

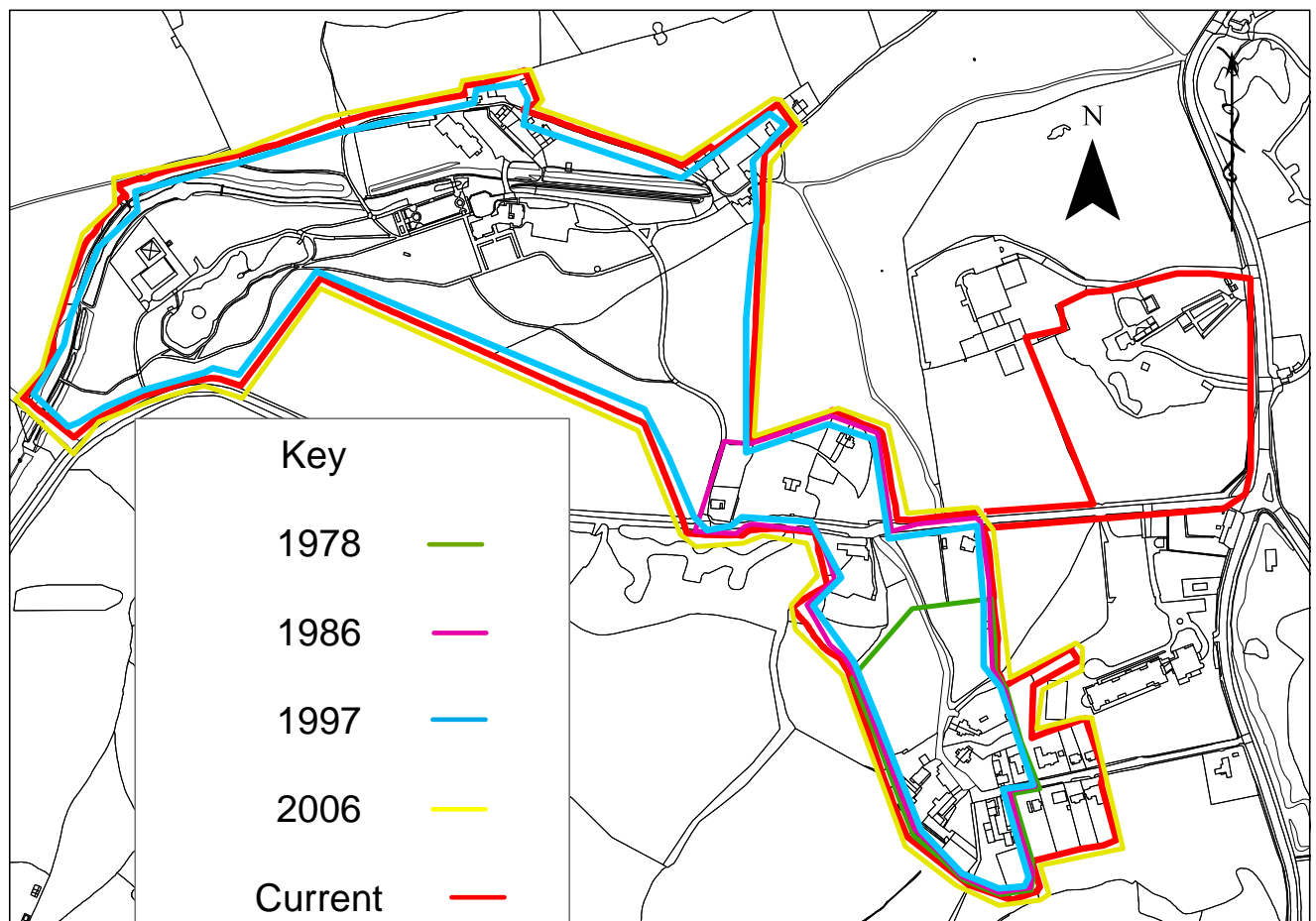
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## 1.1 Introduction to the Conservation Area

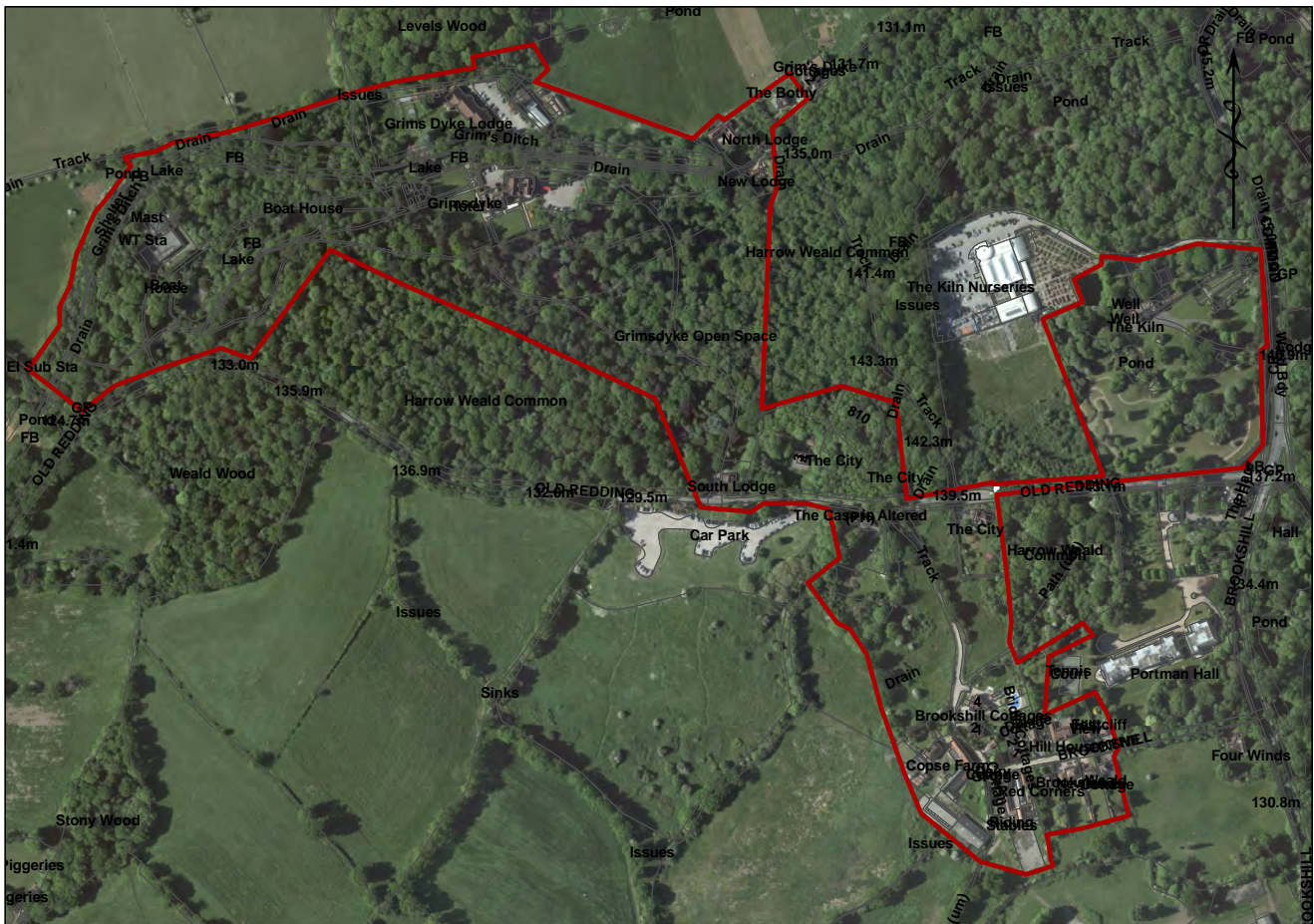
### 1.1.1 Introduction

**1.1** The Brookshill and Grimsdyke Estate Conservation Area lies in the north of the borough and is made up of three character areas - Brookshill Drive, the Kiln, and Grimsdyke Estate. Old Redding (formerly Wealdwood Road) links Oxhey Lane with Brookshill High Road and divides the three areas, which are linked by their rich rural characters and limited modern development. Brookshill Drive is largely bounded by fields, whilst the Kiln site on Common Road is surrounded by dense vegetation and Grimsdyke Estate is sandwiched between Harrow Weald Common land, with Scheduled Ancient Monument Grim's Dyke framing the north and east. The layout of vernacular agricultural, domestic and brick production buildings and structures and Tudor style estate properties is essential to the special character of the whole area, which is also derived from its woodland, open spaces and long views over open landscapes. The area is a popular outdoor retreat easily accessible from the city.

**1.2** The conservation area was first designated in 1978 and the boundary was extended in 1986, 1997, 2006 and 2015. The boundary is drawn with regard to protecting the historic layout and buildings of the area, and their informal, green and rural setting. Surrounding openness, whether this be private land or public space, is very important as it serves to provide a significant reminder of the area's rural and agricultural roots.



**Picture 1.1 Changing boundary of the Conservation Area including current proposed extension LBH LA.100019206.2014**



**Picture 1.2 Aerial Overview of the Conservation Area LBH LA.100019206.2013**



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

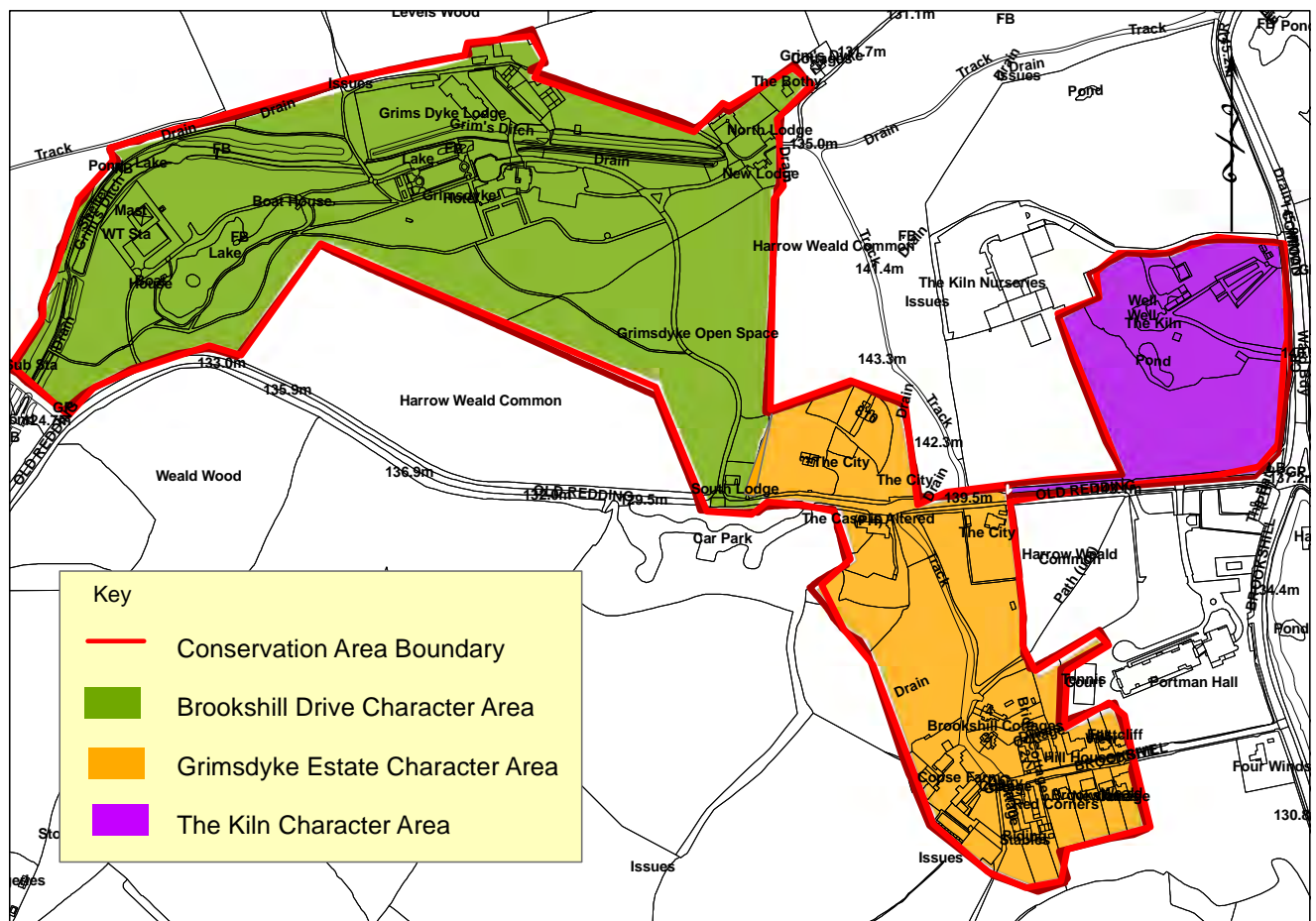
**1.4** 1.7 This document has been subject to public consultation and supersedes the Brookshill Drive and Grimsdyke Estate Conservation Area Appraisal and Management Strategy which was adopted in December 2006. This document required updating to reflect the area's changes. It carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the 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 its high architectural quality and historic interest in a rural setting, with the low density of development and plentiful surrounding landscaping and greenery. With the exception of Old Redding's traffic, there is a largely peaceful and tranquil air. There has been few new developments with little change which has assisted in the continuation of a rural character throughout routed in history. Three character areas can be identified. The Brookshill Drive area's special historic architectural character is largely derived from rural vernacular agricultural building and domestic Victorian dwellings within a farmyard context and historic buildings and structures associated with brick production, one of which dates back to the 17th century. It includes the rural context, layout and setting of these buildings, the spaces between them, and the surrounding openness and key views, particularly notable given Brookshill Drive is set atop a 400 foot contour. The Kiln character area's special interest relates to its history as a brick making site which provided bricks for the workers cottages and other houses in the conservation area, and the associated rural qualities of the site that link in with the remaining conservation area. The special character of the Grimsdyke Estate area is derived mainly from the late 19th century planned form of William S Gilbert's estate (of Gilbert and Sullivan fame) including its integral buildings, elements of grandeur, the relationship between, and architectural qualities of, these and the intimate character created by the lush landscaping and neighbouring woodland.



**Picture 1.4 Character Areas LBH LA.100019206.2013**



**Picture 1.6 Rural setting and Open Spaces**

## 1.1.4 Short History

### Brookshill Drive and the Kiln Character Areas



**Picture 1.5 Wooded and Secluded Estate Buildings**

**1.6** The Brookshill Drive area once belonged to the Lord of the Manor and those with farming rights were able to lease acres from his estate for small farms. Sir Edward North was Lord of the Manor during the 16th century. At this time extensive Weald woodlands were heavily coppiced for fuel and timber. During the 17th century there was a move to full-scale clearance in order to provide land on which to graze livestock, and the area adapted to a more arable and livestock-based economy.

**1.7** Brookshill Drive marks a field boundary to the south, as does the hedgerow of White Cottage and the northern part of Hill House's garden wall. Copse Farm, historically Weald Copse Farm, dates from the 17th century, and was developed as a result of cleared coppiced woodland, hence its name.

**1.8** Brookshill Farm sits adjacent to Copse Farm but was developed much later, during the 19th century, when farming began to intensify within the area. The brick kilns owned by Brookshill Farm, and sited north and east of Copse Farm, were built and run by the Bodimeade family in the 17th century, then taken over and adapted by the Blackwell family from 1899 after the marriage of Mary-Anne Bodimeade to Charles Blackwell, remaining in their family until the 1930s. Their son Thomas (1804-1879), was the co-founder in 1829 of the firm of Crosse & Blackwell, food manufacturers.

