their character as part of the former home farm setting.

**1.27** There is a key informal character given the layout and small scale of the buildings and the way boundary treatments are usually absent, hardsurfacing is usually limited and there is no street furniture. The informal character also relates to the rural vernacular style of some cottages and simple, functional design of others. It is important that any future development respects these characteristics and so for this reason some Article 4 directions are included.

**1.28** The dense greenery and open landscaping by the lake and around where the former mansion was sited gives a good indication of that grand landscaping intended to be seen in commanding views from the mansion. Like the grand Gothic style of the coachhouse, lodge and gate pillars, it provides another indication of the former grandeur of the estate.

**1.29** The tall and very old brick walls to the rear of numbers 57-63 West Drive and in the grounds of the Eagles where the former kitchen gardens were largely remain in tact and provide a key reminder that the whole area formed part of the extent of the estate, that such large gardens were used to sustain it. They are also of importance for marking the boundaries of the former estate.

### 1.2.3 Activity and Uses Within the Area

**1.30** The conservation area's special character relates partly to its origins and uses as an enclave of ancillary buildings associated with the main house being readily apparent. This is most obvious for the former coach house and stables, as although now subdivided into separate houses there are integral reminders of its former use including: its grand architectural features to mirror that of the main house, its large window openings where there used to be stable doors and its upper windows where there was a hay loft.

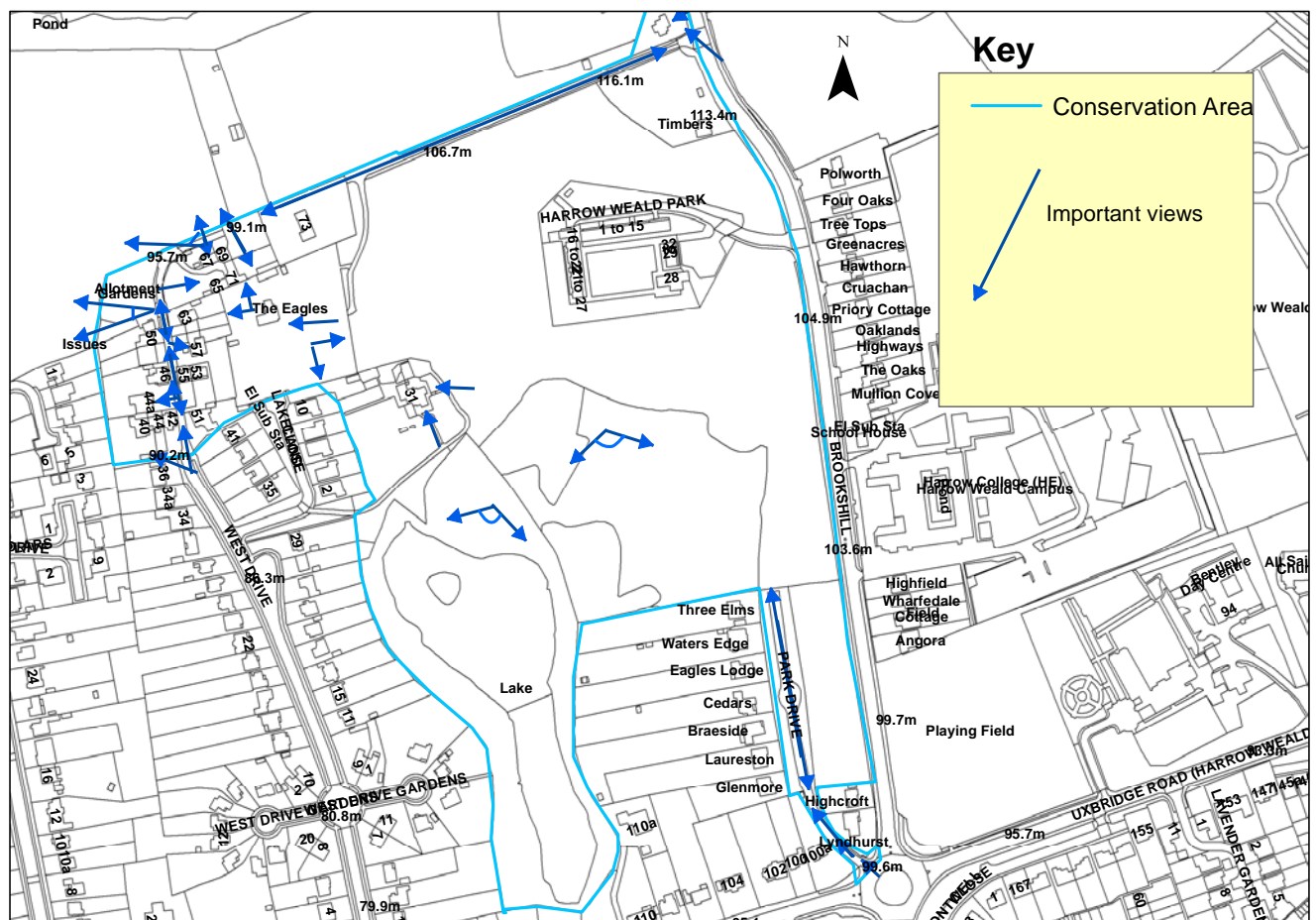
**1.31** The cottage character and scale of the houses (with the exception of the Eagles and 31 West Drive) is in keeping with their long-established uses as, for example former piggery and workers' cottages associated with the main house. The grandest of the houses, number 57, with distinctive tall chimneys and patterned roof tiles is reflective of it having been the former gardener's house who had a relatively high status.

**1.32** The use of all buildings now as single family dwelling houses is important since it contributes to the characteristic low density of development and intensity of use that uses such as flats or many commercial uses would not provide. It also contributes towards its quiet, semi-rural character that is reminiscent of its former use as a workers' enclave associated with a country house estate. Given this conservation area's character is rooted in its history, residential uses or low intensity agricultural uses are most appropriate.

**1.33** The agricultural uses of fields to the north are vital in preserving the important semi-rural qualities of the conservation area. They help retain an undeveloped feel that distinguishes this conservation area from the surrounding suburbs. Since these are protected by green belt and nature conservation designations, the conservation area boundary is more tightly drawn around the buildings. Similarly, the playing fields to the west are important in retaining the characteristic surrounding openness and, positively, such non-agricultural uses are shielded from view.

**1.34** The use of the former site of the mansion house as a retirement estate is suitable as it helps preserve the special interest of the conservation area since it ensures the historic open meadow land landscaping to the south (in front of where it was) and plentiful planted woodland of Winsdale's and Sim's landscaping remains in place. Certainly any use which was more intensive, or sited outside of the general historic siting of the mansion (now demolished), would likely risk compromising this historically significant landscaping, which also has biodiversity value.

### 1.2.4 Key Views and Vistas

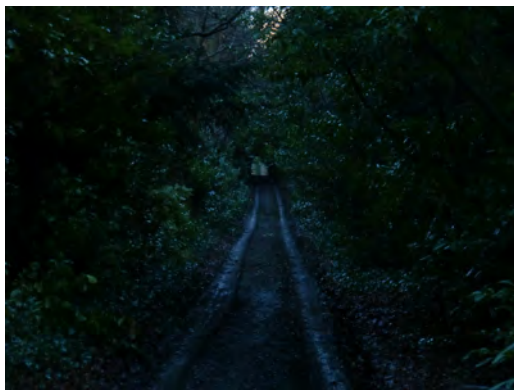


**Picture 1.18 Key Views LBH LA.100019206.2014**

**1.35** This section (including the above map) is not exhaustive but indicates the types of views that are important to the conservation area. Key views are those towards the features that contribute towards its special interest as a semi-rural enclave tucked away from surrounding suburban development. This includes its:

1. interesting, attractive and historic architectural details e.g. the interesting roofscape of 57 West Drive (with its decorative tall chimneys and banded, patterned, tiled roof), 46 West Drive with its decorative features, the bell tower atop the former coach house and stables, details of the grand Tudor Revival style of 31 West Drive and good tall chimneys at 40-44 West Drive.
2. informal groupings of buildings and spaces between them reflecting the historic layout of the home farm and associated ancillary buildings to the mansion.

3. plentiful dense landscaped and woodland environs that part-encloses the area as it was originally intended to conceal the area from the view of the mansion house and has always helped provide the intimate area's intimate and hidden character.
4. views towards the lake feature south of 31 West Drive and surrounding trees planted by the owner of the estate Mr Sim in the late 1800s
5. sweeping long distant views and vistas out across the open surrounding fields as the area is firmly embedded within the Green Belt and so provides a rare glimpse into the area's rural, country estate past.
6. the sheltered tunnel of trees along the unmade track leading past North Lodge and the gate pillars leading to the enclave of buildings in the conservation area adds suspense, and a sense of grandeur, as a remnant of the original driveway and associated landscaping leading to the main house.
7. Informal track routes of the conservation area



**Picture 1.19 Tunnel of trees past North Lodge**



**Picture 1.20 Important long distance view out over greenery from adjacent number 50 West Drive**

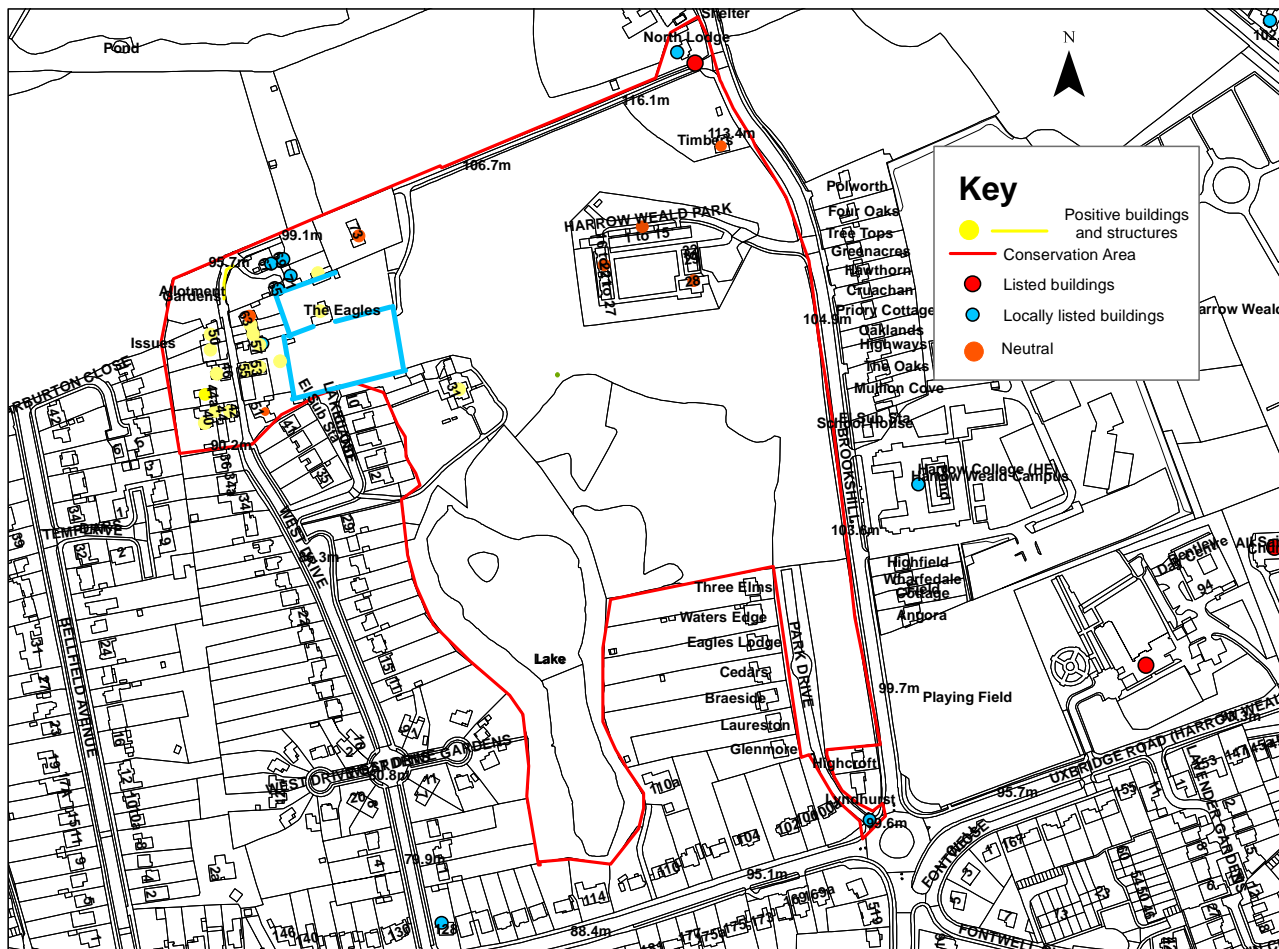


**Picture 1.21 Good view towards chimneys and pots of numbers 40-44 West Drive from just outside the Conservation Area**

### **1.2.5 Architectural Qualities**

**1.36** The historical and architectural significance of the buildings within the conservation area relates directly to the remains of the 19th century country house estate with limited later infill. Buildings that make a positive contribution to the conservation area are highlighted on the next map.





**Picture 1.22 Positive and neutral buildings or structures LBH LA.100019206.2014**

### 19th Century Buildings

**1.37** Most of these date to 1870 having either been built, or remodelled then, under Alexander Sim's ownership.

**1.38** There is a sense of grandeur in the architecture of the buildings that had the higher status uses e.g. the gate house lodge and associated pillars, the former coach house and stables and the farmhouse and coachman's/gardener's cottage. This is due to the high decorative qualities of these buildings.

### Coach house/stables

**1.39** As per the mansion house which was remodelled in 1867 to a Gothic design, this was designed by Robert Frere. The Gothic style of the yellow stock brick coach house is significant since this was intended to echo, in a simpler form, the style of the main house to show that it was associated with it and to provide an indication of the grandeur of the estate. Key elements of this design include its Tudor style timber windows with flat stone lintels above and below, steeply pitched roof (partly undermined now by later dormers on the north and south sides), four pairs of evenly placed decorative tall chimneys (one pair of which has been removed /and another simplified

over time), castellations including castellated gable ends both large and small, decorative finials to the gable ends, and pointed arches picked out with gauged red brick for the central opening for the coaches and horses through to the central courtyard.



**Picture 1.23 Locally listed coach house**

**1.40** The original main U-shaped plan form of the former coach house is very important since it is fundamental to its former use. A few incremental extensions over the years have begun to undermine this, and its original symmetrical design, so it is important that any future alterations / extensions do not prejudice this feature further. Likewise, the central cupola is an integral feature in the centre of the roof, housing the clock with white hands on a blue face, and the bell with decorative metal bracket on its west side. A central cupola was a key feature of many coach houses from this time. Similarly the former entrances to the hay loft remain. A key remaining feature are the three decorative painted timber arches, including dentil courses, either side of the courtyard which mark where the double timber bracketed doors for the coaches were. The dentil courses extend below the castellated corners within the U- shaped courtyard which mark the former entrance doors here too. Another integral feature is the central courtyard tiled area which is in keeping with the original floorscape here.



**Picture 1.24 U-shape of the former coach house**



**Picture 1.25 Three arches mark where the coach house doors were**



**Picture 1.26 Arches mirrored on the other side**

**1.41** Unfortunately the former characteristic air vents that flanked the central cupola have been removed at some point when the building was re-roofed. It would be a positive form of restoration to put these back to match for decorative reasons and to emphasise the symmetry of the design. The two single recessed entrance doors to the coach house sited opposite one another on either side of the central courtyard, and topped by gauged brick arches (ie soft red brick), remain adding to the symmetry.





**Picture 1.27 Original recessed doorway with gauged brick arch above - mirrored on the other side**

**1.42** To the rear of the coach house are the former single storey elongated attached integral associated stables. This character has been retained as it is used partly to house cars. Horses would likely have gone through the centre of the coach house where the central red brick arch is through to the stables where the same red brick arch is on the other side and vice versa.



**Picture 1.28 Central gauged red brick arch**



**Picture 1.29 View towards former stables adjoining coachhouse**

**1.43** Whilst the coach house and stables has been divided into four units the garden area in the central courtyard has only been divided by a very low brick wall. This is important in retaining the characteristic openness. It would be an enhancement though to remove any dividing wall here.

- **Gardener's Cottage (number 57 West Drive)**

**1.44** This late 19th century cottage is most recognisable within the conservation area by its distinctive roofscape and is of recognised significance in its own right given its locally listed status. It has a highly decorative Victorian Arts and Crafts rural vernacular style and is very much akin to those similar cottages within the Brookshill Drive character area of the Brookshill Drive and Grimsdyke Estate Conservation Area. The detailing is characteristic of Victorian domestic architecture, particularly in terms of the tall angular chimneys and chimney-stacks and barge-boarding. Small paned timber windows, the pitched tile roof and timber doors are all typical



features. However, the particularly highly decorative qualities make this building stand out through for example the very intricate shaped soft bricks on the multiple chimney stacks and the shaped and coloured tiles woven into the roof design. The chimneys and roof tiles suggest that, like at the Brookshill Drive cottages, this cottage was used as a testing ground for local bricklayer's apprentices techniques as there were many brick kilns nearby just to the north. Again there are Gothic and Tudor Revival elements to this cottage with castellated detail to the top of the multiple chimney stacks, the black timber beams against yellow rendered background, the pointed red brick arches and the pointed windows.



**Picture 1.30 19th century photograph of the rear of the Gardener's Cottage with associated wall to the kitchen garden. Source: Local history library.**



**Picture 1.31 View towards attractive roofscape of locally listed 57 West Drive**

**1.45** Whilst there have been many alterations to this building which have damaged some of its original form and decorative features, luckily these have been single storey and most of the attractive original form and features remain in place.

- **North Lodge and gate piers**

**1.46** As with the coach house and stables, the Gothic style is highly apparent and important in these as it was intended to echo the Gothic style of the mansion house and to signal the grandeur beyond. The Gothic style of the architect Robert Frere had been influenced by Charles Barry who worked on the Gothic Houses of Parliament.



**Picture 1.32 Two of the listed gate piers and the locally listed North Lodge**

**1.47** The Gothic style in the lodge features prominently in its castellations and the massive stone facing which also produce a castellated effect, 'arrow' slits, Tudor style windows including pointed ones and diamond leaded lights and the tall heavy stone chimney. The stone gate piers' Gothic style is apparent given their castellations and plain domed cap. These used to feature spread eagles, as mentioned in their list description of 1983, but unfortunately these were removed at some point but may remain nearby. Any record of these would be useful so that they might be restored.

**1.48** Grouped with the lodge the gate piers are a real feature since they mark the formal carriage entrance and driveway to the former Harrow Weald Park estate which was an unmade country track in keeping with the semi-rural character of the area.

**1.49** The single storey character of the lodge is important since this lodge was intended as just that, a simple entrance gate lodge of no great scale associated with the main house.