**1.9** By the mid-C18 these brick kilns had become one of the most significant industrial enterprises in North Middlesex. A 1767 inventory of the works, owned by William Bodimeade (d.1777) in partnership with his son, John, lists 380,000 burnt bricks, 20,000 moulded bricks, 150,000 moulded bricks standing in clamps, as well as 135,000 tiles and 25,000 paving bricks. In 1777 John Bodimeade set up 50 kilns to supply bricks for the mansion being built at Gorhambury, Hertfordshire for the Third Viscount Grimston. The brickworks eventually ceased production in 1912.



**Picture 1.7 The surviving grade II listed kiln, Brookshill**

**1.10** The brickworks had a key impact on the landscape within the conservation area under the ownership of father and son, Samuel and Charles Blackwell. A collection of semi-detached cottages was built for the brick kiln workers in the early 19th century, which became known as the City. By 1831 there were fourteen cottages inhabited by 120 people. However by the mid 1960s, many had been demolished, leaving Nos 1&2, 3&4, 8,9&10 and the City Cottage to the south of Old Redding. Today, only 3&4 remain, amalgamated as one house. In 2012 this suffered fire damage but the shell remains in place ready for repair and restoration. Also, Charles Blackwell later built a number of decorative buildings, including Farm Cottage, Dairy Cottage, and Nos 1 and 2 The Bungalows, now Bridle Cottages, at Brookshill in c.1890, all of which remain.



**Picture 1.8 3&4 The City, Old Redding  
before a recent fire which part  
destroyed the building**

**1.11** Importantly the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn was used in brick making from the Kiln site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from the Kiln site.

**1.12** The former brick business remains clear today within the site of the Kiln, as the Kiln house (dating back to the 17th century), one kiln (the only survivor of 3 which were in operation between 1795 and 1895), drying sheds (rebuilt in the 1980s to replicate the 18th century ones) and an associated pond and two wells remain today. The formal gardens marked by brick walls within the grounds of the Kiln date back to the 18th century. They are shown as a trapezoid walled garden with a summer house in the north-eastern wall on the 1877 OS map. The summer house dates back to the 19th century and remains today.

**1.13** From just after the 2nd World War, Alan Dalton tenanted Copse Farm, which his brother in law John Rogers managed from June 1954. The farm held some arable land at this time, including wheat and barley. A silage pit, for feeding a small dairy herd of Guernsey cattle, was located on the site that was later used as a car park for Suzanne's Riding School. Livestock also included pigs, and a flock of 80 sheep introduced in 1959 and increased to 200 by 1965, when the tenancy of the farm ceased, as a result of Alan Dalton's death, and the farm gradually closed down.

**1.14** Brookshill Farm was run as a dairy farm from 1939 until the mid fifties by Express Dairies, from where horse-drawn floats would deliver milk to the surrounding area. Dairy Cottages were used to house workers at this time and for many years after the company had vacated the yard. This farm was taken over by Suzanne's Riding School in 1957.

**1.15** Brookshill and Copse Farm tended to be linked by a common owner and leased as separate concerns. They fully amalgamated in September 1967, as Suzanne's Riding Stables. This was the country's longest-running riding school under the same owners when it closed in 2004. A number of structures were built at the farms to enable the schooling of horses and to provide additional stabling and tack facilities. Some of these are large and industrial in style to enable indoor schooling. Since then, a number of buildings have fallen into severe disrepair from lack of occupancy or use and lack of appropriate maintenance, including the locally listed Copse Farm



barn which dates back to the late 18th century or earlier. Historic England have commented on Copse Farm Barn, that it is an interesting building that sits well on the lane and is the visual focal point of the group. The restoration of this site has a strong local backing.



**Picture 1.9 Copse Farm Barn sits well on the lane**



**Picture 1.10 Copse Farm Barn is in need of restoration**

- **Grimsdyke Estate Character Area**

**1.16** Grim's Dyke, or Ditch, runs through the north and east of this area, and is a Scheduled Ancient Monument. It was probably a defence line or boundary marker. Grim is the Saxon word for devil or goblin and it is likely that the name dates from the 5th century Saxon period, however the linear earthwork is thought to date from before the Roman invasion of England. A fire hearth from the 1st century or earlier was found during 1979 archaeological excavations at Grim's Dyke Hotel.

**1.17** The soils of the area supported gravels and sands, which overlay clay. For centuries, materials were removed to the nearby Brick Kilns for brick production, and used for the construction and surfacing of local roads. This produced gravel pits, and caused the destruction of parts of the Dyke.

**1.18** Grimsdyke House, statutorily listed grade II\*, was built in 1872 for the painter Frederik Goodall by architect Richard Norman Shaw. He was popular for his organic and modern version of the Tudor style, and here designed a grand, irregular and rambling house to fill the site built in red brick and limestone, with timber framed gables and a tiles roof. The gravel pits to the north of the estate were reused as small lakes, and a moat was constructed along the line of Grim's Dyke.



**Picture 1.11 Grim's Dyke Hotel 1891**



**Picture 1.12 Grim's Dyke Hotel 2013**

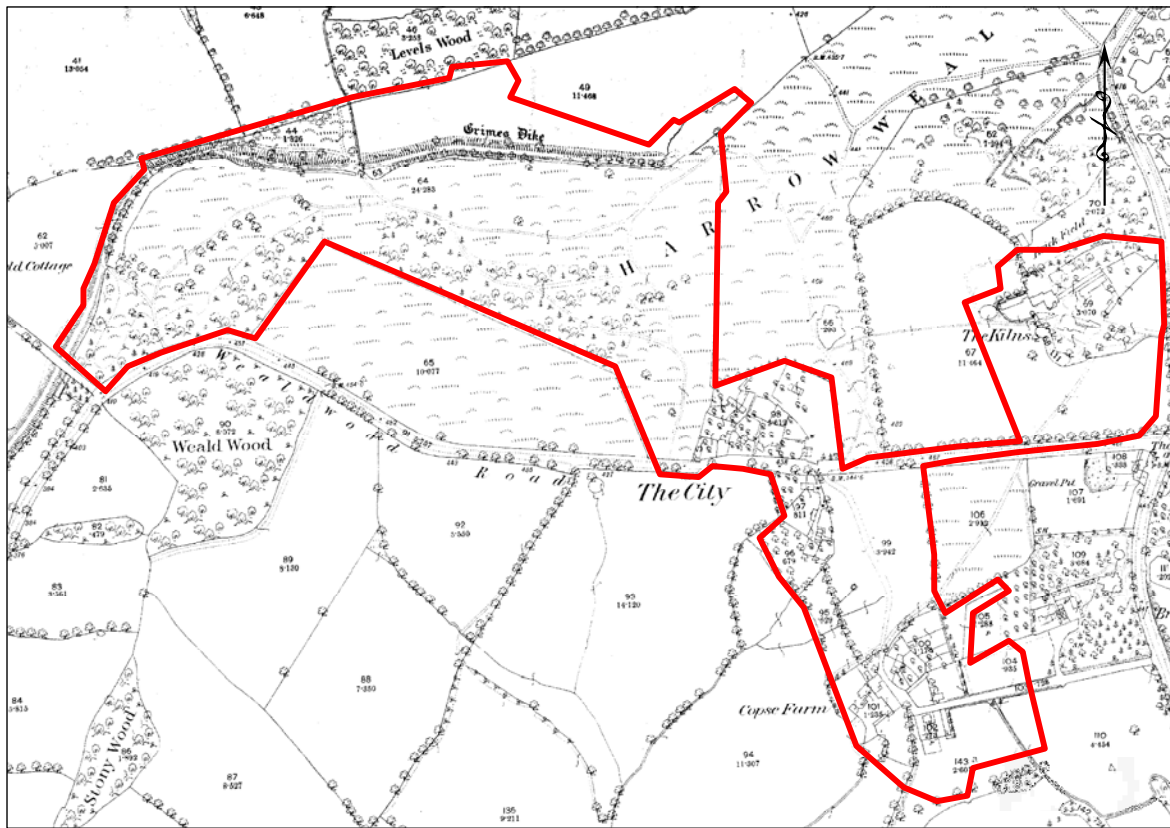
**1.19** During the 16 years between buying the land and building Grimsdyke House, a delay caused by a previous lease taken out on the land, Goodall landscaped the woodland area with trees and shrubs. He left the area adjacent to Grim's Dyke unplanted to allow for the house and landscaped gardens to be built at a later stage. The landscaped area that he created has now been included in the Register of Parks and Gardens as a grade II listed heritage asset.

**1.20** The Grimsdyke Estate layout was carefully planned around the principal grade II\* listed house, and as such those buildings which are historically contextual some of which are described next are considered to be curtilage-listed buildings, due to their integral relationship with the house and setting. This includes a number of landscaping features such as bridges in the grounds.

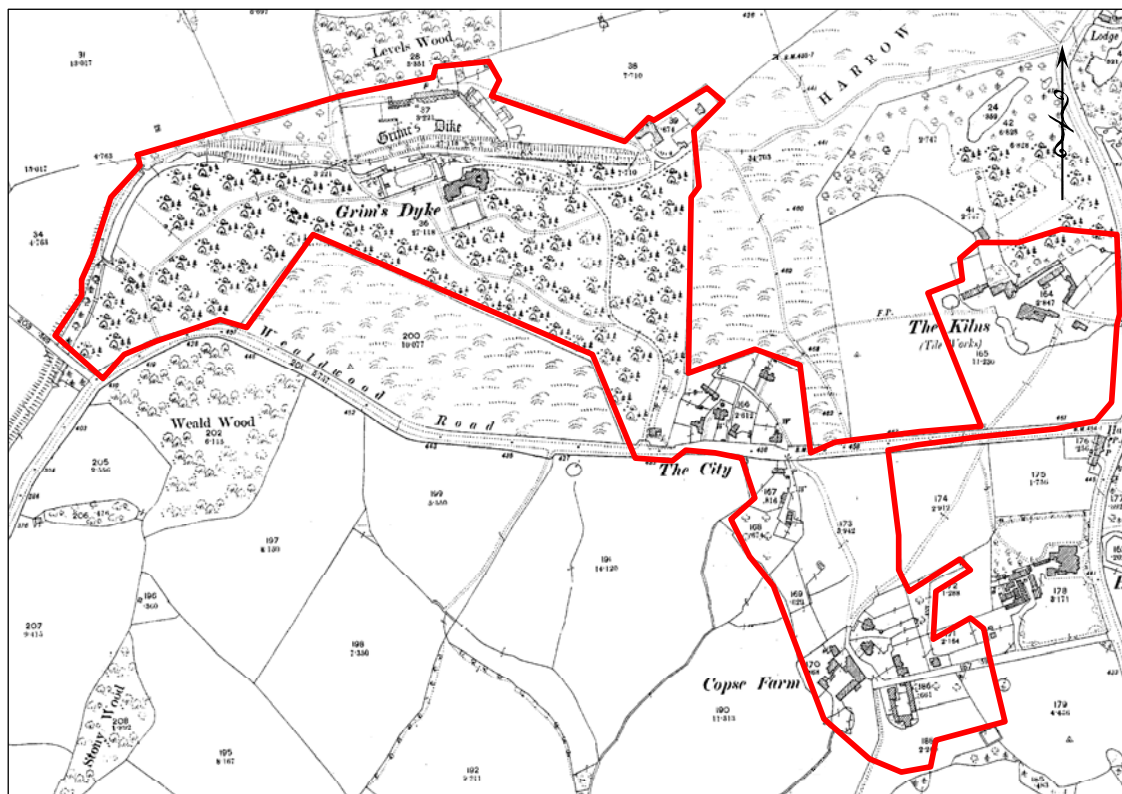
**1.21** Norman Shaw also designed the grade II listed South Lodge, which forms the gatehouse to the estate and was built at the same time as the main house. He almost certainly also built the stable block which now provides staff accommodation. It has always been an ancillary building to the main house. This building was developed as part of a group of three, with two other buildings - The Bothy and North Lodge, which provided staff accommodation – between 1870 and 1896. New Lodge was a later addition to the group, in c.1896-1911, but is virtually identical to North Lodge. As such these buildings are all an integral part of the historical layout of the site.

**1.22** In 1890, William Schwenck Gilbert, of Gilbert and Sullivan fame, bought the house. Gilbert planted additional trees and introduced the rhododendrons which famously line the driveway, creating a tunnelling effect. He developed the model farm, a kitchen garden, orchard and vinery. He altered the stable block to accommodate his motor car collection. Lady Gilbert cultivated a sunken rose garden and the larger lake was excavated to create a central island on which to site a boathouse. Gilbert enjoyed many hours swimming in the lake, and it was here on the 11th May 1911 that he lost his life trying to save a local girl from drowning. Lady Gilbert continued to live in the house until her death in 1936.

**1.23** The house was purchased a year later by Middlesex County Council and Harrow Urban District Council and leased to the North West Metropolitan Hospital Board for use as a T.B. Rehabilitation Centre until 1963. The house then stood empty, used occasionally as a film location, until 1971 when it was opened as a hotel after undergoing extensive restoration and refurbishment. A hotel annex was built within the walled kitchen garden in 1983. Further restoration followed a change of ownership in the 1990s.