- **Former Farm House**

**1.50** Number 46 (the former farm house) dates to approximately 1880. It has very similar design qualities to the former coachman's / gardener's cottage. It similarly has a decorative Victorian Arts and Crafts rural vernacular style, similar to cottages in the Brookshill Drive character area of the Brookshill Drive and Grimsdyke Estate Conservation Area. Its detailing is also characteristic of Victorian domestic architecture, particularly in terms of the tall angular chimneys and chimney-stacks and barge-boarding. Its front elongated porch is a very attractive and integral feature marking the main entrance with the sloping tiled roof and decorative timber framing in keeping with the bargeboard. The red and black encaustic tile floor to the porch is an important and characteristic Victorian feature. Again there are Tudor Revival elements to this cottage with the black timber beams against white rendered background. The intricate shaped soft bricks on the chimney stack help ensure this building stands out but unfortunately another similar original chimney has been removed at some stage. In keeping with its rural farmhouse character this cottage once had a thatched roof but this has been replaced with traditional clay tiles.



**Picture 1.33 19th century photograph of the farm house**



**Picture 1.34 The former farm house -  
47 West Drive**



**Picture 1.35 View looking south  
towards 47 West Drive**

**1.51** This building once had a single storey side extension which formed an agricultural outbuilding. Whilst this has now been removed a single storey addition remains in roughly the same location as shown in the above photograph on the left.

- **Former Piggery**

**1.52** 59 and 61 West Drive are characteristically single storey, very simple, with elongated shape and small windows since these were once the piggery to the home farm. These date to the early 1800s. Now two dwellings, it retains its simple historic character adding to the architectural qualities of the area. This is partly retained as the building does not have a boundary dividing the two buildings.





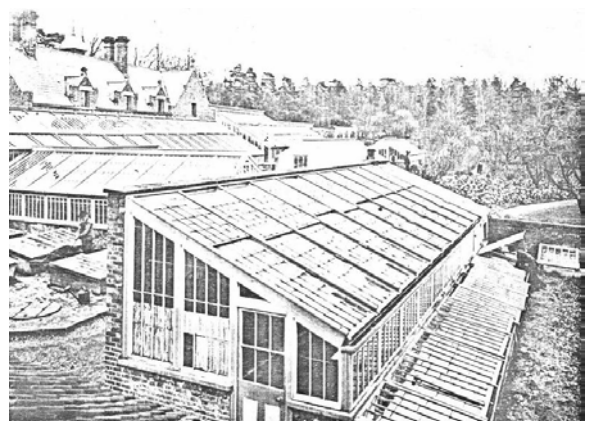
Picture 1.36 59 and 61 West Drive

- **Historic Walls To The Estate**

**1.53** These remain in places throughout and are locally listed. Their age in itself makes these of interest, they date to the early 1800s, but their significance also relates to their practical value since they mark out the layout of the former estate. The architectural qualities map for example indicates the locally listed tall brick walls to the walled gardens that are known to remain. They can be seen for example in the grounds of the locally listed Gardener's Cottage (57), the Eagles and to the rear of the former coach house. Historic photographs of these walls are shown below. They often marked the edges of the multiple greenhouses that were in place. These are shown hatched on the historic OS maps. Also, there are some lower historic boundary walls remaining marking the edges of fields or as in the case of the section of stone walling adjacent the corner of track leading to the coach house, they mark historic tracks.



Picture 1.37 19th century photograph of kitchen garden walls and the rear of the Gardener's cottage (57 West Drive). Source: local history library.



Picture 1.38 19th century photograph of the walls to the kitchen garden to the side of the coach house





**Picture 1.39 Early 1800s walls to the former kitchen garden in the grounds of the Eagles**



**Picture 1.40 View towards the walls to the former kitchen garden**

- **40-44 West Drive**

**1.54** These are yellow brick former ancillary service buildings to the Harrow Weald home farm and date to approximately 1870. In keeping with this, these are simple and single storey. Characteristic features include their tall brick chimneys with stepped red brick upper banding, shaped bricks, tall chimney pots, decorative bargeboarding and black timber cladding to gable ends. The original tiles are an interesting feature. Importantly on some of the elevations, the original timber vent in the timber cladding to the gable ends remain which would have been a feature functional of the original use of the building. These could be retained but simply boarded up on the inside rather than removed and they could be reinstated where they have been removed.



**Picture 1.41 42 West Drive**



**Picture 1.42 Original vents and bargeboarding to 40 West Drive**

- **Former Cowsheds (53 and 55 West Drive)**

**1.55** These date to the early 1800s or before and formed part of ancillary cowshed buildings for the estate as part of the home farm complex. It is therefore characteristically simple and of single storey design with small windows. At one stage this formed part of a U-shaped complex forming

a farm courtyard. It retains its predominantly elongated shape running west to east that formed part of this U-shape, although it has now been extended and the remaining part of the building forming the rest of the U-shape have been demolished. This was once thatched too, like the farmhouse opposite, which explains the steeply pitched roof.

- **Four brick pillars to Park Drive**

**1.56** These are the gate pillars that originally flanked the former south drive entrance to Harrow Weald Park estate. They therefore have local historical importance due to their association and construction as part of the former Harrow Weald Park estate. A south gate lodge was built alongside which has now been demolished. As per the design of the pillars on the junction of West Drive and Brookshill which marked the northern entrance to the estate, the design of these is Gothic, but the specific design differs from those on Brookshill since these have a brick base and a decorative stone cap. The gate piers consist of an inner pair either side of the carriage drive with piers flanking these for two pedestrian entrances. All the piers are of yellow stock brick, with darker bricks laid at the corners to give a quoin effect, and have stone caps. The inner piers have domed caps decorated on two sides with a wreath design in relief. These caps originally had acorn finials which are now lost but would benefit from restoration. The outer piers are more slender and have plain domed caps. As with the piers to the northern gate they would appear to date from the later C19, possibly when the house was remodelled in 1867.



**Picture 1.43 19th century photograph of the locally listed gate piers to Park Drive and the lodge (now demolished)**



**Picture 1.44 19th century photograph of the gate piers, carriage driveway and lodge from the other side**





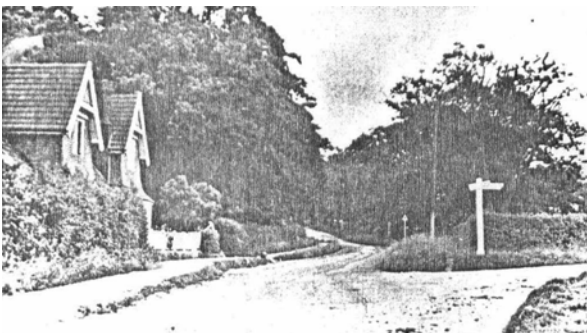
**Picture 1.45 Late 19th century pillars to the former carriage driveway, now Park Drive**



**Picture 1.46 Pillars to Park Drive**

- **148 and 150 Uxbridge Road (also known as the Gamekeeper's Lodge or Pinner Lodge)**

**1.57** These are very significant buildings in the setting of the conservation area since they are the former gamekeepers' cottages that formed part of the Harrow Weald Park estate. These are protected via a grade II listing which recognises them as being of national architectural and historic importance. Many of its design features are in keeping with the decorative Arts and Crafts rural vernacular features of the gardener's cottage and farm house such as the tall, angled conjoined chimneys, shaped tiles, gable ends and bargeboards. The list description reads: 'Circa 1880. Red brick asymmetrically designed pair with tiled roof. Two-storeys with tile hung bargeboarded gable to each house with single-storey link. Right hand house has entrance under pointed arched porch set at 45° to main facade. Left hand house has porch formed in extended roof slope. End wings gabled and tile hung. Casement windows.'



**Picture 1.47 19th century view of the Gamekeeper's cottages. Source: Local history library.**



**Picture 1.48 148 and 150 Uxbridge Road (former Gamekeeper's lodge)**

- **Early to Mid-20th Century Buildings**

**1.58** This has largely respected the scale and informal layout of the earlier buildings they replaced. This is particularly the case for number **63 West Drive** and **number 44a West Drive**. Although the latter disrupts some of the farmyard frontage to number 46 (the farm house) in front, this has been as sensitively designed as possible by being set well back from the track so views towards number 46 are maintained as well as a large part of the former farmyard/front garden frontage. Also, its single storey, very small scale helps maintain the prominence of surrounding historic home farm buildings. The Modernist design with strong lines is interesting in itself.



**Picture 1.49 44a West Drive**

**1.59** Whilst numbers **51 West Drive** and **48 and 50 West Drive** do not wholly respect the original siting of buildings within this enclave buildings relating to Harrow Weald Park estate, their informal siting, simple style and reasonably small scale does. The symmetrical relatively plain Arts and Crafts style of 48 and 50 is also attractive in itself with good bay windows, interesting roof profile and tall chimneys with stepped banding at their top, helping respect the quality and the traditional character of development in the conservation area. However, their design is more reminiscent of other more typical suburban development in the conservation area. Unfortunately the single storey flat roof addition to the north of number 50 does not enhance the character of these houses but being single storey helps retain characteristic openness.



**Picture 1.50 51 West Drive**



**Picture 1.51 48 and 50 West Drive**



**1.60 31 West Drive (the Squirrels)** is a large late 19th or early 20th century house designed in a competent neo-Tudor style with close studding and decorative bargeboards. It is very attractively sited at the head of the lake with woodland bounding on three sides and is one of the few surviving large houses in Harrow Weald.