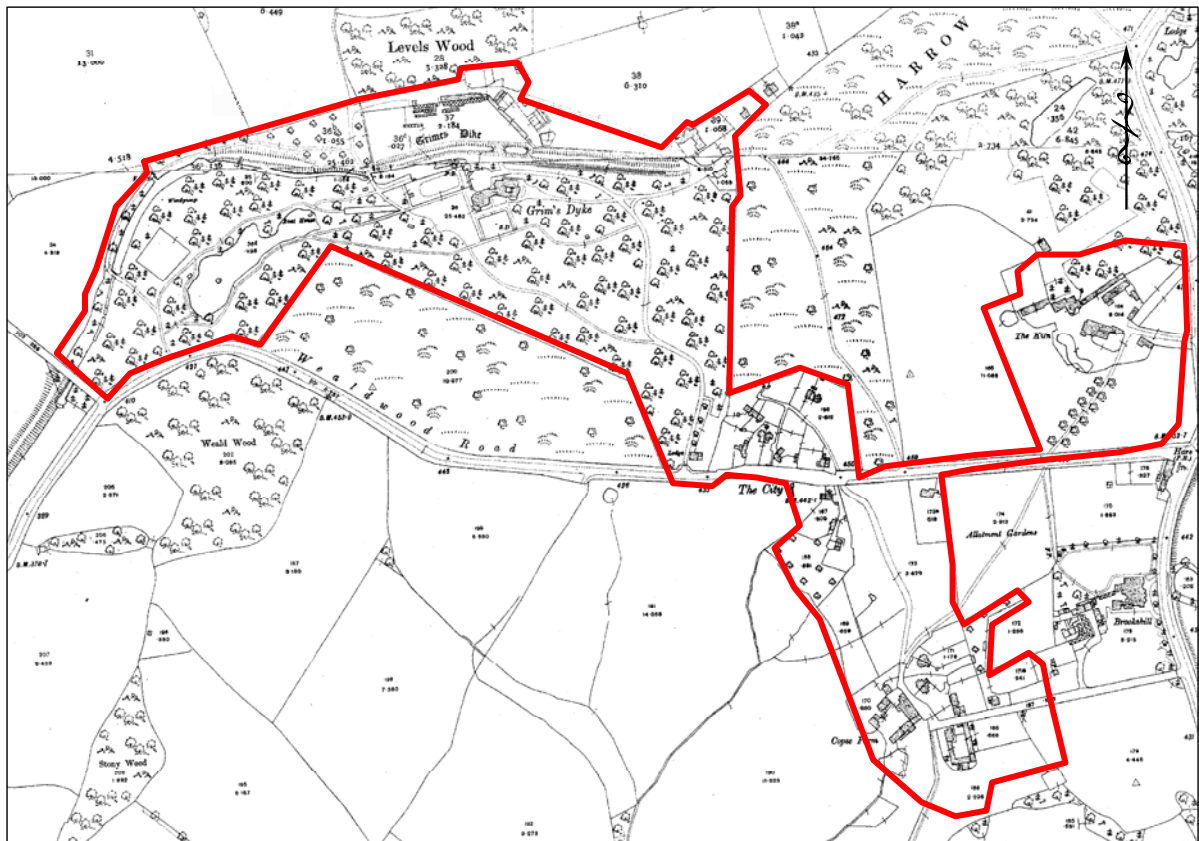


Picture 1.13 OS map of 1864 LBH LA.100019206.2013

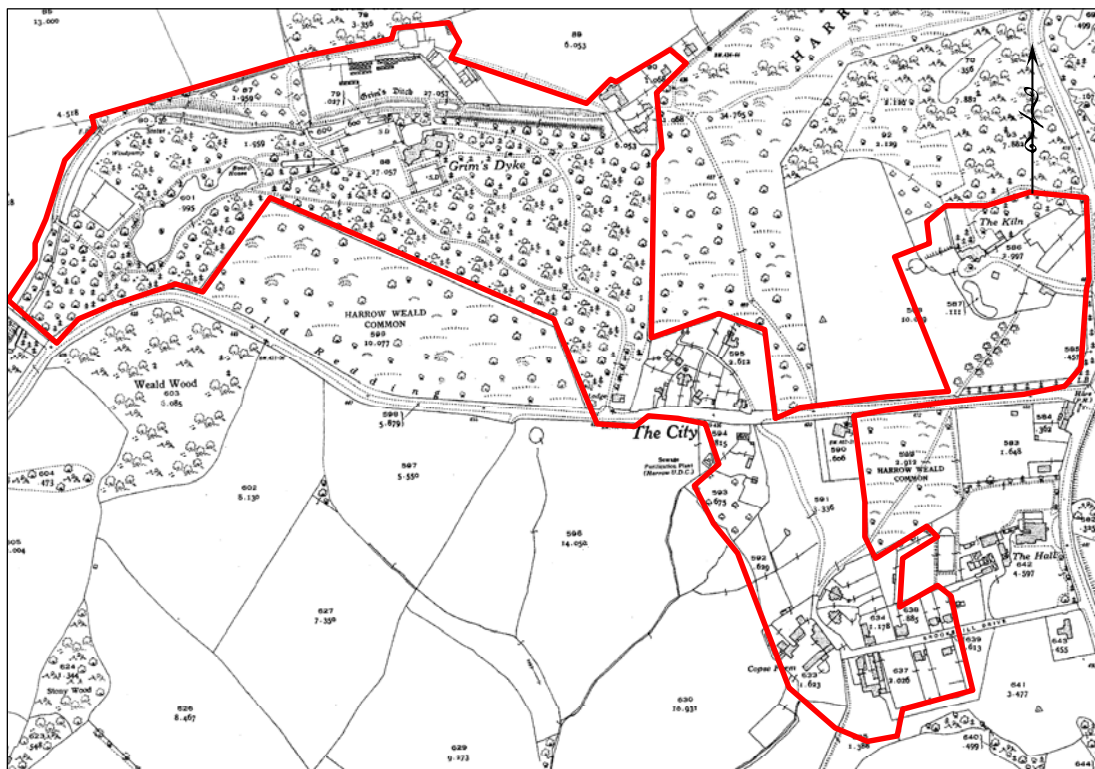


Picture 1.14 OS map of 1896 LBH LA.100019206.2013





Picture 1.15 OS map of 1913 LBH LA.100019206.2013



Picture 1.16 OS map of 1932-1941 LBH LA.100019206.2013

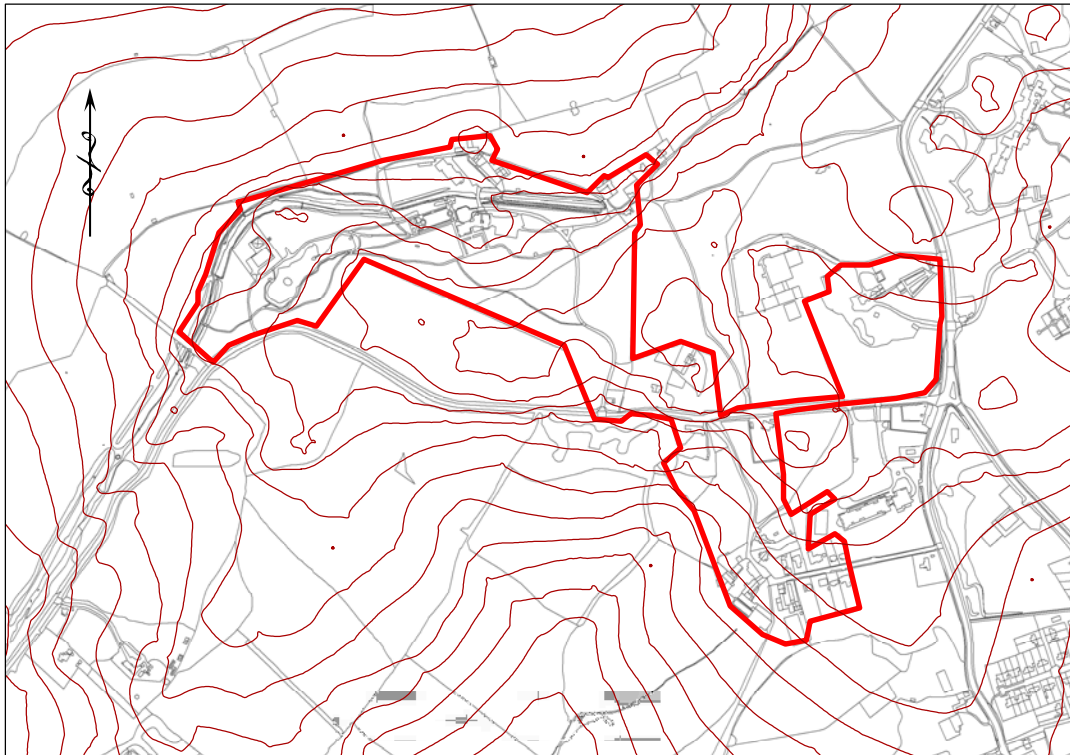


### 1.1.5 Archaeology and geology

**1.24** 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**

**1.25** There is very low density of development to the area and its surroundings. The rural context of open fields and woodland, and the gaps between buildings are crucial to its character.

**1.26** The topography adds to the rural character. Brookshill Drive is situated atop a 400ft contour, surrounded by fields and woodland and lies to the south of Harrow Weald Common. The land falls away to the south, providing uninterrupted views over Harrow. Grimsdyke Estate backs onto open fields but is otherwise in dense landscaped and wooded environs. The Grimsdyke woodland's undulated floor is an important characteristic of the area. It is a result of gravel extraction and tree clearance.

**1.27** The plan form of the Brookshill area consists of traditional farmyard groupings of buildings surrounding, or in a horse-shoe shape around a central courtyard with ancillary domestic buildings such as labourers' cottages close by and within the farmyard context. Their layout is reminiscent of the original purpose and functionality of the farms. The road leading to Copse Farm from Old Redding was originally a field boundary. 20th century buildings are positioned in a linear, more suburban, layout.



**Picture 1.18 Brookshill Farmyard,  
Dairy Cottage to right**

**1.28** Within the Kiln character area the rural character of Brookshill is replicated except the layout follows the character of the brick making business, with one associated house in a large open plot with associated ancillary former brick making buildings and structures and brick walls to a small formal garden.

**1.29** The layout of Grimsdyke Estate's buildings and land is of a late 19th century planned estate, and this form is largely preserved as there have been very few new developments. Footpaths wind through the woodland and linearly along the line of Grim's Dyke.



**Picture 1.20 Footpath  
from Old Redding to  
Brookshill**



**Picture 1.19 Woodland  
paths, Grimsdyke**

### **1.2.2 Townscape Character**

**1.30** The key characteristics of these character areas are summarised under the summary of special interest heading above and expanded upon below.

- Brookshill Drive character area

**1.31** There is an integral peaceful, open and rural quality to this area. This is because with the exception of Old Redding, the Brookshill area is quiet with limited traffic, and due to the rough terrain, what traffic there is tends to be slow and considerate to the character of the area. This encourages walkers and joggers to utilise the area's routes. The farm road whilst private is also a public footpath, part of the Harrow Circular Walk, and a public bridleway.

**1.32** Also, it is because Brookshill Drive is situated atop a 400ft contour, surrounded by fields and woodland and lies to the south of Harrow Weald Common. Firmly within the Green Belt, the area provides a rare glimpse of the area's rural past. The changing levels of topography throughout the area cause the land to fall away on approach to the farm and provide uninterrupted views over Harrow. The road leading to Copse Farm from Old Redding was originally a field boundary and today narrows and turns to provide different viewpoints and glimpses of barns and cottages. Vistas are created in the spaces between agricultural buildings or through archways built into the vernacular architecture. The unadopted gravel road is rough and potholed, and sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel. The limited housing, greenery and open space within the character area helps to protect this atmosphere and sense of openness.

**1.33** The area's high quality historic architectural character is largely derived from vernacular agricultural buildings and domestic Victorian dwellings within a farmyard context. Their character, layout, spaces between them and significance relate directly to their agricultural heritage and accompanying industry and the rural vernacular. Bridle Cottages were built to serve Copse Farm, and are grade II listed. Copse farm house and Copse Farm Barn (with adjoining stables) are both locally listed and, dating from the eighteenth century, are the oldest buildings within the conservation area. Dairy Cottage and Farm Cottage, with the adjoining and surrounding stables, are also locally listed for their group value.

**1.34** The 20th century buildings incorporated within the character area are noticeably modern in comparison and are therefore considered to be of neutral character, neither found to detract from, nor to enhance, the conservation area. However importantly the streetscape remains characteristically rural, softening the linear layout, as there is no pavement and the road remains unbounded and without tarmac until east of the 20th century houses and there is a medium to low density of development.

**1.35** Brookshill Drive marks the original field boundary to the south, as does the hedgerow of White Cottage and the northern part of Hill House's garden wall. The garden wall, in part, forms the western boundary of Portman Hall. The red brick wall, which is approximately 2.5 metres in height, includes an interestingly angled gothic style gateway with stone surround and wood panelled door. Research indicates that the wall formed part of the garden to 'Brookshill', a large, early Victorian house built by Thomas Blackwell and originally located on the site of Portman Hall, and as such this stretch is included within the conservation area for historic interest.

- The Kiln character area

**1.36** There is a similar peaceful, open and rural character to this site. This is because the site has not been subdivided and is set away from the main road by a dense boundary of plentiful greenery and is its own oasis of sweeping garden greenery and pond. Its historic origins and character as a brick making business is clear as the brick kiln remains with the associated pond, two wells and replica drying sheds. The value and supply of bricks to the site is also indicated by

the former formal garden remains within the site comprising tall sections of red brickwork to the north-west and north-east and on the south-west and a summer house partly of decoratively laid brickwork and other surrounding historic garden walls.

**1.37** The striking Georgian appearance of the Kiln house provides an architectural focal point for the site as this house with 16th century origins was remodelled then to create a dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. The large 1980s east wing and classically inspired porch further increases the intended grandeur of the house. Nevertheless, the original elegant rural vernacular medium scale villa character remains apparent. Similarly the listed Kiln opposite, the pond and the adjacent wells and replica drying sheds to the Kiln house add architectural qualities and historic character of the site as a historic brick making area.



**Picture 1.21 The Kiln house provides an architectural focal point**

- Grimsdyke Estate character area

**1.38** As a result of Grimsdyke's setting and especially the landscaping carried out by Gilbert, the overall character of the estate is rural, dominated by dense trees and shrub planting. The groups of mature trees are important in defining the spaces and settings for the main buildings and lining the main paths and roads. Most of the buildings on the estate are not visible from the mansion house and are only encountered on turning a bend or entering a driveway, such is the extent of the dense tree cover which contributes to the feeling of a low density of development and the hidden character. The single road leading to the principal house is famously lined with rhododendrons, which creates a tunnelling effect again contributing to the intimate character. William S Gilbert, of Gilbert and Sullivan fame, planted these during his period as custodian of the estate at the turn of the 20th century. The carriageway/driveway is half a mile long and leads through copses of pine and silver birch, bordered by these rhododendron.

**1.39** South Lodge marks the estate entrance, through an elaborately decorated cast iron gate with brick piers framing either side, which is suggestive of the initial intended grandeur. From here the estate road curves up to a fork, giving way to routes to Grimsdyke House or to a cluster of ancillary buildings. The Mansion House which suddenly appears in a clearing set on two sides by small, well-tended lawns. It is this build up that contributes to the intended impressive impact of the mansion and its grounds.



**1.40** The planned layout of estate buildings is important to the character of the area and as such those buildings, which are historically part of the original estate plan, are considered to be curtilage-listed. The integral estate buildings mostly follow the Tudor Revival style of the main house, although subservient in scale and detail.

**1.41** To the north of the main house a more recent hotel annex and the earlier farm are located; to the east are the Bothy, North Lodge, New Lodge, and the stable block. The stable block and the Bothy are set back from the dense tree cover and together with the model farm built by Gilbert, offer attractive views across the open farmland to the north. The two lodges are bordered to the south by dense tree cover and offer glimpses across the open farmland through the tree cover to the north. New Lodge, North Lodge and the Stable Block and Bothy are situated at the end of a single un-laid track, which is reminiscent of past gravel roads and indicative of past uses off the area.

**1.42** The whole area has suffered little change with very few new developments, which has assisted in the continuation of an intimate and hidden atmosphere.

**1.43** Grimsdyke Estate backs onto open fields but is otherwise surrounded by dense landscaped and wooded environs. Tree clearings and spaces left between clusters of estate buildings provide surprising glimpses out over Harrow, which offer a pleasant contrast to the feeling of enclosure created by rhododendrons and woodland. Undulating pathways guide visitors through Harrow Weald Common. Some routes deliberately follow the linear earthwork known as Grim's Dyke which bounds the northeast of the character area and frames this part of the conservation area. The estate takes its name from the ancient earthwork. This adds greatly to the historic importance of the area.

### **1.2.3 Activity and Uses Within the Area**

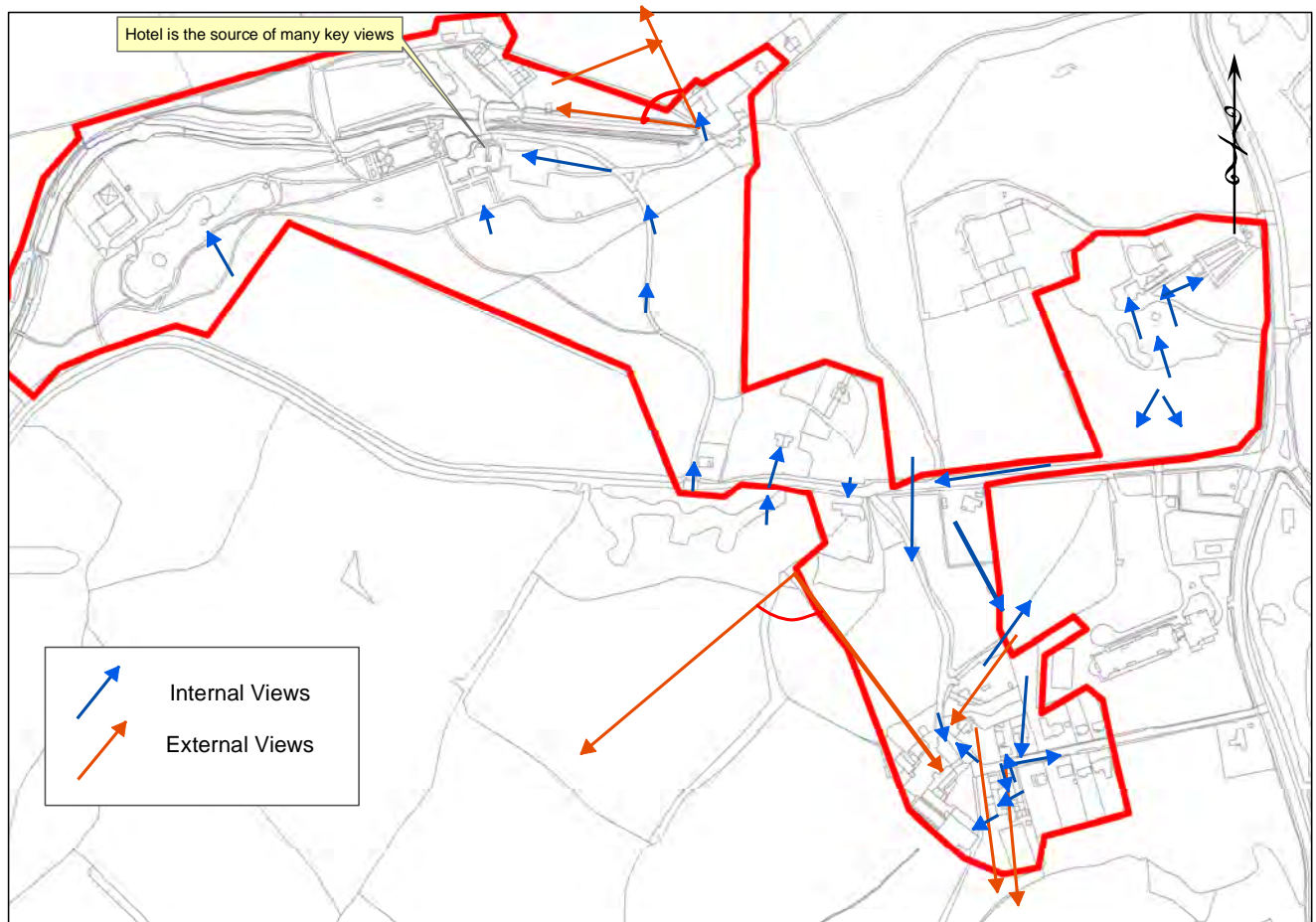
**1.44** Architecture at Brookshill and Copse Farm has developed in response to the changing needs of the agriculture industry. Both farms were adapted to provide additional accommodation for horses, as well as an indoor and outdoor arena for schooling. Although Dairy Cottage and Copse farm house are both occupied, since the former Riding Stables closed the stable buildings and barn have fallen into severe disrepair and require extensive repair, better maintenance and a sympathetic reuse. The ideal use would be the agricultural uses for which each building was designed or relevant rural uses. It is vital that each retains its integral qualities and its future is secured as valuable heritage assets and essential elements of the conservation area.

**1.45** Similarly some of the buildings within Gilbert's model farm appear disused and in need of some repair and maintenance works. Again rural and agricultural uses are most suitable for these heritage assets.

**1.46** The conservation area is set within the Green Belt, where agricultural and outdoor recreation uses are considered central. Tourism generates a large part of the area's income. The hotel, including its restaurant and bar, and its environs are attractive to a great number of visitors. The Case Is Altered pub caters for those who utilize major walking routes through this part of the borough, and visitors to Harrow Viewpoint. The area is well known and is much loved by locals and visitors alike. Walkers enjoy discovering routes through the tree-covered areas. The woodland entrance is sited opposite the Case Is Altered Public House and is marked by a five bar gate. Where Harrow Weald Common abuts Old Redding there are signs to indicate which woodland pathways to take. Otherwise the area is in single family dwelling house use which adds to its peaceful character which helps attract visitors.

**1.47** There are concerns over possible pressure for changes of use in the conservation area, and associated alterations and extensions, particularly in the farm /former agricultural areas which could cause damage to the area, particularly on cherished views.

#### 1.2.4 Key Views and Vistas



**Picture 1.22 Examples of key views LBH LA.100019206.2013**

**1.48** This section (including the above map) is not exhaustive but indicates the types of views that are important to the conservation area. Firmly embedded within the Green Belt, the conservation area provides a rare glimpse into the area's rural past which gives rise to many key views.

**1.49** The land falls away to the south, providing uninterrupted views over Harrow. The Case Is Altered Public House sits on Old Redding. The ground falls away from the garden at the property's rear, giving way to fabulous views over Harrow. Copse Farm forms a clear part of the vista from Harrow Viewpoint, which adjoins the conservation area.



**Picture 1.23 Looking from Old Redding Viewpoint towards Harrow in the distance**

**1.50** The road leading to Copse Farm from Old Redding was originally a field boundary and today narrows and turns to provide different viewpoints and glimpses of barns and cottages. The road is rough and sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel. Roofscape glimpses give way to pitched roofs with interestingly hip-bevel features on gabled elevations and tall angular chimney-stacks. Glimpses of the farmyard at Brookshill can be seen as the road turns the corner away from Copse Farm.



**Picture 1.24 Roofscape glimpses 1**



**Picture 1.25 Roofscape glimpses 2**

**1.51** Vistas are created in the spaces between buildings or through archways built into the vernacular architecture. These vistas, and the surrounding land, are of great scenic importance and provide the farmstead with a rural context.

**1.52** The Kiln site's attractive and historic buildings associated with brick making and the sweeping open garden space provides the source of many key views. The formal walled garden and summer house to the east similarly provides the source of good short distance views.

**1.53** Grimsdyke Estate backs onto open fields but is otherwise surrounded by dense landscaped and wooded environs. Tree clearings and spaces left between clusters of estate buildings provide surprising glimpses out, which offer a pleasant contrast to the feeling of enclosure created by rhododendrons and woodland.



**Picture 1.26 Views across Harrow from Copse Farm**

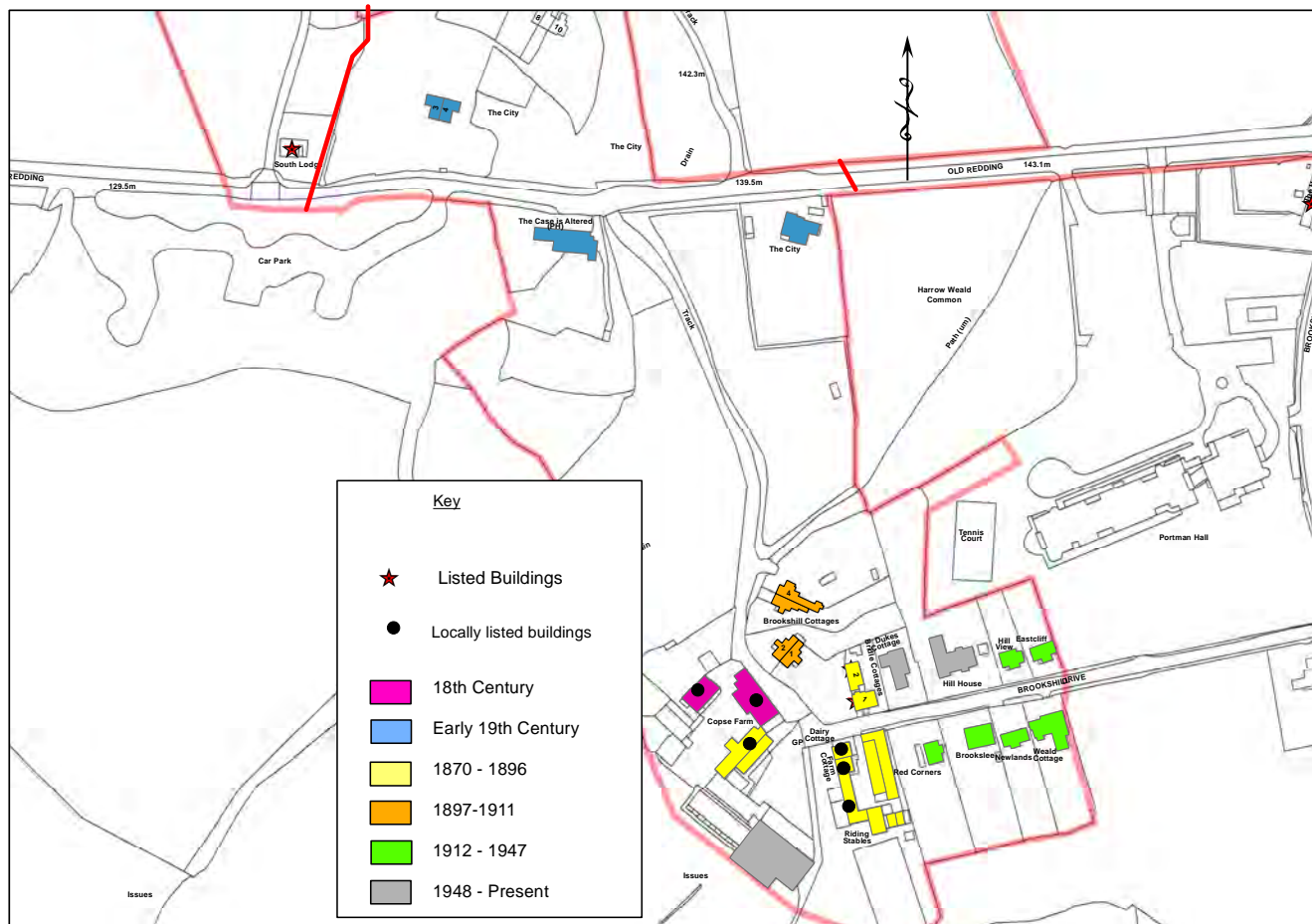


**Picture 1.27 Open view from the Stables, Grimsdyke**

### **1.2.5 Architectural Qualities**

- Brookshill Drive Character Area





**Picture 1.28 Brookshill Drive Character Area Listed Buildings and Age of Buildings NB All buildings make a positive contribution to the character of the area with the exception of those at the entrance to Brookshill Drive from Brookshill which make a neutral contribution LBH LA.100019206.2013**

**1.54** The historically and architecturally significant buildings relate directly to the agricultural industry, which is often reinforced by their local or statutory listed status. These houses (Bridle Cottages, Copse farm house, Copse Farm Barn (with adjoining stables), Dairy Cottage and Farm Cottage) were built to house farm labourers and brick kiln workers, and have a visual and social relationship with the farms.

**1.55** Copse farm's courtyard and Brookshill's horse shoe shape layout are integral forms, essential to the area's character. They are well constructed vernacular buildings, similar in scale, style and materials, giving the area a cohesive character. The detailing is characteristic of Victorian rural domestic architecture, especially the chimney-stacks and bargeboarding. Small paned windows, pitched tiled roofs and timber doors are also key features. The historic buildings were built using local resources. Clays to the north of the area were used in brick making from the 17th century onwards.

**1.56** On entering the area from Old Redding, the road meanders round to reveal four two-storey semi-detached late 19th century cottages, Brookshill Cottages. The first of these have been rendered white, whilst the other two remain plain brick. However, much of the remaining detailing is very similar. The houses are of red brick in an Arts and Crafts style with brick decorative banding, and brick edge detailing to surround windows and doors. The roofscape is key, consisting of

pitched roofs with interesting hip-bevel features on gabled elevations and tall angular chimney-stacks. Much of the facades are concealed behind high hedgerows, which contribute to an intimate character.



**Picture 1.29 Brookshill Cottage LBH  
LA.100019206.2013**

**1.57** Copse farm house sits opposite Brookshill Cottages. It is locally listed. With early 18th century origins, it was re-faced in brick during the 19th century and given Victorian domestic detailing at this time. Central to the conservation area, it was designed as the principal house within the farmstead, facing in towards the courtyard.

**1.58** Copse farm barn frames part of the courtyard and sits parallel to the road; it is a key feature of the conservation area, and is locally listed along with the adjoining stables. It is an 18th century, three-bay timber-framed barn with queen posts and strutted tie beam, built to store and thresh grain. The grain was threshed with wooden flails in the central bay; the doors at either side of the barn were then opened to create a through draft to sweep any remaining chaff away. Like other threshing barns of this kind, Copse farm barn faces the direction of the prevailing south-westerly wind. The barn is unused and is falling into poor repair from lack of maintenance.

**1.59** The rectangle of buildings forming the former riding stables were added in the 19th century and, with the picturesque cottages Dairy Cottage and Farm Cottage, form a very attractive group. The courtyard space created between Copse Farm Barn and the Farmhouse is as important as the buildings themselves. The group value of these buildings and the spaces they create is highly significant, and essential to the area's character.

**1.60** Glimpses of the farmyard at Brookshill can be seen as the road turns the corner away from Copse Farm. Like Copse Farm, the farm layout has remained virtually unaltered since it was built and is an essential characteristic of the area. Brookshill was designed in a horseshoe shape, which is a common feature of farmsteads throughout the UK. The surrounding land is of great scenic importance and provides the farmstead with a rural context. Vistas are created via gaps in the traditional formation of buildings and wide views are provided over Harrow as the land falls away. Long views can also be seen over the stable roofs at Brookshill.

**1.61** Brookshill Farm includes Dairy and Farm Cottages, which are both locally listed. The late 19th century semi-detached dwellings were built in a Victorian rural vernacular, in a flamboyancy and inventive Gothic manner, which complements the smaller Bridle Cottages sited opposite. It is of a similar period and built by the same family. Dairy Cottage sits on the corner of the farmstead

and this significant location and locally historic value makes it a fundamental part of the conservation area. These cottages were built to house farm labourers and brick kiln workers, and their social as well as visual relationship with the farms adds to their significance within the conservation area.

**1.62** Statutorily listed grade II, Bridle Cottages, formally called the Bungalows, were built by Samuel John Blackwell in 1890 to serve Copse Farm. Constructed from Blackwell Kiln brick, the cottages were built by local bricklayer's apprentices as a testing ground for their techniques. As a result, unusual examples of tuck pointing, face bedded bricks, and alternate bands of yellow and red stock brick decorate the properties. Shaped and coloured tiles have also been woven into the roof design.



**Picture 1.31 Bridge Cottages LBH  
LA.100019206.2013**



**Picture 1.30 Dairy Cottage, Brookshill  
Farm LBH LA.100019206.2013**

**1.63** There are nine 20th century buildings on Brookshill Drive incorporated within the conservation area, the earliest of which were built during the 1930s. This encompasses Four Winds, Eastcliff and Hill View. Red Corners, Brookslee, Newlands and Weald Cottage are all post war development. Hill House and Dukes Cottage replaced Liberty Hall in the 1980s, which was a former Victorian building built by the Blackwell family. Hill House's 2.5m high red brick garden wall includes an interestingly angled gothic style gateway with stone surround and wood panelled door. This wall formed part of the garden to 'Brookshill', an early Victorian house built by Thomas Blackwell, located on the site of Portman Hall. This stretch is therefore included in the conservation area partially for historic interest.