**1.61 The Eagles** is an attractive, early 20th century Arts and Crafts style detached house of medium scale. It features angular chimneys, projecting chimney stacks, steeply tiled roof, bracketed eaves, and white render with red brick corners. Its name may be a reference to the Eagles that were once on the listed gate piers adjacent North Lodge. It retains the historic walls to the walled garden that are an important remnant of its estate.



**Picture 1.52 View towards The Eagles**

## **1.2.6 Streetscape**

### **1.2.6.1 Floorscape and Boundary Treatment**

**1.62** It is clear where the conservation area begins along West Drive since the streetscape becomes noticeably rural in terms of road surfacing, boundary treatment, and street furniture. Grass verges, hedgerows, and open timber fences bound the roads and tracks - there are no pavements or kerbs throughout. The road is not bound which emphasises the area's integral semi-rural, countryside character. Where repairs to the road are deemed necessary, the existing character should be retained.



**Picture 1.53 Informal track pathway of the conservation area with plentiful greenery**



**Picture 1.54 Unmade track route with plentiful hedging provides a rural character**

**1.63** With the exception of the former coach house and 57 the Lodge (the former coach house or gardener's cottage), houses do not have any front boundary treatments of gates which is important as it retains the informal, semi-rural style of the conservation area. The front boundary treatment to the coach house is informal and semi-rural in character being timber, permeable and less than a metre in height. Number 57 is an exception with a formal front boundary treatment reflecting the relatively grand status of this house, but still it has a characteristically permeable, informal style timber gate. The brick pillars with banding and stone caps are a good historic feature.



**Picture 1.55 Absence of front boundary treatments helps preserves the informal, semi-rural character**



**Picture 1.56 Lack of front boundary treatments**





**Picture 1.57 Permeable and low front boundary to the former coach house**



**Picture 1.58 Front boundary to 57 West Drive is an exception**

**1.64** Where boundary treatments exist to fields adjacent the farm track these are hedging or as low, permeable and simple timber design allowing for important through views. Otherwise where boundary walls exist these are usually the historic former masonry boundary walls to the estate. Those that were the walls to the former extensive walled gardens are simple, tall brick walls (see photographs in the 'architectural qualities' section). These are of historic importance in themselves and of importance for marking the boundaries of the estate. They are mainly in the grounds of the Eagles, but also to the rear of the coach house and stables and in the garden of the gardener's cottage. Also, at the top of the track by the coach house/stables there is a dry stone wall design typical of farm walls.



**Picture 1.59 Characteristic hedging as boundary to the fields**



**Picture 1.60 Dry stone wall along the top of West Drive**

**1.65** In terms of front gardens these are similarly in keeping with the semi-rural character as they are of grass or on occasion unbound gravel. Gravel is also a good alternative to hard surfacing since it allows water to percolate freely through the ground rather than being absorbed into the built fabric. 59 and 60 and the front and side garden of number 50 have a great deal of more formal hard surfacing which would all benefit from softening either with gravel or a softer style of hard surfacing. This is partly the case at numbers 63 and 48 but this is offset by a fair amount of soft landscaping too and the driveway tends to be set to one side which ensures the cars can sit to the side of houses to retain the open, uncluttered feel and views towards the houses.

**1.66** The floorscape of the conservation area also adds to the historic character of the area as the courtyard of the former coach house has the typical historic tiled flooring. Also, the encaustic tiles within the porch to number 46 adds to the decorative Victorian character of the house.

**1.67** A timber 5 bar gate is used at the junction of 73 with the drive to the North Lodge, the natural material and open design of which appropriately preserves the character of the area.



**Picture 1.61 Timber 5 bar gate at the junction with 73 West Drive**

**1.68** Gardens, the absence of boundary treatments and the presence of informal, low and open boundary treatments otherwise, complement the open landscapes and woodland surrounds.

#### **1.2.6.2 Street Furniture**

**1.69** Since this is a private road there are very few street lamps. The street lights and wooden telegraph poles are not overly obtrusive and do not visually clutter the area. The lack of road signs and markings preserves the countryside atmosphere and character of the area. Any tall and intrusive equipment such as telecommunications or wind turbines would not be appropriate. Due to semi-rural open and woodland surroundings the area is naturally dark after nightfall, contributing to its rural hidden character.

#### **1.2.7 Landscaping, Green Spaces and Ecology**

**1.70** There is much historic landscape importance to the conservation area and surroundings since it forms the former historic grounds to the Harrow Weald Park estate. This is clear when comparing current OS maps with historic ones. Effectively a large part of the grounds remain either as open ground, fields, woodland, the lake or as gardens with mature trees and shrubs. The limited extent of development since the Harrow Weald Park Estate broke up has to a high degree retained the essential rural character of the original estate.



**1.71** Many of the historic boundaries and features remain in place. Thus for example the fields to the north of the conservation area respect and follow the **historic field boundaries**. Similarly it is clear that there are many historic long-standing trees.

**1.72** Many of the open spaces and tracks in and around the conservation area are of value as they formed part of the former picturesque landscaped gardens to Harrow Weald Park estate mansion. The Council owned **heavily treed tunnelled straight unmade track adjacent North Lodge** leading towards West Drive for example is the former north carriage driveway to the estate constructed under Sim's ownership - intended to present a sense of anticipation and drama as visitors approached the mansion. It is important that this is not undermined by offshoot roots from it or near it since it would take away from the intended significance of this as a main route to the estate. Similarly, the **gravelled, slightly curved track along Park Drive** adjoining Uxbridge Road and within the grounds of the residential care home of Harrow Weald is the remnants of the other earlier main carriage driveway constructed under Winsdale's ownership to the mansion house. It is typical that the house was approached by a sweeping, curvilinear drive – such grounds were meant to be experienced in motion – allowing the carriage-borne visitor to catch varied glimpses of the lake and house between the parkland clumps and plantations to build a sense of grandeur. The well-planted spinney of trees on the east side of Park Drive, focusing views towards the lake and to the north is shown in historic OS maps and remains.

**1.73** The **large lake** to the south of 31 West Drive forms the source of key private views being semi-wild with a small island to the north. This was once intended to form part of the main vista from the mansion house and over the years has housed a boat shed, ice house and pumping shed. It was constructed under Winsdale's ownership and remodelled (enlarged and an island added) and many more trees planted on its west side by Alexander Sim from 1867 to 1895 when it became of great ecological value, particularly as a bird sanctuary. This is explained further below.

**1.74** The large open space to the south of the former mansion is significant as the remains of the **original meadows** intended to form part of the open vista for commanding views from the mansion. Importantly this character remains today, now relating to the retirement estate.

**1.75** The former **walled gardens** to the rear of the Gardener's cottage, 53 and 55 West Drive and in the grounds of the Eagles are significant as they relate to the earliest part of the estate (early 1800s) and the related open green spaces remain largely in place as the gardens to rear of the numbers 57-63 and particularly the Eagles. These were the kitchen gardens to the mansion house. Otherwise, within the conservation area hedges, shrubbery and low walls mark the boundaries of the estate (see the 'floorscape and boundary treatment' section).

**1.76** The large extent and range of **mature trees** forms part of the remains of the intended landscaped grounds to Harrow Weald Park mansion particularly from Winsdale's and Sim's times. These for example shelter the semi-rural enclave of former workers cottages and home farm from views from the mansion. They also line the former driveways to the house for example along Park Drive and to the north of this and surround the lake - those on the west side of the lake are part of the historic landscaping. The variety of trees in the conservation area is of special interest and dates from Mr Sim's time as he collected and planted trees from many lands - Scotch and Corsican pines, cypresses, Lebanon and Mount Atlas cedars, a locust acacia, and also planted additional elms, oaks, Norway spruce, chestnuts, graceful beeches and Irish yews, and a weeping willow from a sprig plucked from Napoleon's grave at St Helena. Other notable trees include a Californian redwood, an arbutus or strawberry tree of unusual size and one of the largest sea-buckthornes in the country. There is a wonderful collection of smaller trees and shrubs.

**1.77** Many of the **historic buildings** that formed part of the landscaped estate such as the coach house and North Lodge and the listed and locally listed gate pillars form part of the historic landscaping but are described further in the 'architectural qualities' section.

**1.78** In recognition of the local historic landscape significance the area is already on the London Inventory of Historic Green Spaces. A large part of the conservation area, as shown on the next map, is now also designated as a **locally listed park and garden** ie a designed garden, ground or other historic open space of local architectural and/or historic importance. Local designation helps increase awareness of its landscape value and encourage suitable protection and due care by owners and those who otherwise have a role in its protection and future. It allows for the management of its local heritage through the planning system and provides an opportunity to engage with local communities. The National Planning Policy Framework also highlights the contribution of local listing to the development of the evidence base used to support local plan making.

**1.79** Criteria for locally listed parks and gardens was agreed by the unitary development panel in 2002 and follows that for nationally listed parks and gardens but with additional local criteria outlined below in relation to how Harrow Weald Park and Garden meets this criteria:

- Age e.g. sites with a main phase of development between 1820 and 1880 which is of local historic or landscape significance and survives intact or relatively intact.

**1.80** The area is of local significance for retaining much of the designed park and garden landscaping of the former Harrow Weald Park Estate which was laid out between 1817 and the 1880s, in two main phases: one after William Winsdale purchased the land in a more 'natural' landscaped style and the second in the 1880s when Mr Sim purchased the estate and remodelled elements in a more formal landscaped style. Winsdale laid out the lake and meadow land which were intended to form part of commanding views from the main house and the south carriage driveway (along Park Drive and into the ground of the residential care home). He also built the kitchen gardens and commenced home farm buildings and which Mr Sim added to and remodelled and today form the core enclave of buildings up the semi-rural track. Mr Sim added or remodelled the lodges, gate posts, coach house and stables and north carriage driveway that remain today and remodelled the lake and added many trees from all over the world which largely remain today. For example they shelter the lake (providing a bird sanctuary) and the former grounds of the mansion.