**Picture 1.32 Red Corners LBH  
LA.100019206.2013**

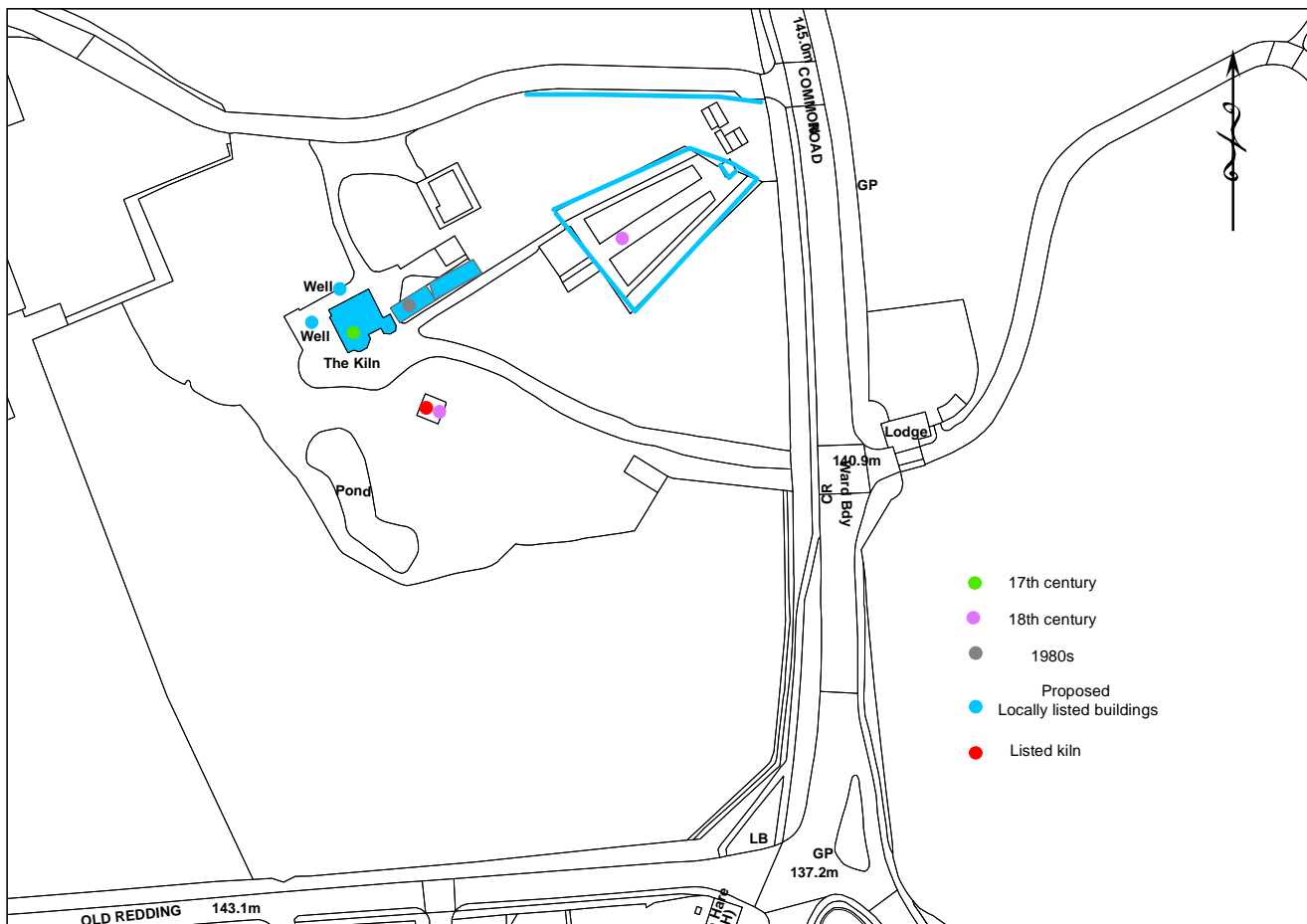
**1.64** The 20th century residential buildings are unrelated to and distinct from the farms, and are positioned in a more suburban, linear pattern on either side of Brookshill Drive. However the architectural characteristics of the buildings broadly reinforce, and do not detract from, the character of the area. Although they are of mixed quality and no uniform architecture exists, a number are of an Arts and Crafts style, which helps to define the area's character. The dwellings tend to be one and a half to two-storeys in height, with simple angles, steep pitched roofs and brick edging.

**1.65** The remaining houses in the character area are widely spread. The City sits just south of Old Redding, and No 3&4 sit almost diagonally opposite. The latter is early 19th century and is set within extensive mature gardens that contribute to the character of the conservation area. 'T' shaped, with a molded brick stringcourse, decorative bargeboards and large prominent chimneystacks to the front and east elevations, the house is constructed in red brick, with a timber framed pitched roof covered with clay tiles. There is pedestrian access to the front of the properties via a woodland trail, and vehicular access from Grimsdyke Estate Road, the position of which - tucked away behind South Lodge – helps to preserve the area's countryside character.

**1.66** The Case Is Altered Public House on Old Redding was originally a cottage. It is one of three Public Houses within the West Middlesex area that share the same obscure name, and is a simple early 19th century vernacular building with spectacular views over Harrow.

- Kiln site





**Picture 1.33 Kiln Site Character Area Listed Buildings and Age of Buildings NB Please note the precise location and extent of proposed locally listed walls and outbuildings is not comprehensive. LBH LA.100019206.2013**

**1.67** Contributing to the architectural qualities of the conservation area, many of the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn used in brick making from this site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from the Kiln site.

**1.68** The two storey vernacular rural villa style Kiln house (dating back to the 17th century) provides an architectural focal point given its 18th century remodelling. This is apparent in the red brick laid in Flemish bond with some contrasting burnt bricks, dentilling to the parapet and clay tile roof, a canted west wing and windows are timber multi-pane sash windows with gauged brick arches above, some tripartate, most replaced in 1984. The east wing is an addition from 1984 which increases the intended grandeur of the house.

**1.69** This house is also the focal point given its nature as the principal dwelling to the associated ancillary buildings and structures ie the brick wells, Kiln and re-built in the 1980s drying sheds. Their design and presence is important for illustrating the history of the site as brickworks.

**1.70** The kiln itself is important architecturally as the only survivor of three which were in operation between 1795 and 1895 and a good indicator of its type. They were coal-fired and probably built by John Bodimeade to replace an earlier wood-fired kiln. Historic map evidence and a painting by

Frederick Goodall RA from c1889 show that the kiln was surrounded by lean-to buildings which were probably removed soon after the kiln closed. It is estimated that the kiln would have had a capacity of around 13,500 bricks. They were coal-fired and probably built by John Bodimeade to replace an earlier wood-fired kiln.

**1.71** It stands on a grassed mound and is square in plan. It is built of soft red brick set in lime mortar with an inner lining of bricks set in loam. The walls survive to a height of 5.5m and were topped by a conical stack, taken down in the mid-C20, to give an original height of c11m. The kiln is set on a high thick brick plinth which has relieving arches on the south-west and north-west. The corners are strengthened with angle buttresses. The walls of the kiln have brick relieving arches which supported the weight of the conical chimney and allowed for the necessary repair of the chamber walls. The arch on the north-west elevation has been opened up. On the north-east elevation is a narrow segmental-headed wicket entrance. The solid brick and tile floor is a later replacement. The original floor would have had slots to allow the flames from the below ground fire tunnels.

**1.72** The original drying sheds were thought to be 18th century in origin and were replicated in the 1980s re-using some of the original clay pantiles. For this reason it is a single storey, elongated building. Both the north-east and south-west long elevations have open-work brick panels with timber-framing. These refer to the construction of the original drying sheds where the open-work allowed airflow through the sheds but the rebuilt panels are purely cosmetic as they are backed by solid brickwork.



**Picture 1.34 Replica drying sheds within the Kiln site, Brookshill re-using original clay pantiles**

**1.73** The garden walls are historically and architecturally important for consisting of tall sections red brickwork to the north-west and north-east, laid in Flemish bond with some blue headers and probably of C18 date. A further section, with several internal buttresses, survives on the south-west side where the majority of the C18 wall has been demolished and replaced with low open-work walls to create a fore-garden. These walls are of C20 date and have soldier-course capping and square piers with stone caps.



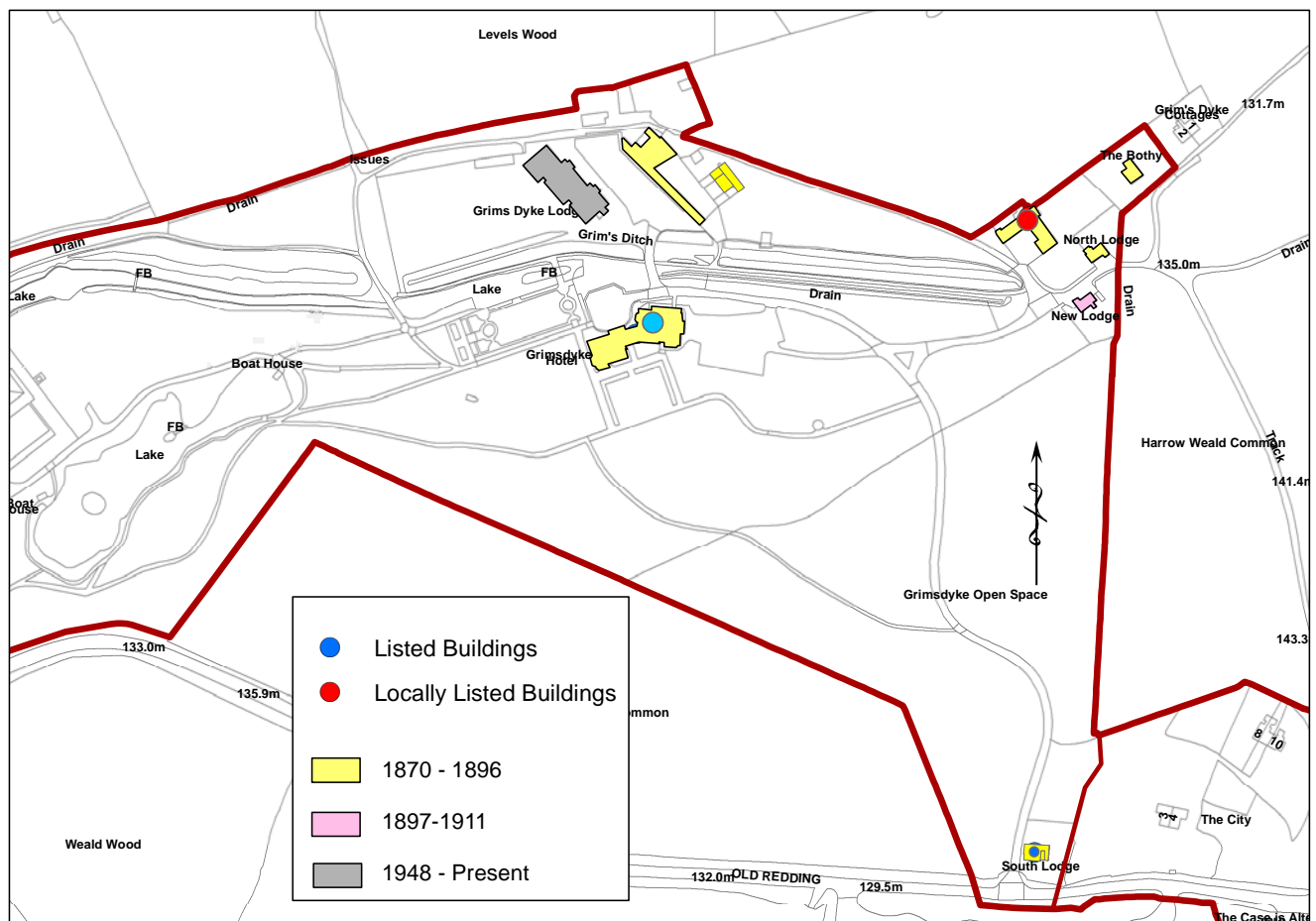
**Picture 1.35 18th century brick walls to formal garden at the Kin, Brookshill with 20th century additions to the front**

**1.74** The small arbour or summer house is incorporated at angle to the north-east wall of probable late-C19 date. This has two faces of solid brickwork, and two of open-brick work which have entrances framed with rustic timberwork. It has a pitched roof with clay pantiles. It provides a good and unusual focal point at the end of the formal walled garden.



**Picture 1.36 Summer house within the garden to the Kiln, Brookshill**

- Grimsdyke Estate



**Picture 1.37 Grimsdyke Character Area Listed Buildings and Age of Buildings NB All buildings make a positive contribution to the character of the area. Most buildings are curtilage listed but this is not indicated by the map. LBH LA.100019206.2013 LBH LA.100019206.2013**

**1.75** The estate architecture was carefully planned by Norman Shaw in a Tudor style, with the smaller ancillary buildings and structures imitating the design of the main house. The ancillary service buildings, stables, kitchen garden, two flint bridges and model farm were designed around an imposing principal house and surrounding formal gardens. The layout of the estate buildings defines the area's architectural character and context and is key to the conservation area.

**1.76** Each building had a specific role within the estate and as such there is a strong architectural, social and historic relationship between them. As such many of the buildings and structures are curtilage listed in association with the principal listed building on the estate. Statutorily listed grade II\* Grimsdyke House is the most important estate building. The house is large and irregular, of two and three storeys in a modified Tudor style, built in red brick and stone with timber framed gables and pitched tiled roofs with tall prominent chimneys. As the principal house it is significantly grander than its ancillary buildings. The house is large and irregular, of two and three storeys in a modified Tudor style, built in red brick and stone with timber-farmed gables and pitched tiled roofs with tall prominent chimneys.

**1.77** South Lodge is a gatehouse marking the estate entrance and is grade II listed in its own right. Although it has lost its original purpose of meeting and greeting, it has survived as an architectural introduction to the grandeur of the main house. It is two-storeys in red brick similar



to that of the principal house. It is much smaller, indicating its subservient status but echoes much detailing of the main house, demonstrating the unity within the estate. The lodge has tile-hung gables and stone dressings, with a pitched tile roof and crested ridge on which is sited a prominent chimneystack. Mullioned windows and door beneath a pointed arch under a cat slide roof also shape the dwelling. It is subservient to, but echoes much detailing of the main house, demonstrating the design unity within the estate.



**Picture 1.38 South Lodge,  
Entrance to Grimsdyke  
Estate LBH  
LA.100019206.2013**

**1.78** Grimsdyke House is centrally situated within extensive gardens. A cluster of ancillary buildings is sited about 200 meters to the east of Grimsdyke House, namely North Lodge, the Stables, New Lodge and the Bothy. Architecturally they reflect their original functions as small domestic buildings to house staff and horses. They were built in a similar architectural style to that of Grimsdyke House and as such have historical and architectural importance, and again demonstrate the design unity within the estate.

**1.79** As its name suggests, the Stable Block originally housed horses. The 'L' shaped building facing two sides of a courtyard now houses hotel staff. Different brick bonding suggests where original arches have been in-filled. The building is of one storey with rooms in the roof, constructed of red brick with leaded casement windows, decorative tile-hanging, a tiled roof with tall brick chimneys, and numerous dormers with tile-hung gable ends. The Stables form an integral part of the estate's portfolio of buildings, and make a positive contribution to the conservation area. It is locally listed. However, some timber windows have been unsympathetically replaced with aluminium and as such there is opportunity for enhancement here.

**1.80** Like the Stable Block, The Bothy and North Lodge are part of the originally planned layout for the estate, built in 1874. They are both of roughly the same scale and are both two-storey dwelling houses, with red brick on the ground floor and rough cast and mock timber framing on the first floor under a clay tile roof. The mock Tudor style mullioned windows and heavy front doors complement the style of the main house, as well as contributing to the rural feel of the area. North Lodge is a picturesque cottage of two storeys with rooms in the roof, with two gabled dormers. It is brick, roughcast, and half-timbering with leaded light windows. The first floor is jettied. The houses pick up on the detailing of Grimsdyke in a greatly simplified and restrained way, appropriate

to their scale. New Lodge is a very slightly later addition to the grouping but because it matches the architectural qualities of those initially laid out it appropriately blends in with its neighbours. All these buildings are recommended for local listing.

**1.81** Otherwise, in the grounds of Grimsdyke estate there are two stone bridges built by Shaw. These incorporate flint from the ruined church at Stanmore. Again this is recommended for local listing.



**Picture 1.40 The Bothy LBH  
LA.100019206.2013**



**Picture 1.39 North Lodge LBH  
LA.100019206.2013**

**1.82** Open fields bound the cluster of buildings on one side, with Harrow Weald Common on the other.

**1.83** The walled compound of Gilbert's model farm still stands along with some of the buildings beyond. The wall is in relatively good condition and should be retained. Similarly a number of the barns and outbuildings/farm buildings survive in good condition looking out over open farmland. The agricultural grouping contributes to the area's semi-rural character and links with the Brookshill Drive character area.



**Picture 1.41 Gilbert's Model Farm**

**1.84** Behind the model farm wall is a car park for Grim's Dyke Lodge. A late 20th century building sits to the north of the main hotel. Its design has assimilated the characteristics of the integral estate buildings with some success, although it is still noticeably modern in design and is therefore considered to be a neutral development within the estate.

### 1.2.6 Streetscape

#### 1.2.6.1 Floorscape and Boundary Treatment

- Brookshill character area

**1.85** The streetscape is noticeably rural and semi-rural in terms of road surfacing, boundary treatment, and street furniture. Grass verges and hedgerows bound the roads; Old Redding additionally has limited pavement running alongside. The road leading to Copse Farm is not bound and is still very much a farm track, which emphasises the area's integral agricultural character. This continues until it meets Brookshill Drive where it becomes more solid and finally turns to tarmac after the houses. There are no kerbs throughout though which emphasises the countryside appearance. Where repairs to the road are deemed necessary, the existing character should be retained.

**1.86** The ground covering of each farm courtyard is a mixture of semi-hard and soft landscaping, with lush field boundaries. These materials are continued through much of the Brookshill character area; however some of the 20th century properties on Brookshill Drive have hardstanding driveways, which are too harsh for the semi-rural location and are often detrimental to built fabric by increasing erosion at base level brick. Gravel is a good alternative, allowing water to percolate freely through the ground rather than being absorbed into the built fabric. Many houses are bounded by mature hedgerows and gates, which tend to be timber 5 bar gates, the natural material and design of which appropriately preserves the character of the area.



**Picture 1.42 Informal boundary treatment along Brookshill Drive LBH LA.100019206.2013**



**Picture 1.43 Brookshill Drive informal floorscape**



**and dense green  
boundary treatments**

- Kiln site character area

**1.87** Since this is a single domestic site it comprises a single tarmac driveway with plentiful surrounding garden greenery. The spacious garden greenery surrounded by dense vegetation as the boundary contributes to the intimate rural character.



**Picture 1.44 Dense garden greenery provides a semi-rural character to the Kiln**



**Picture 1.45 Historic brick wall and plentiful greenery bounds the Kiln site**

- Grimsdyke character area

**1.88** There are no pavements, kerbs or road signs alongside, however the roads are tarmac and as such are more formal than those in the Brookshill character area. The softening of these would be much more in context with the lush woodland surrounding. The original gravel style road surfacing does exist surrounding the cluster of ancillary buildings.

**1.89** Gardens and soft boundary treatments complement the open landscapes and woodland surrounds. The similarity of boundary treatment helps to tie the estate together. Cars tend to sit on planned gravel roads or in small drives to the side of houses. There is opportunity to enhance the hard surfaced entrance into the Stable block, which could be improved by some soft landscaping or more appropriate surfaces. The tarmac car park to the side of Grimsdyke House could also be enhanced. There is already evidence of brick erosion caused by the impermeable material.

**1.90** The car park at Grim's Dyke Lodge is a neutral feature since it is situated with the post war development and does not significantly affect the overall character. However the hard surfaced pavements which surround would be better as a pathway through a grass verge. Similarly, timber would be more in keeping with the semi-rural character of the area than the existing metal bollards.





**Picture 1.46 Grimsdyke  
Rhododendrons LBH  
LA.100019206.2013**

#### **1.2.6.2 Street Furniture**

- Brookshill Drive

**1.91** The Brookshill area's few municipal street lamps and wooden telegraph posts are relatively discreet, and 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.

**1.92** The Case Is Altered Public House is advertised by wooden signage in the front garden. The signage is relatively sympathetic to the area and should be kept to this appropriate size, style and avoid excessive illumination.



**Picture 1.47 The Case Is Altered PH signage  
LBH LA.100019206.2013**

- Grimsdyke Estate

**1.93** The Grimsdyke area has limited street furniture. The street lights and wooden telegraph poles are not overly obtrusive and do not visually clutter the area. However, some overhead cables for lighting are intrusive, especially where they hang across the road; subtler placement would be welcomed.

**1.94** Due to woodland surroundings and the tunnel effect created by rhododendrons and trees, the area is naturally dark after nightfall, contributing to its rural hidden character. Driveway lighting attached to trees detracts from this, but does not harm the overall character.

**1.95** There are a number of signs to indicate which path to take through the woodland. There are also large signs on the entrance gates indicating forthcoming events at the hotel. These tend to be timber with a sympathetic font size and style and as such preserve the character of the area. The decorative entrance gates and piers have been repaired and restored. There is also an original gate pier remaining at the entrance to the field adjoining the Stable block, the restoration of which would also be welcomed. These items are curtilage listed.



**Picture 1.48 Curtilage listed entrance pier to the stable block**

**1.96** Towards the north east of the Grimsdyke Estate area is a telecommunications installation. This is screened by the dense tree cover for the most part, but occasional glimpses of the mast and associated antenna are seen.

**1.97** Unfortunately a number of overhead cables and lights have recently been installed wrapped around trees along the main driveway to the mansion. These would benefit from being more sensitively designed to protect the trees and preserve the special character of the conservation area.

### **1.2.7 Green Spaces and Ecology**

**1.98** With large areas of open land, formal planting and significant trees, the conservation area has much biodiversity and landscape value. Weald Common is densely covered in woodland. The word weald is thought to derive from the Old English for forest indicating the nature of the area. The wood's undulating terrain is a reminder of the history of gravel extraction here. The ridges and hollows that gravel extraction has helped to create have increased the habitat diversity of the site since operations ceased at the turn of the 20th century. Much of Harrow Weald Common is covered with Oak Birch woodland, although Aspen, Beech and Rowan also occur. Typical woodland birds include redpolls, bullfinches and goldfinches, as well as three species of woodpecker, among

a number of others. Mammals include grey squirrels, foxes, and hedgehogs. Weasels are also likely to be seen. Harrow Weald Common is Council owned and is freely accessible to the public; however the grounds to Grimsdyke House are private. They are also included on the Register of Historic Parks and Gardens.



**Picture 1.49 Harrow Weald Common**

**1.99** Opportunities exist to repair and reinstate elements of the original designed landscape, such as Gilbert's lake, which is silted up and is therefore currently derelict. There have been proposals to reinstate this and as such there is possibility for enhancement here. Gilbert reputedly planted many of the plants growing in and around the lake, such as the great spearwort.

**1.100** Some of the great rhododendrons have been cleared from surrounding Grim's Dyke as the roots were thought to be disturbing archaeological remains. In consultation with Historic England, the earthwork was opened up and flooded to help preserve the site, whilst providing a niche for species preferring wet conditions, such as rushes and sedges.

**1.101** Situated atop a 400ft contour, and lying to the south of Harrow Weald Common, Brookshill Drive is surrounded by woodlands and fields, providing the farmsteads with a rural context. High hedgerows contribute to the intimate character. The road leading to Copse Farm from Old Redding sits between two fields, bounded by open post and rail fencing on either side, with grass verges covered in brambles furnishing a particularly rural feel.



**Picture 1.50 The conservation area has a particularly rural feel LBH LA.100019206.2013**

**1.102** The Kiln site contains biodiversity value given its large pond and plentiful vegetation including many mature trees.

**1.103** 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. Harrow Council will also consider making orders under any new power that may emerge with respect to important hedgerows.

### **1.3 Summary of Conservation Area**

#### **1.3.1 Summary and Main Assets**

**1.104** The whole area is of great scenic value, with a rich rural character. It stands high on a shoulder of the hill in the Green Belt which separates Harrow from Bushey. The open land, woodland, and views contribute greatly to the character of the area; both private land and public space are significant as a rare survival of the area's rural and agricultural roots.

**1.105** The architectural qualities of the buildings, their agricultural or estate groupings and their historic interest make them well worth preserving in their rural setting; they should be carefully maintained, their idiosyncrasies respected. In general, change, whether by replacement buildings, infilling, or change of detail, should be carefully managed and may be best avoided. The conservation area was designated with regard to protecting the historic layout and buildings of the area, and their informal, green and rural setting.

**1.106** Copse Farm is a main asset of the conservation area, and key to the Brookshill character area. It is one of the original farm units. The farmhouse and barn are 18th century, the rectangle of buildings was added in the 19th, and, with the picturesque cottages Dairy Cottage and Farm Cottage, form a very attractive group. Other cottages to the north were built in the mid-to-late-19th century in a flamboyant and inventive Victorian gothic manner.

**1.107** The important local history of brickmaking mainly apparent in the Kiln site provides historic and architectural significance with bricks for other buildings throughout the conservation area likely to have been produced from this site.



**1.108** The Grimsdyke Estate is an area of architectural, historic, and scenic importance. The estate contains important listed buildings by the noted architect Richard Norman Shaw, a rich and varied landscape setting incorporating informal and formal gardens, extensive woodland, and a surviving section of Grim's Dyke. The estate layout, and the buildings such as the farm, kitchen garden, stable block and lodges have remained little changed and are reminders of the grandeur of the estate as developed by W.S. Gilbert in his role as country squire.



**Picture 1.51 Architecture by Norman Shaw**

### 1.3.2 Problems, Pressures and Potential for Enhancement

**1.109** 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:
Pressure for further development/extensions	All buildings, throughout	New buildings, extensions and alterations to buildings may affect the area's open character, the vernacular appearance of buildings, and/or the significant groupings or layouts of the buildings. There may be pressure for additional space for the hotel e.g. function/conference space.
Pressure for telecommunication masts and other tall structures	Throughout	Pressures may derive from telecommunications masts or other tall structures such as wind turbines due to the height and/or openness of the land.

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
Views of the Radio Mast from the conservation area	Grimsdyke Estate	Although surrounded by mature trees the 110ft tall transmitter tower can be viewed from certain areas including the gardens of Grimsdyke House. It is also in an obtrusive location bordering Grim's Ditch.
Protection of natural and archaeological treasures from the impact of tourism and planting	Grim's Dyke; Harrow Weald Common	The area is a popular destination for walkers, including paths running along Grim's Dyke, which may suffer erosion and wear from use. Motorbike use has also harmed the structure of the delicate earthwork. They disturb soil and endanger the linear earthwork and its archaeological properties. Rhododendron roots have previously disturbed the archaeology and have been removed – this situation should be monitored.
Overhead cables along trees along entrance driveway to Grimsdyke Hotel	Grimsdyke Hotel	There is limited street furniture, and the standing street lights and wooden telegraph poles do not visually clutter the area. However some overhead cables for lighting are obtrusive, especially where they hang across the road. There is also an issue with placement of these cables, where some trees appear to be being damaged by tight cables. Subtler, more sympathetic placement would be welcomed.
Car park to Grimsdyke Hotel	Grimsdyke Hotel	The car park tarmac has a deadening effect and has increased erosion to base level bricks at Grimsdyke Hotel.
Gate pier repair and maintenance	Grimsdyke Estate	The decorative entrance gate pier to the stable block would benefit from repair.
Elements of Gilbert's planned landscape could benefit from repair, maintenance or restoration, including lake, buildings/structures and pathways	Grimsdyke Estate	<p>Opportunities exist to repair and reinstate elements of the original designed landscape, such as:</p> <ol style="list-style-type: none"> <li>1) the roads to Grimsdyke Estate have no pavements, kerbs or road signs, which is appropriate for how informal they were intended to be, but these roads were originally all graveled. The softening of these would be much more in context with the lush woodland surrounding otherwise they appear too harsh; the original style of surfacing exists surrounding the ancillary estate buildings.</li> <li>2) The tarmac car park to the side of Grimsdyke House has a deadening effect and could be enhanced with a more appropriate surface as there is already evidence of brick erosion caused by the impermeable material.</li> </ol>

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>3) the original gate pier remaining at the entrance to the field adjoining the Stable bloc, the restoration of which would also be desirable.</p> <p>4) Listed walls to the kitchen garden and lean to greenhouse could benefit from repair.</p> <p>5) Some timber windows to the stable block have been inappropriately replaced with aluminium. As such there is opportunity for enhancement here.</p> <p>6) Elements of Gilbert's model farm remain and require repair and reuse.</p> <p>7) Gilbert's lake, which is silted up and is therefore currently derelict. There have been proposals to reinstate this and as such there is possibility for enhancement here.</p> <p>The planned 'natural' landscaping is as integral as the buildings to the conservation area, and as such the restoration and retention of this is an important objective.</p>
Car park/viewpoint overlooking Harrow	Harrow Weald Common, adjacent to the conservation area	Clear uninterrupted views look out over Harrow and as such the viewpoint is highly popular. There is opportunity for general enhancement of this highly popular viewpoint.
Lighting and signage	The Case Is Altered Public House	There is currently wooden signage sympathetic to the character of the area, and some sympathetic illumination. Excessive signage and lighting would visually clutter the area and be inappropriate.
Vacancy, disrepair and neglect of some buildings and the need to secure their long term future and reuse	Copse Farm	Since the closure of the riding school in 2004, there have been a number of vacant agricultural buildings which have fallen into disrepair, and are increasingly at risk. They require repair, in some cases urgent and extensive, sympathetic re-use, and better ongoing maintenance. These buildings have a strong architectural presence and layout, and as such are

Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
		<p>essential to the area's character/ Their loss would have a severe detrimental impact on the essential characteristics of the area.</p> <p>There are is a great public interest in ensuring the sympathetic reuse of these buildings and avoiding inappropriate alterations and extensions in this sensitive location.</p>
Fly tipping	Road leading from Old Redding to Copse Farm	Fly tipping is an ongoing problem. It is visually cluttering, often dangerously sited, and may block access for residents and emergency vehicles.
Security equipment	Copse Farm	As a result of fly tipping there have been increased pressures for CCTV and security fencing.
Streetscape/ road maintenance	Brookshill area	This is a quiet area with limited, slow traffic, in part due to the rough terrain. The streetscape is rural, and should remain so. Necessary repairs should be sympathetic. Tarmac should not be extended westwards along Brookshill Drive.
Front gardens	Brookshill Drive	Some 20th century properties have hardstanding driveways, which are too harsh for the rural streetscape (and often increase erosion of base level brick). Softening would be welcomed.
The Kiln house, the kiln, the garden walls, summer house, and replica drying sheds	The Kiln house site, Brookshill	All but the Kiln were recently delisted. Whilst not of national interest, their local interest to the borough remains and has been clearly outlined by this appraisal but local listing would provide more formal recognition of this.
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.
North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, stable	Grimsdyke Estate	These properties are of considerable importance for their architectural and historic interest and their association with Grimsdyke Hotel. They were built at



Pressures, Issues or Opportunity for Enhancement:	Location:	Description:
block, conservatory, walled gardens, two stone bridges and Gilbert's model farm buildings		the same or very similar time as the main grade II* mansion. They would benefit from greater recognition in their own right.