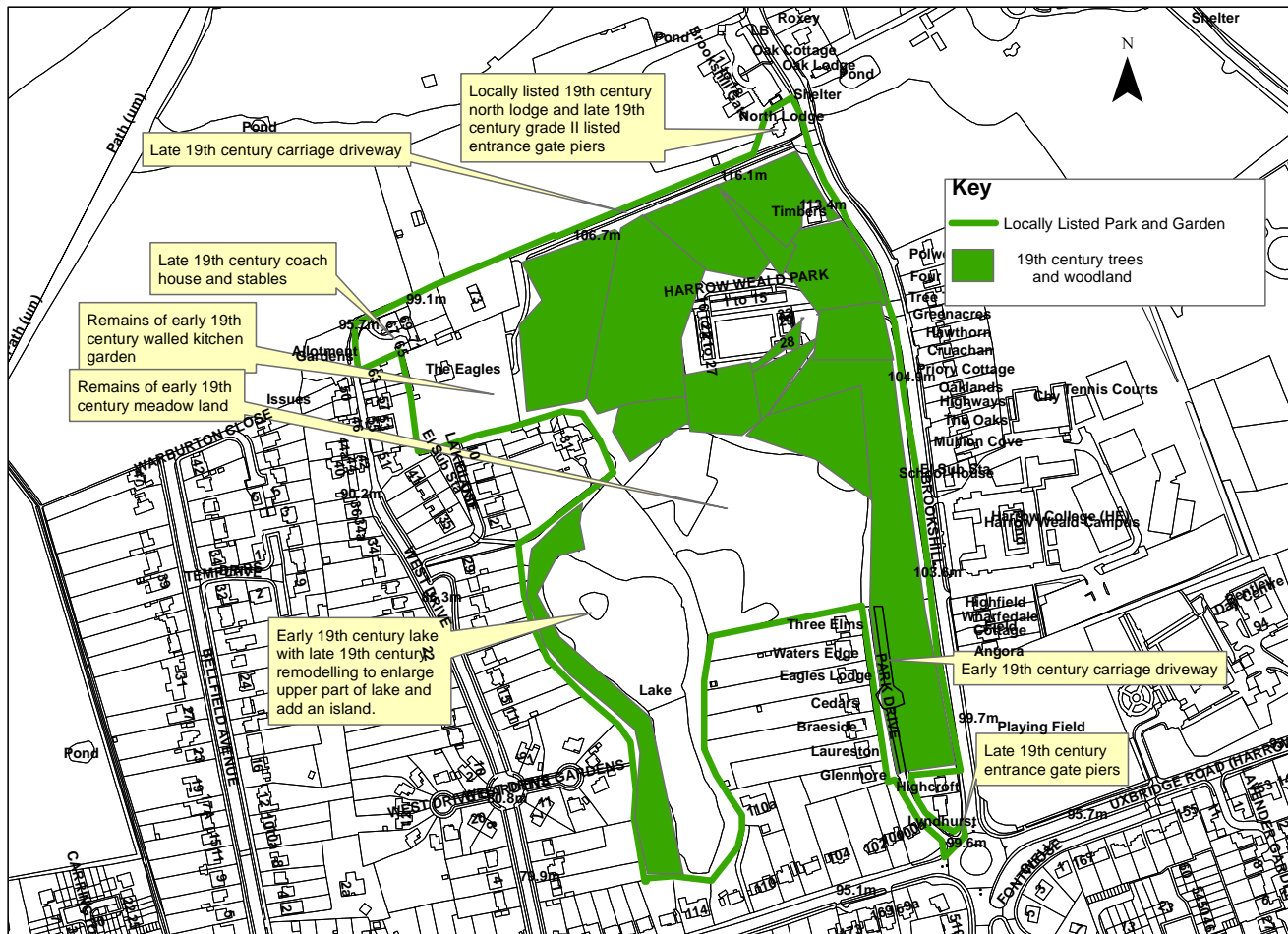
- Sites which are early or representative examples of a style of layout, or type of site, or the work of a designer (amateur or professional) of local or national importance

**1.81** The style is a representative example of two phases of development, the first being the 'natural' Picturesque style and later slightly more formal Victorian landscape style of layout, still retaining a Picturesque quality.

- Sites having an association with significant local persons or historical events

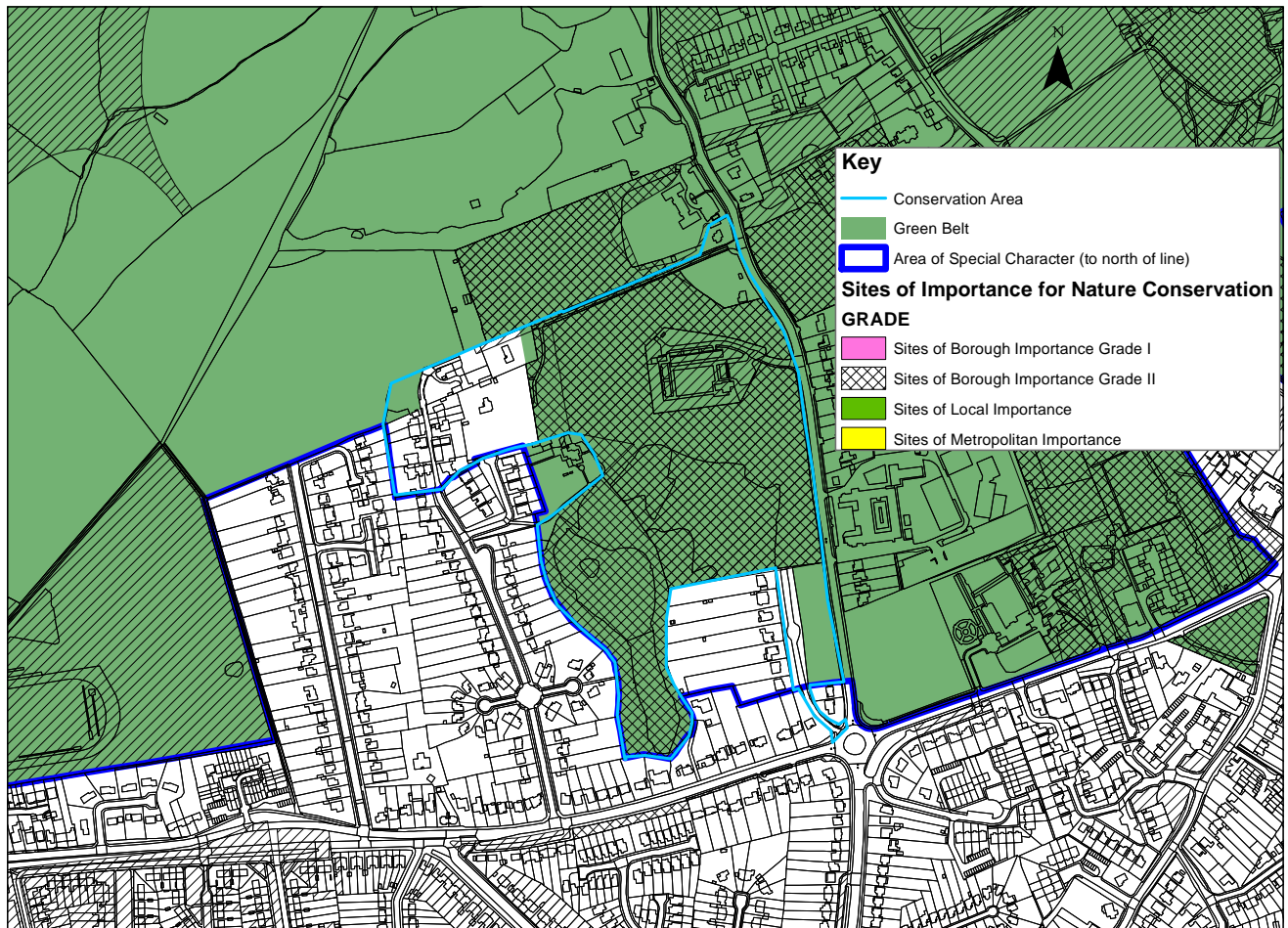
**1.82** Whilst the designer for the landscaping is unknown, the owners over time have some local and national significance. The initial owner William Winsdale was an East India and China trade merchant and William Crockford (1775-1844) founded Crockford's club in 1827 and quickly became

a millionaire. The designer of the mansion and some of the remaining Gothic style estate buildings was Robert Frere who was, if not a pupil, largely under the influence of Sir Charles Barry, the architect of the Houses of Parliament.



**Picture 1.62 Locally listed historic park and garden LBH LA.100019206.2014**

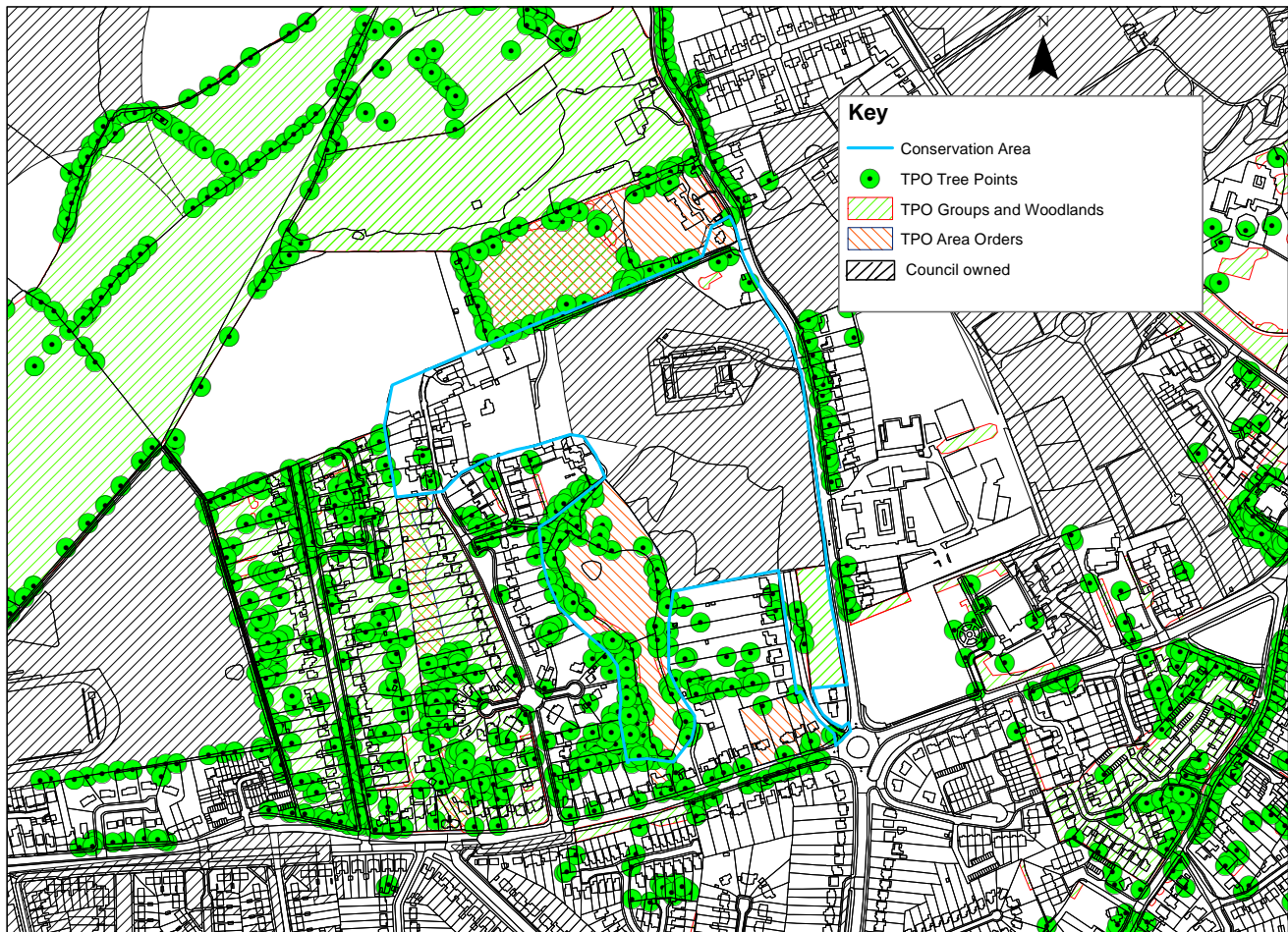
**1.83** With large areas of open land, landscaping, significant trees and a very large lake, the conservation area has much biodiversity and landscape value. Much of the area is designated as an area of special character and much of the non-built up parts and surrounding areas are designated green belt land as shown on the next map. Harrow Weald Park is an area of borough importance grade II for nature conservation. As a former landscaped garden it includes Sequoias, secondary woodland with scrub ie major decaying timber elements which provides great habitats. The Squirrels Lake in the grounds to 31 West Drive is also part of the area of borough importance grade II for nature conservation. The lake is a large semi-wild lake with small Island in the middle. It comprises emergent and floating vegetation. It has good roughland riparian and marginal habitats, scattered trees, including Sessile oak plus fruit trees. The lake now contain herons, wild ducks, moorhens, wandering sawns, the kingfisher, woodpecker, tits, the nut-hatch and many other birds that find peace and security there. Adjacent there are horse-grazed meadows with rough grassland, scrub and woodland edge.



**Picture 1.63 Green Belt, Sites of Borough Importance for Nature Conservation Grade II and Area of Special Character LBH LA.100019206.2014**

**1.84** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders (TPOs) served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further TPOs may be required where trees are threatened or their future retention is prejudiced. TPOs are not served on council owned land but it is important to note that many significant trees exist in the grounds of Harrow Weald Park residential estate.





**Picture 1.64 Tree Preservation Orders and Council Owned Land LBH LA.100019206.2014**

### 1.3 Summary of Conservation Area

#### 1.3.1 Summary and Main Assets

**1.85** In summary, key assets include:

1. Historic landscaping of the Harrow Weald Park estate including the tracks, trees, former meadows, lake, field boundaries and open green spaces including gardens, meadow land and fields. It includes woodland and the sheltered tunnel of trees along the unmade track leading past North Lodge and trees alongside the lake.
2. High architectural quality reflecting the area's historic roots.
3. Informal historic layout and low density of development of the semi-rural enclave of ancillary buildings associated with the Harrow Weald Park estate mansion with limited and small scale of later development.

4. Unmade tracks throughout, without pavements, and limited street furniture reinforces semi-rural character.
5. All the above which provides an area of great scenic value with a rich rural character. There are long and medium distance views across surrounding open spaces and trees and the lake, and other views towards good quality architecture including good details such as chimneys.

### 1.3.2 Problems, Pressures and Potential for Enhancement

**1.86** Pressures and issues have been touched upon in the previous sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The section below, entitled 'Management Proposals' addresses any issues raised. In dealing with development proposals within the area Harrow Council will be mindful of securing opportunities to address or overcome such issues or any subsequent pressures.

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
Listed gate piers	Junction of Brookshill and unmade track leading to West Drive	These are missing the eagles that are described in their grade II list description. They have also had unauthorised signs attached to them adding clutter.
Locally listed gate piers	Junction of U x b r i d g e Road and Park Drive	One of these has been knocked down recently as part of the construction of the house along Braeside, Park Drive. The remains of the pillar are safe and are due to be reconstructed shortly.
Pressure for more development including alterations, extensions and outbuildings	Throughout	The special interest of this conservation area makes it a very desirable place to live. This brings pressure for development which could conflict with preserving the special interest of the area since it relies so much on the low density of development, openness, key views and semi-rural character in and around the conservation area boundary which is rooted in its history.
Existing ad hoc extensions and outbuildings	Intermittent	In the past, extensions and outbuildings have occasionally been built in an apparent ad hoc manner, and could have benefited from greater consideration of the special interest of the building to which they were attached and the wider conservation area, with a view to preserving this. For extensions and alterations, this has been an issue for positive unlisted and locally listed buildings given the particular quality of the original. For example, the various extensions to number 57 have somewhat compromised its original design and engulfed it, but fortunately it remains

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		worthy of its locally listed status given the remaining apparent high quality features of interest. Similarly, the single storey extension to number 50 bears little relationship to the design of the main house. Whilst it retains the openness, it may be beneficial for a redesign that is more sympathetic to the character of the main house. Extensions to the coach house have likewise to some extent been ad hoc and not respected its original form, layout and design features.
Hard surfacing	Throughout	In places this has been excessive detracting from the characteristic informal, green and semi-rural character of the area. If carried out too close to houses it can also contribute to decay.
Architectural features of interest	Throughout	The houses in the conservation area feature many architectural qualities. These include original or historic windows and doors, timber bargeboards, decorative tiled roofs, tall decorative chimneys and porches. Whilst these add value to the houses, there is a danger that these could be removed and not replaced or replaced in such a way that the special interest of the building was harmed, for example, replacing timber windows with UPVC or aluminium.
Boundary treatments	Throughout	Currently the approach to boundary treatments in the conservation area preserves its special interest as they either absent or they are very low with an informal, open character and made of timber.
Pressure for new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment. The new crossover was constructed without planning permission.	T i m b e r s , Brookshill	Permission was approved in 2011 for a new house on this site. In making this decision, from a heritage perspective it was considered important that the dense landscaping was retained as far as possible, particularly on the north boundary, and that there are no driveways placed through here or anywhere near the conservation area on the east boundary. This is important since the unmade track from Brookshill is an original main entrance way to the conservation area which characteristically does not have routes leading off it or near it, thereby helping to signify its historic importance as a single route through to the estate. It is the original carriage driveway to the estate and the tunnel of greenery lining it is part of the historic

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>landscaping helping to retain a semi-rural character. It helps to preserve the setting of the locally listed gate house and listed gate piers.</p> <p>Consequently, upon approval of the new house it was conditioned that a scheme of hard and soft landscaping and alterations to the boundary treatment be submitted to the Local Planning Authority for approval and be retained thereafter.</p> <p>The appeal reference for the crossover prior to its construction was P/2911/12/4719. The appeal was dismissed and the refusal of planning permission upheld. The enforcement case relating to this crossover is open.</p>
Limited protection for aspects of historic open space landscaping and built features of the landscaped grounds, namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.	Grounds of Harrow Weald residential care home, unmade track in grounds of 73 West Drive and gravelled former carriage driveway along Park Drive. Also, historic kitchen garden walls.	<p>These are of historic importance as part of the grounds and landscaping of the Harrow Weald Park estate as explained within the 'landscaping, green spaces and ecology' section of this appraisal. In recognition of this a large part is already contained on the London Inventory of Historic Green Spaces.</p> <p>The importance of the walls to the former kitchen gardens relate to their age (early 1800s) and their significance as part of the former kitchen gardens to the estate. This is outlined in the 'architectural qualities' section. Until 2015 there was little protection for these historically significant and attractive walls.</p> <p>The locally listed gate piers form part of the historic landscaping to the estate and are important as the gate pillars that originally flanked the former south drive entrance to Harrow Weald Park estate. They have local historical importance due to their association and construction as part of the former Harrow Weald Park estate. This is expanded upon in the 'architectural qualities' section. Currently as these lie outside the conservation area boundary there is no formal requirement for planning permission for their removal.</p>
Pressure for sustainability measures	Throughout	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



Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		able to be accommodated without disrupting local character. However, the sloping land makes this area particularly sensitive to such installations.