**Picture 1.52 Copse Farm Yard LBH  
LA.100019206.2013**

### 1.3.3 Public Consultation

**1.110** This document and the following management strategy have been the subject of public consultation. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, Harrow Heritage Trust, the Stanmore & Harrow Historical Society 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 was subsequently amended to reflect the responses received from the consultation exercise and was adopted in due course 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

**1.111** 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.

**1.112** 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

**1.113** 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:
Pressure for further development/extensions	All buildings, throughout	An Article 4 direction has been implemented to help manage minor works. Any applications for development should demonstrate in sufficient detail how they comply with the guidance in section 4. There is a presumption against the demolition of buildings within the conservation area.
Pressure for telecommunication masts and other tall structures	Throughout	Due to the height and openness of the land, there may be forthcoming pressure, however, proposals from telecommunications masts and other tall structures such as wind turbines are unlikely to preserve the special interest of the conservation area.
Views of the Radio Mast from the conservation area	Grimsdyke Estate	Encourage further landscaping and tree planting to conceal the radio mast where there is opportunity to do so.
Protection of natural and archaeological treasures from the impact of tourism and planting	Grim's Dyke; Harrow Weald Common	Work with Historic England and the hotel management to help resolve this.
Overhead cables along trees along entrance driveway to Grimsdyke Hotel	Grimsdyke Estate	Discuss with Grimsdyke Hotel the overhead cables
Car park to Grimsdyke Hotel	Grimsdyke Hotel	This could be improved by some soft landscaping or more appropriate surface.
Gate pier repair and maintenance	Gate pier by the Stable	This would benefit from repair and maintenance.
Elements of Gilbert's planned landscape could benefit from repair,	Grimsdyke Estate	Work with the hotel management and other relevant stakeholders to develop an overall strategy for repairs, restoration and maintenance

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
maintenance or restoration, including lake, buildings/structures and pathways		for the area, particularly regarding: estate roads, lake, gate pier, walls to kitchen garden and lean to greenhouse and the model farm.
Car park/Viewpoint overlooking Harrow	Harrow Weal Common, adjacent to the conservation area	Work with Parks to develop an enhancement scheme for the area overlooking Harrow.
Lighting and signage	The Case Is Altered Public House, Old Redding	Lighting and signage should be kept to the current appropriate size and style, kept to a minimum and in sympathetic material. Most illuminated signage will not be found acceptable. Internally illuminated signage would be inappropriate.
Vacancy, disrepair and neglect of some buildings and the need to secure their long term future and reuse	Copse Farm	<p>The situation will be monitored by the Council and action will be taken if repairs and maintenance are not forthcoming.</p> <p>Any future proposals for re-use of the site will be expected to exhibit extreme sensitivity to the special character of the site.</p>
Fly tipping	Road leading from Old Redding to Copse Farm	Work with Highway teams to resolve the fly tipping e.g. installing a timber height restriction barrier at the junction with Old Redding.
Security equipment	Copse Farm	Refer unauthorised security equipment, lighting, CCTV and fencing which impacts on the conservation area's character to planning enforcement.
Streetscape/ road maintenance	Brookshill area	Should be maintained as a traditional gravel farm track, and potholes filled in with scalpings gravel and packed down hard, to ensure a rural personality is kept.
Front gardens	Brookshill Drive	Gravel is a good alternative to hard standing for driveways. It is more sympathetic to the character of the area and by allowing water to percolate freely through the ground limits erosion to built fabric. Similarly, any increase in soft landscaping would be welcomed.

Pressures, Issues or Opportunity for Enhancement:	Location:	Action:
The Kiln house, the kiln, the garden walls, summer house, and replica drying sheds	The Kiln house site, Brookshill	They are all now incorporated into the conservation area and all but the Kiln, which remains listed, are being recommended for local listing and public consultation in relation to the criteria for local listing will take place. An Article 4 direction is being introduced to provide appropriate protection from inappropriate development to the building and within the site. Full justification for this is given under the 'Article 4 Directions' heading.
Pressure for sustainability measures	Throughout	These should therefore be carefully sited to protect streetscene views and historic built fabric. Historic England has a range of guidance on the different considerations involved in the use of micro-generation technologies in CAs which can be accessed on their Historic Environment: Local management (HELM) website by entering energy efficiency into the search engine in the Historic England section of the Guidance Library at <a href="http://www.helm.org.uk">www.helm.org.uk</a> .
North Lodge, New Lodge, The Bothy, Grimsdyke Lodge, stable block, conservatory, walled gardens, two stone bridges and Gilbert's model farm buildings	Grimsdyke Estate	These would likely benefit from local listing, following public consultation. The exception is the stable block which is already locally listed. The possibility of national listing in their own right could also be considered.

### 1.4.3 Reviewing the Conservation Area's Boundaries

**1.114** 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 it should designate new conservation areas, or extend existing ones. 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 to include the Kiln site and grounds on Common Road as shown on the map in the introduction. This is because the Kiln house site, including the Kiln, two wells, pond, drying sheds and garden walls, has strong local architectural and historic significance that is associated with, and forms part of, the existing conservation area.

**1.115** The Kiln site comprises the former core of the brick making business which from the mid-17th century to the 1930s was owned by the owners of Brookshill Farm ie the Bodimeade family and then the Blackwell family. The core of the Kiln dates to the 17th century and still retains much of its attractive original later 18th century design and fabric and associated gardens comprising brickwork from the kilns. In the later Georgian period, the old house was remodelled to create a



dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. The Kiln house was the main house associated with the kilns used to burn brick, tile and lime and the associated drying sheds. The current kiln is the only survivor of three which were in operation between 1795 and 1895 according to a report in the Greater London Industrial Archaeology Society newsletter No. 2 (June 1969). This replaced earlier 17th century kilns on the site. Replica drying sheds remain, being rebuilt in the 1980s to a similar design and scale to the early 18th century ones. An associated well remains in place.

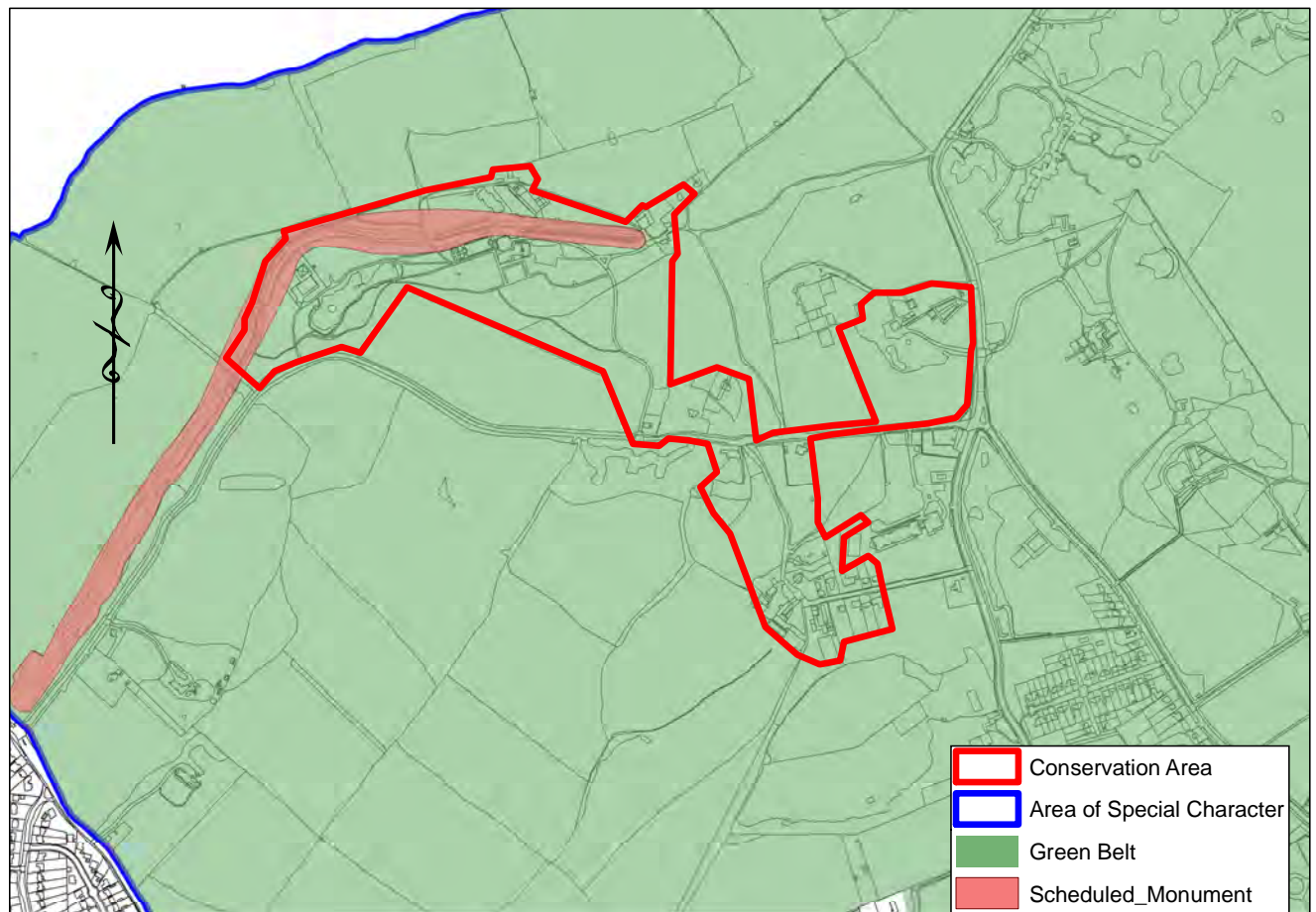
**1.116** By the mid-C18 the Bodimeades' brick kilns had become one of the most significant industrial enterprises in North Middlesex. A 1767 inventory of the works, owned by William Bodimeade (d.1777) in partnership with his son, John, lists 380,000 burnt bricks, 20,000 moulded bricks, 150,000 moulded bricks standing in clamps, as well as 135,000 tiles and 25,000 paving bricks. In 1777 John Bodimeade set up 50 kilns to supply bricks for the mansion being built at Gorhambury, Hertfordshire for the Third Viscount Grimston.

**1.117** Another key connection between the Kiln site and the special interest of the existing conservation area is that the historic buildings within the conservation area were built using clays from a site just to the north of the Kiln site (shown on the 1877 Ordnance Survey map as a brick field) which was in turn used in brick making from the Kiln site. So, many of the bricks and materials for buildings within the conservation area are likely to have been produced from this site.

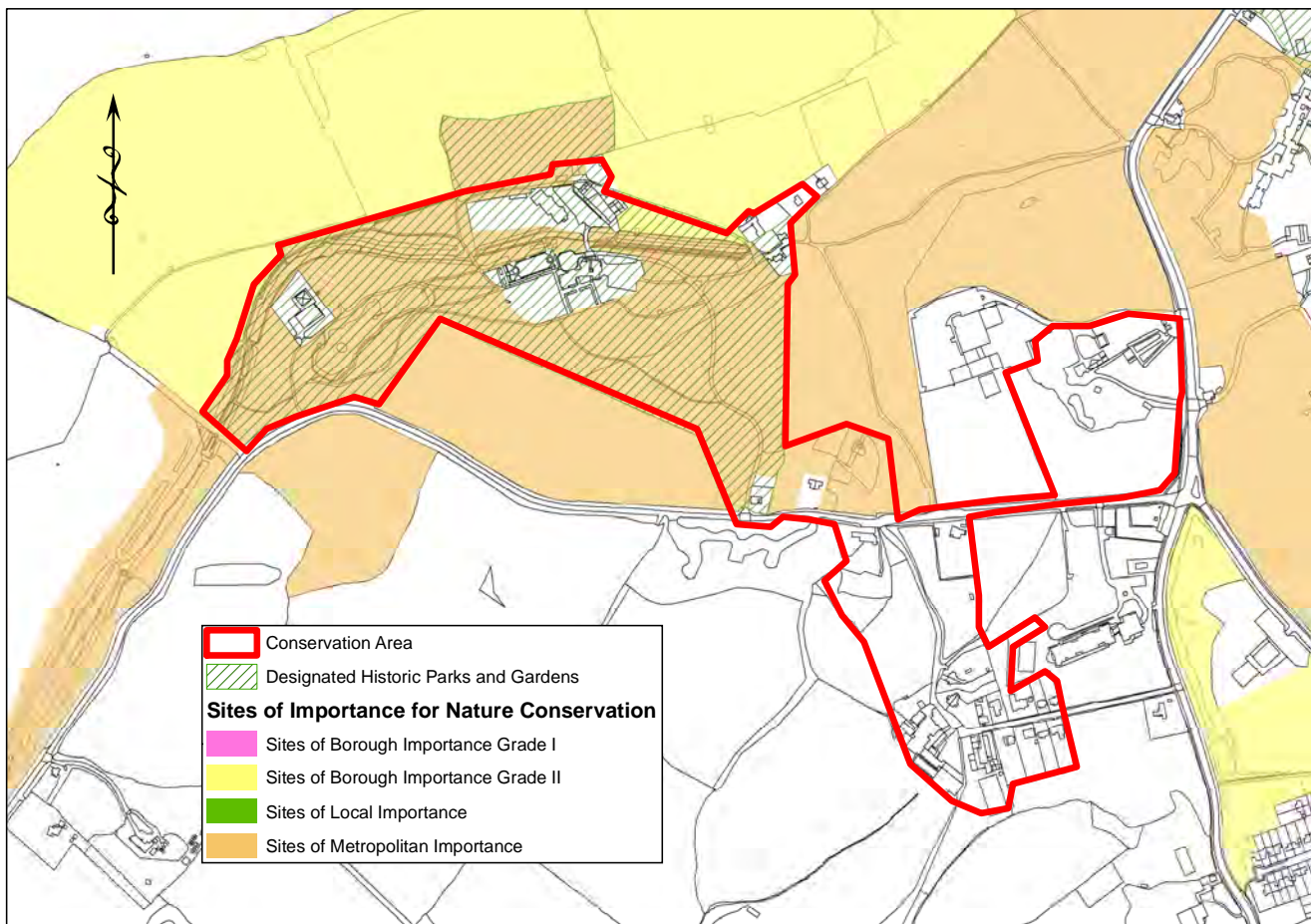
**1.118** Indeed, Charles Blackwell who later owned the Kiln site built a number of decorative buildings within the conservation area including Farm Cottage, Dairy Cottage, and Nos 1 and 2 The Bungalows, now Bridle Cottages at Brookshill in c1890, all of which remain. Similarly, he built a collection of semi-detached cottages for brick kiln workers only one of which remains and is sited within the conservation area as 3 and 4 the City, Old Redding. The Blackwell family later owned the site during the later 18th and 19th centuries, after the marriage of Mary-Anne Bodimeade (1771-1862) to Charles Blackwell (1769-1849). Their son Thomas (1804-1879), was the co-founder in 1829 of the firm of Crosse & Blackwell, food manufacturers. The brickworks ceased production in 1912. The Blackwell family acquired the freehold in 1899, and the Kiln property remained in their family until 1933.

**1.119** The characteristic greenery, open and peaceful character of the conservation area is also present in the Kiln site given the large open garden space and its set away from the road by vegetation and tall brick wall.