### 1.3.3 Public Consultation

**1.87** This document and the following management strategy has been subject to public consultation for five weeks. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, Harrow Heritage Trust, and Historic England. Notification was sent to each resident and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. This document would subsequently be amended to reflect the responses received from the consultation exercise and was adopted as part of the Harrow Weald Conservation Area Supplementary Planning Document (SPD), as part of the Council's Local Development Framework (LDF).

## 1.4 Conservation Area Management Strategy

### 1.4.1 Purpose of the Strategy

**1.88** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area in order to identify those elements that should be protected, as well as opportunities for change, improvement or enhancement. The Management Strategy uses the 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. The following proposal statement provides a list of actions, related to pressures, issues or opportunities identified in the previous section.

**1.89** 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

**1.90** Pressures, issues and opportunities for enhancement are outlined in the above Conservation Area Appraisal and are addressed in the following table.

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
Listed gate piers	Junction of Brookshill and the unmade track leading to West Drive	If the original eagles for the pillars are found or if good evidence of their appearance comes to light then these gate piers would benefit from restoration. Listed Building Consent and funding would be required for this. The unauthorised signs need to be removed.
Locally listed gate piers	Junction of Uxbridge Road and Park Drive	Pursue the reconstruction of the gate pier.
Pressure for more development including alterations and extensions	Throughout	The special character relies on it being a fragment of the original Victorian country estate, with later development largely respecting the historic location, integrity and extent of development, as shown by reference to historic OS maps. Development with no historic precedent would therefore be likely to be more sensitive and may very well be inappropriate, for example, areas of open space shown on historic OS maps as being part of the historic landscaping of the area, the surrounding open fields, and the open spaces and gaps between buildings. Suitable article 4 directions have been recommended.
Existing ad hoc extensions and outbuildings	Intermittent	Ensure that any extensions/alterations are carefully considered in light of the special interest of the building to which they are attached, past extensions and the character of the wider area. Where the principle is accepted, extensions would need to be subservient to the original house, of high quality design respecting the original design of the building to which it would be attached and retain characteristic openness and features of interest. Outbuildings would need to preserve the openness and informal and semi-rural character of the area. Article 4 directions are now in place for alterations/extensions, roof alterations and porches for positive unlisted and locally listed buildings and for outbuildings for all houses in the conservation area.
Hard surfacing	Throughout	Gravel is a good alternative to hard surfacing since it has a more informal and semi-rural character and allows water to percolate freely through the ground rather than being absorbed into the built fabric. It is preferable though to retain the soft-landscaping in this conservation area wherever possible in order to retain its semi-rural character. Any hard

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
		surfacing should therefore be offset by soft landscaping wherever possible. Article 4 directions are now in place for all houses requiring planning permission for such works where they face a highway, waterway or open space to manage such change to preserve the special interest of the area.
Architectural features of interest	Throughout	The original and historic architectural features of buildings contribute to the special interest of the conservation area. They add historic authenticity and features of interest to look at. Sometimes they indicate the former use of these buildings. Also, the original form and design of the houses is generally of good quality and certain extensions/alterations could detract from this. The introduction of an article 4 direction to require planning permission for works of alteration to positive unlisted and locally listed buildings to help ensure such changes could be managed to preserve the character of the area.
Boundary treatments	Throughout	The article 4 direction throughout to require planning permission for such works facing a highway, waterway or open space helps manage the conservation area. Reference should be made to the guidance in this document on the character of boundary treatments.
Pressure for new formation, laying out and construction of a means of access to a highway, a new driveway and alterations to the boundary treatment	Timbers, Brookshill	<p>There is pressure to create a new driveway to Timbers that runs off the historic carriage driveway but this needs to be weighed against the need to preserve special interest of the historic landscaping of the estate. This driveway was always intended as a straight, single tunnelled route creating a sense of drama and anticipation for those approaching the mansion.</p> <p>An unauthorised crossover has now been constructed and the matter remains with enforcement and Highways. The appeal inspector was of the view that the harm caused by an entrance here would cause unacceptable harm to the character and setting of the heritage assets here. He stated: 'it is evident to me that the special significance of the piers derives from their age, architectural detailing and materials, their historic association with the Harrow Weald Park Estate and their prominence in the Conservation Area on each side of the former carriage entrance...'. The formation of the entrance here 'would erode to an unacceptable degree the character and importance of the driveway, thereby harming</p>



Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
		the setting of the piers. The proposal would also fail to preserve or enhance the character or appearance of the Conservation Area. He took into account highway issues but concluded that 'I am unable to give any significant weight to the perceived highway benefits of the proposals. Moreover, I am not persuaded there are any other public benefits that would outweigh the harm'.
Limited protection for aspects of historic open space landscaping and built features of the landscape grounds, namely the locally listed gate pillars to Park Drive and historic walls e.g. to the former kitchen gardens.	Grounds of Harrow Weald residential care home and unmade track in grounds of 73 West Drive and along Park Drive.	To provide greater recognition of significance it is recommended that a large part of the current and proposed conservation area shown in the map in the 'landscape, green spaces and ecology section' is designated as a locally listed park and garden. This consultation therefore concerns this proposal. For the same reason it is recommended that the conservation area is extended to include these areas. Extending the conservation area would also provide greater formal planning protection to the locally listed gate piers at the entrance to Park Drive by requiring planning permission for their removal. Similarly the historic walls to the kitchen garden are now locally listed. For the same reason, following careful review and consultation an Article 4 direction is included for these former walls to the kitchen garden.
Pressure for sustainability measures	Throughout	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 in places and the great deal of openness and clear views makes this area particularly sensitive to such installations.

### 1.4.3 Reviewing the Conservation Area's Boundaries

**1.91** Local Planning Authorities have a continuing duty under the Planning (Listed Buildings and Conservation Areas) Act (section 69 part 2 and section 70 part 1) to consider whether existing conservation area designations are appropriate in whole or in part, and whether new conservation areas should be designated or existing ones extended. Criteria for conservation area status is outlined within the overarching Harrow Weald Conservation Areas SPD. It is appropriate that the conservation area boundary has been amended as shown on the map in the introduction to this document to comply with this criteria. It is important that this is done since Government policy introduced in March 2012 under the National Planning Policy Framework states (paragraph 127) that 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.

## - De-designation

**1.92** In 2006 the conservation area boundary was extended to include the remainder of West Drive and all of West Drive Gardens and Bellfield Avenue. These streets are quite distinct from the originally designated part of the conservation area as they are suburban 1930s residential development of medium to good quality.

**1.93** This document represents the first formal written appraisal of the conservation area. Careful assessment of this area in drafting this appraisal has shown that the strict criteria for conservation area status is not met by these addresses. Whilst the area contains buildings that are mainly typical inter-war two storey suburban style buildings of a vernacular Domestic revival style which is generally quite pleasing, it does not contain a layout, history or architectural qualities that are exceptional and is required in order to justify conservation area status. This is as per a 1980 decision which found that these addresses along West Drive did not contain 'enough distinguishable or unique features, either architectural or otherwise to justify designation as a Conservation Area'. This was prior to much permitted development and alterations since then that have taken them further from their original form and design. Retaining this area within the conservation area would have undermined the value of conservation areas in the borough.

## - Addition to the conservation area

**1.94** At the same time, much of the original historic landscaping associated with the estate has until now been omitted from the conservation area, yet it is integral to its special interest. Conservation Areas are about the quality and interest of areas, rather than individual buildings that is the prime consideration in identifying areas. These areas are all now included since they form an integral part of the original Picturesque landscaping of the Harrow Weald Park estate and some of its architectural qualities as listed below and described in more detail in the 'landscaping, green spaces and ecology' and 'short history' sections:

1. the part of the original unmade track carriage driveway leading from Brookshill Drive to the West Drive enclave of historic ancillary buildings and associated well defined fragments of the original Harrow Weald Park estate, including the grounds of number 73 West Drive and Timbers, Brookshill. 73 is in a key location between the old workers' cottages and the former mansion house site where landscaping would have screened one from another.
2. the original track driveway (now gravelled) leading along Park Drive from the Uxbridge Road to where the former mansion house was sited within the grounds of the current residential care home.
3. the original gate piers to the mansion house of strong local interest at the entrance to Park Drive.
4. the open meadow land and woodland surrounding where the former mansion house was once sited and adjacent the two former carriage driveways to the mansion and around the nearby large lake.
5. the large lake itself which was put in place to be visible in sweeping views from the mansion, and is now in the grounds of 31 West Drive.

**1.95** Whilst these are protected to some extent by their presence in the setting of the conservation area and other designations, inclusion of these areas brings about far greater formal planning protection equivalent to their heritage significance.

## **1.4.4 Setting of the Conservation Area**

**1.96** The conservation area's boundaries are tightly drawn. It should be noted though for this conservation area, where special interest relates to its origins as part of a broader country estate, the surrounding open spaces including fields, field boundaries and garden spaces, are vitally important in preserving its special interest. This helps protect its semi-rural character, historic open spaces and field boundaries. Importantly the public and private large open spaces to the north, west and east are vital in retaining long, open and undeveloped views to and from the conservation area and the historic openness of this space. Similarly, the gardens to the rear of houses along West Drive form part of the former landscaped open grounds, as do those on Park Drive.

**1.97** Likewise, the gamekeeper's cottage which is now separated from the former core of buildings within the conservation area due to more recent development along West Drive, is integrally linked to it since it is one of the former estate buildings. This is protected by grade II listed status.

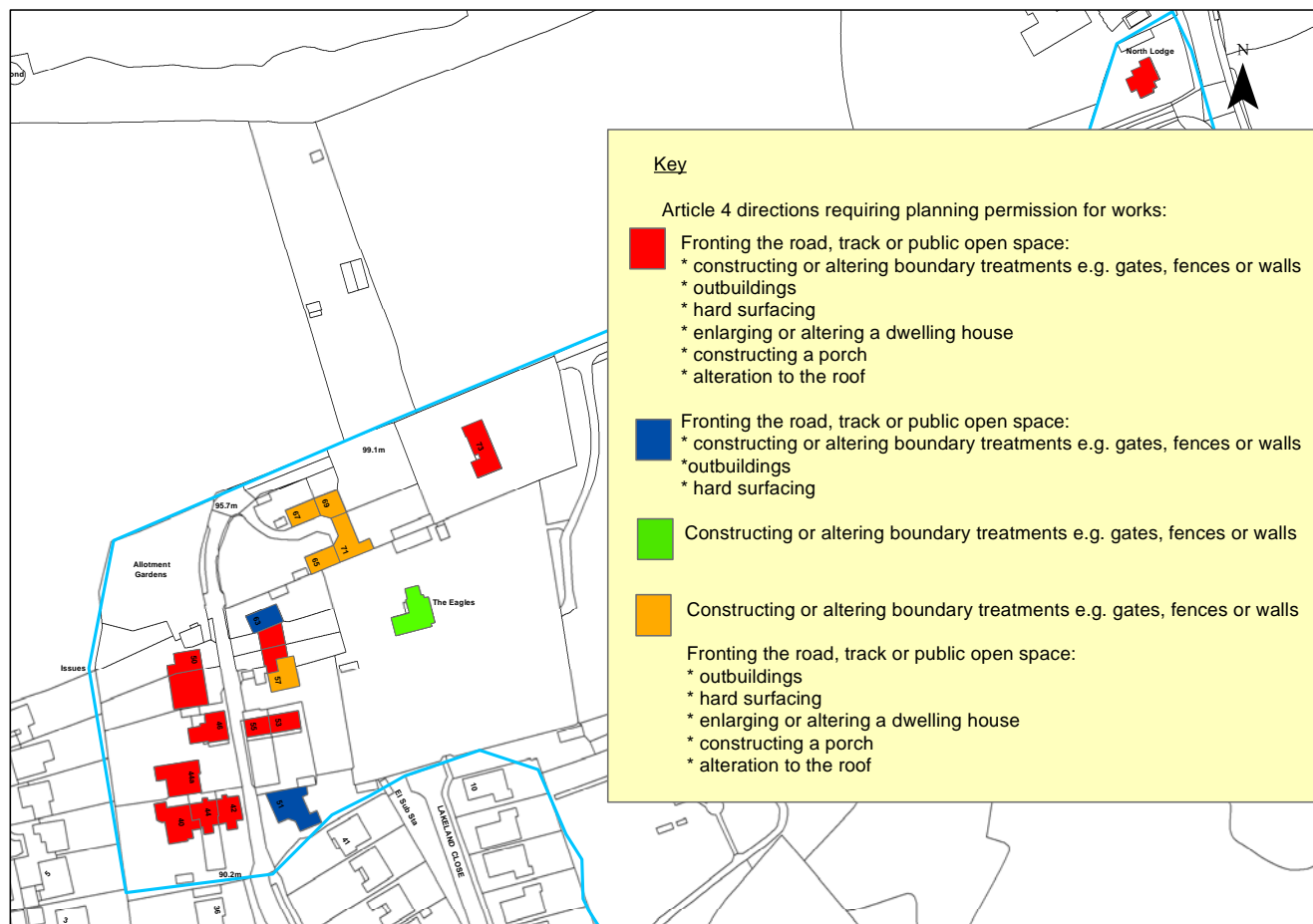
**1.98** These surrounding areas are also protected separately though as they are in the setting of the conservation area, and development proposed within the setting of conservation areas will be considered with its effect on the conservation area in mind and the need to preserve those elements within its setting which help preserve its special interest. They are also protected by their designations, namely Green Belt, Area of Special Character, and sites of borough importance grade II for nature conservation. This separate and existing protection helps preserve those elements of the setting of the conservation area which are important to it.

## **1.4.5 Article 4 Directions**

**1.99** 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](http://www.harrow.gov.uk/conservation)).

**1.100** A detailed review of the area and of the development trends therein suggested that there would be benefits to the historic character and appearance of the area if Article 4 directions were introduced. These require planning permission for some aspects of development normally classed as 'permitted development'. This introduces the possibility of managing proposals for change that could otherwise occur without permission. In order to better preserve the area's historic authenticity and its informal, green and semi-rural character these Article 4 directions relate to the boundary treatments, outbuildings, hard surfacing for houses in the conservation area where such works would be most apparent ie facing a road, track or public open space. The Article 4 direction specifically relates to changing walls in the grounds of 57 and the Eagles since these houses retain the original kitchen garden walls. The other article 4 directions relate to managing changes affecting the architectural qualities of all houses in the conservation area that make a positive contribution to the area, in order to protect the area's special architectural and historic qualities. Further justification is provided in the 'problems, pressures and potential for enhancement' and 'management proposals' sections.





**Picture 1.65 Article 4 directions LBH LA.100019206.2014**

- Article 4 direction for North Lodge and the Eagles on Brookshill and, along West Drive, 40, 42, 44, 44a, 46, 49, 50, 53, 55, 59, 61

The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where such development would front the road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 2, Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Part 2, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 2, Class F The provision within the curtilage of a dwelling house of a hard surface.

- Article 4 direction for 51 and 63 West Drive.

**The following permitted development rights are withdrawn relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where such development would front the road, track or public open space:**

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Class F The provision within the curtilage of a dwelling house of a hard surface.

- Article 4 direction for the Eagles:

**The following permitted development rights are withdrawn relating to Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):**

Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

- Article 4 direction for 57, 65, 67, 69 and 71 West Drive

**The following permitted development rights are withdrawn relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended):**

Part 2 Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

Where fronting a road, track or public open space:

Part 1, Class A The enlargement, improvement or alteration of a dwelling house.

Part 1, Class C Any other alteration to the roof of a dwelling house.

Part 1, Class D The erection or construction of a porch outside any external door of a dwelling house.

Part 2, Class E The provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure;

Part 2, Class F The provision within the curtilage of a dwelling house of a hard surface.

**1.101** It is noted that the Timbers, Brookshill already has many permitted development rights withdrawn given a planning condition attached to a recent planning permission for the newly built house on site. This relates to classes A-F Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This refers to enlargement, improvement or other alteration of a dwelling house, any other alteration to the roof of a dwelling house, the erection or construction of a porch outside any external door of a dwelling house, the provision within the curtilage of the dwelling house of any building or enclosure or Development consisting of the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; or the replacement in whole or in part of such a surface.

#### 1.4.6 Support

**1.102** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include local residents, property owners, and local societies. They should be involved in all stages of devising ideas, management, and enhancement of the area.

**1.103** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets but much of the works would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials. The Council will continue to apply for grants wherever possible.

**1.104** In line with Historic England's guidance, it is essential when planning works within conservation areas 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.

#### 1.4.7 Guidance

**1.105** 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 Harrow Weald Park'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 settlement and estate, especially its farmyard layouts, building lines and heights, and not diminish the gap between buildings and low densities of development.
- b) Complement existing buildings and areas of open space 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.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or details of the main building.
- d) Avoid impeding views between buildings or into areas of open space.
- e) Retain original design features (as identified within the character appraisal) and where replacement is necessary, the architectural detailing should closely match that of the original, in traditional materials.
- f) Not involve the painting of unpainted brick surfaces.
- g) 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.
- h) Not entail the positioning of satellite dishes and aerials in prominent positions.
- i) Usually avoid change of use to flats and other institutional uses.
- j) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

## **Maintaining Harrow Weald Park's Greenery and Open Spaces**

To ensure that the soft character of the Conservation Area and its setting 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 development on existing areas of open land that contributes to the character of the Conservation Area.
- c) Further protect trees, and groups of trees, by creating additional Tree Protection Orders (TPOs) where appropriate.
- d) Discourage development that adversely affects significant trees.

## **Maintaining Harrow Weald Park's Archaeology**

- a) Harrow Council recognises the archaeological importance of Harrow Weald'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 Historic England, new Archaeological Priority Areas will be created and/or existing Archaeological Priority Areas revised, to safeguard Harrow Weald's archaeological remains.

## **Maintaining Harrow Weald Park's Streetscene**

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 turbines 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 street furniture to be well designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- d) Encourage the retention of original floorscape materials, and wherever practicable, replacement floorscapes of appropriate traditional materials.