**1.120** Otherwise the area surrounding the Conservation Area makes an important contribution to its character as it almost entirely comprises wooded land, open fields and Harrow Weald Common, which is very important in retaining the rural and semi-rural character of this conservation area. These surrounding areas are 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. The area to the south-west of the Grimsdyke part of the conservation area also contains Grim's Ditch, which is separately protected as a Scheduled Ancient Monument. The Conservation Area is also entirely situated within Green Belt land and a designated Area of Special Character whose boundaries extend much further. There is a designated Historic Park and Garden, and several Sites of Nature Conservation Importance adjacent to and overlapping the Conservation Area. This separate and existing protection helps preserve those elements of the setting of the conservation area which are important to it.



**Picture 1.53 Surrounding designations 1 LBH LA.100019206.2013**

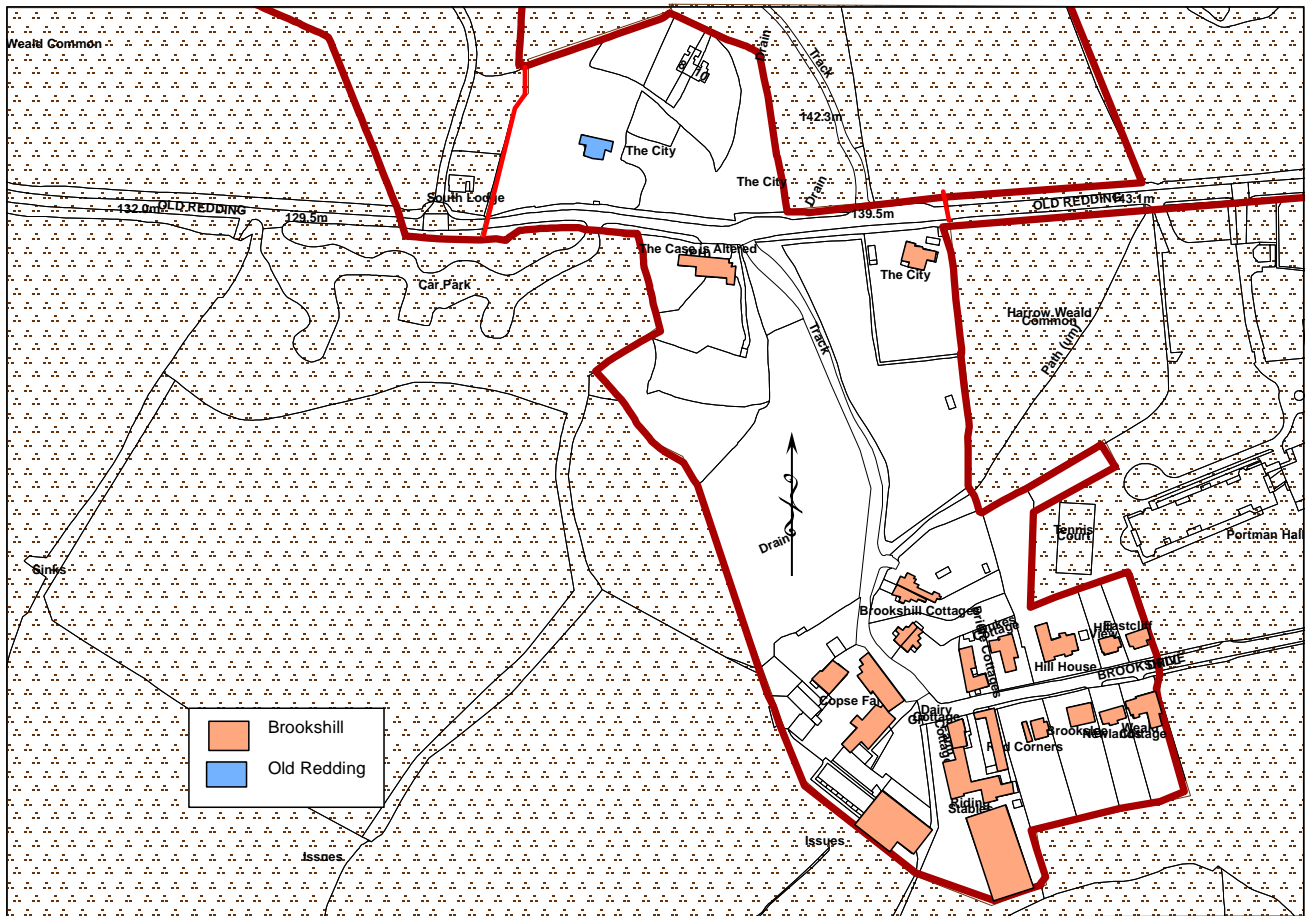


**Picture 1.54 Surrounding designations 2 LBH LA.100019206.2013**

#### 1.4.4 Article 4 Directions

**1.121** Permitted developments are 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)).

**1.122** A detailed review of the area and of the development trends suggested that there would be benefits to the character and appearance of the area if Article 4 directions were introduced. They require planning permission for some aspects of development normally classed as 'permitted development'. This gives greater control over proposals for development, alterations and aspects of design and materials in sensitive areas. There are three sets of Article 4 Directions within the Brookshill and Grimsdyke Estate Conservation Area that help preserve the semi-rural character of the area and key aspects of historic and good quality design.



**Picture 1.55 Brookshill Character Area Article 4 Directions BH LA. 100019206.2014**

- Brookshill Drive: The City, Brookshill Cottages 1&2, White Cottage, Copse Farm House, Dairy Cottage, Farm Cottage, The Hollies, Dukes, Bridle Cottages, Hill View, Eastcliff, Red Corners, Brookslee, Newlands, Weald Lodge.

**Article 4 Direction confirmed on 9th November 2006. The direction withdraws permitted development rights under Schedule 2 of the General Permitted Development Order for the following types of development, where such development would front a highway, waterway or open space:**

Part 1, Class A :The enlargement, improvement or other 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 1, Class F: The provision within the curtilage of a dwelling house of a hard surface.

Part 1, Class H: The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house.

- Old Redding: Nos. 3 & 4 The City.



**Article 4 Direction confirmed 8th August 1986. The direction withdraws permitted development rights under Schedule 2 of the General Permitted Development Order for the following types of development:**

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

Part 1, Class D: The erection of a porch.

Part 1, Class E: The erection, construction or placing, and the maintenance, improvement or other alteration of a building within the curtilage.

Part 1, Class F: The construction of hard surfacing within the curtilage.

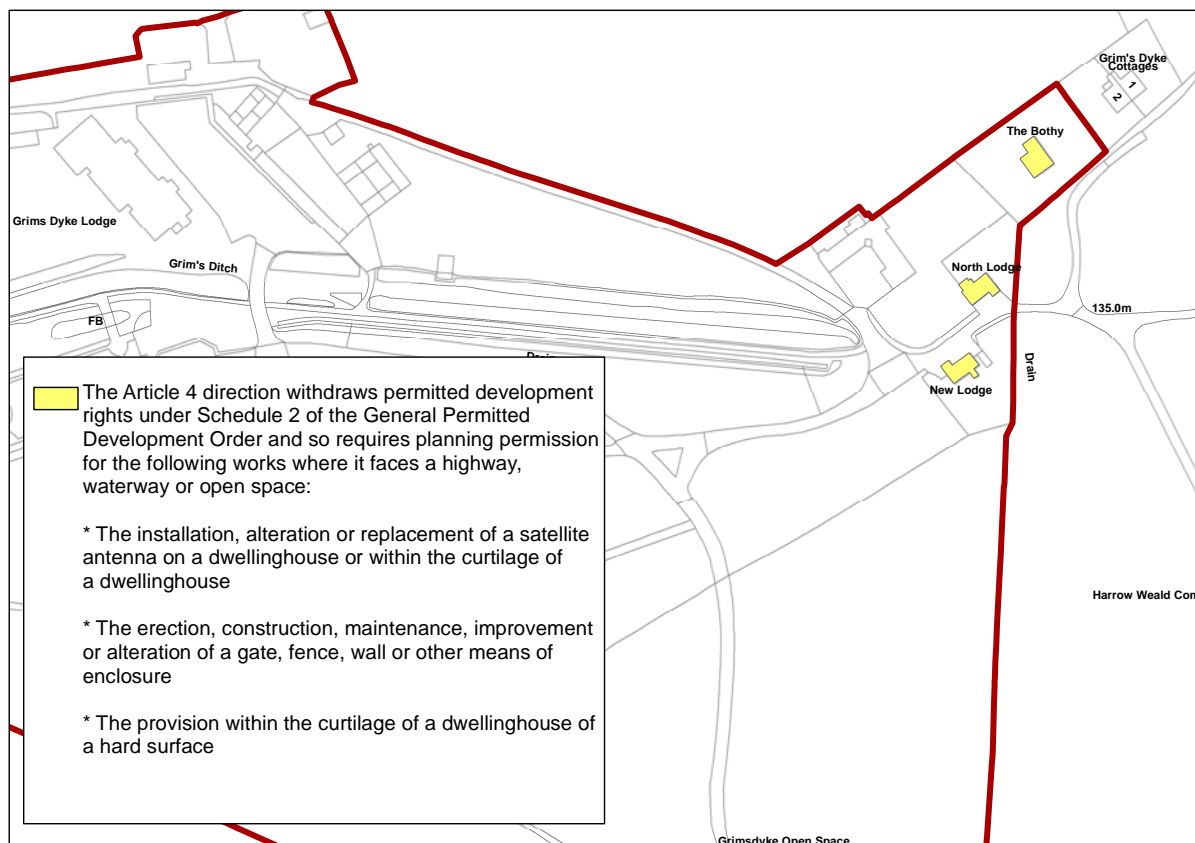
Par 1, Class G: The erection or placing of an oil storage tank within the curtilage.

Part 2, Class A: The erection of a means of enclosure.

Part 2, Class B: The formation, laying out and construction of a means of access to the highway.

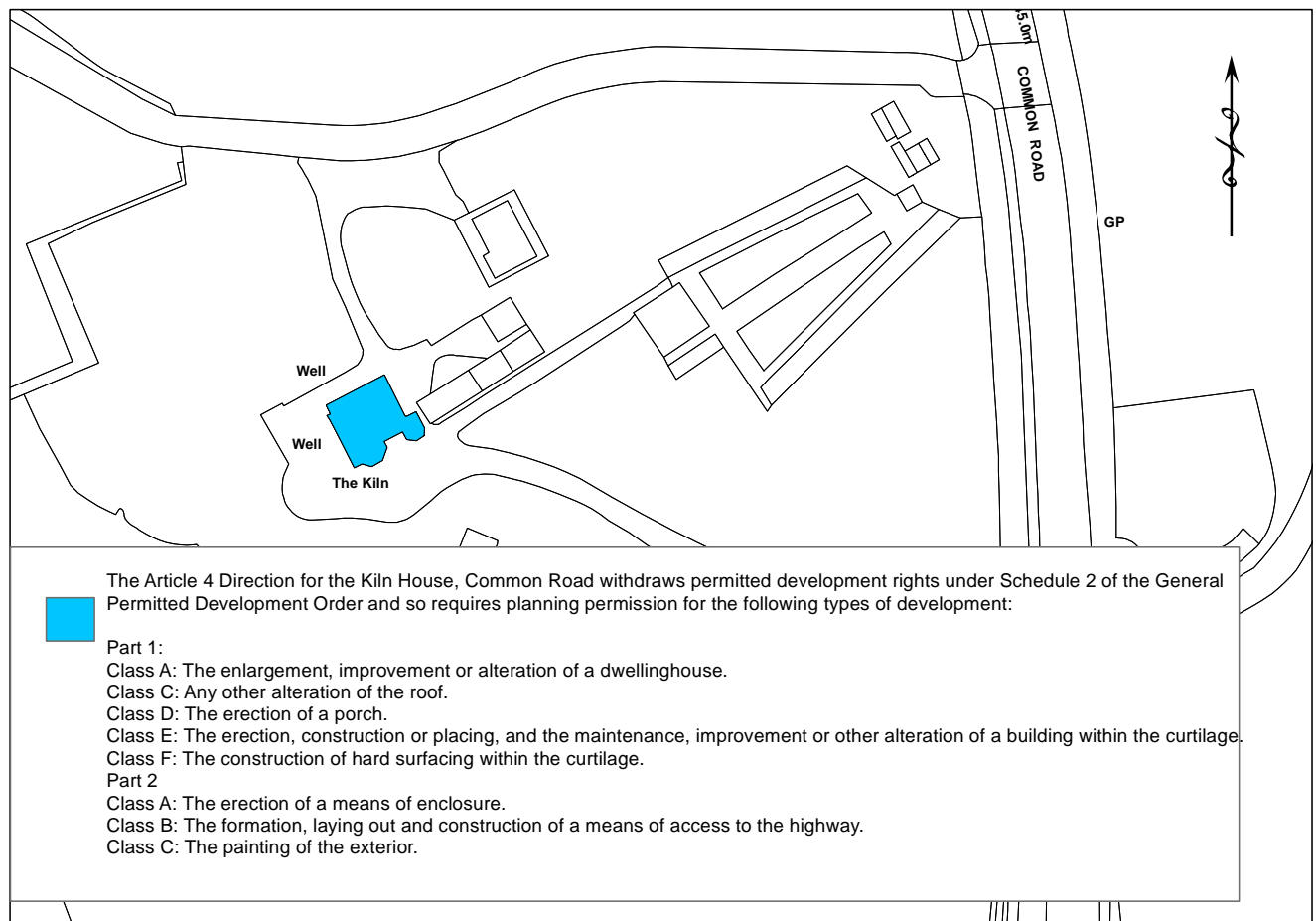
Part 2, Class C: The painting of the exterior.

- Grimsdyke Estate character area's article 4 direction confirmed on 9th November 2006 relates to the following houses on Old Redding: Bothy, New Lodge and North Lodge, and is explained by the next map.



**Picture 1.56 Grimsdyke Character Area Article 4 Directions LBH LA.100019206.2014**

- The new Article 4 Direction for The Kiln House, Common Road is explained by the next map. Justification for this is given next.



**Picture 1.57 The Kiln Character Area Article 4 Direction LBH LA.100019206.2014**

**1.123** The house is at the heart of a former brick making site, bricks from which formed part of the development of the wider conservation area. It is of local interest, along with the associated structures on site, as a reminder of the brickworks here, a once important local industry. Whilst the property has undergone significant additions in recent years, its core dates to the 17th century and still retains much of its attractive original and later 18th century design and fabric. It was in the later Georgian period, the old house was remodelled to create a dwelling of greater architectural pretension, the external walls rebuilt in brick and a new wing added on the west side. Notwithstanding the alterations already made, given this local interest and importance of architectural features and fabric to the area, additional management controls benefit the house. For example, without the Article 4 direction additional many alterations could take place that would undermine the house's historic architectural qualities and fabric. Also, large outbuildings could be constructed that could undermine understanding of this group of buildings associated with the former brickworks or a hard urban boundary could be introduced at odds with the semi-rural origins of the area. Similarly, much of the grounds could be hard surfaced undermining the rural qualities of the area or alterations to the house could detract from the remaining integrity of the house. The newly introduced article 4 direction is therefore beneficial.

#### 1.4.5 Support

**1.124** 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.

**1.125** 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.

**1.126** 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.

#### 1.4.6 Guidance

**1.127** 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 Brookshill Drive and Grimsdyke Estate'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.
- 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 Brookshill Drive and Grimsdyke Estate'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 have been defined as contributing 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 Brookshill Drive and Grimsdyke Estate'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 Historic England 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 Brookshill Drive and Grimsdyke Estate'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.