

# Conservation Area Appraisal and Management Strategy

## Pinner High Street



**Adopted December 2009**



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## Appendix 3 Pinner High Street Conservation Area Appraisal and Management Strategy

### 3.1 Introduction to the Conservation Area

#### 3.1.1 Introduction

- 3.1** Pinner High Street is a remarkable survival of a medieval village. It is noteworthy for its fine array of timber-framed buildings, a number of which are statutorily listed and date from as early as the 15th century. The attractive area has a lively café culture and retail atmosphere, which is complemented by unique pockets of open space and other modest references to past agricultural roots.

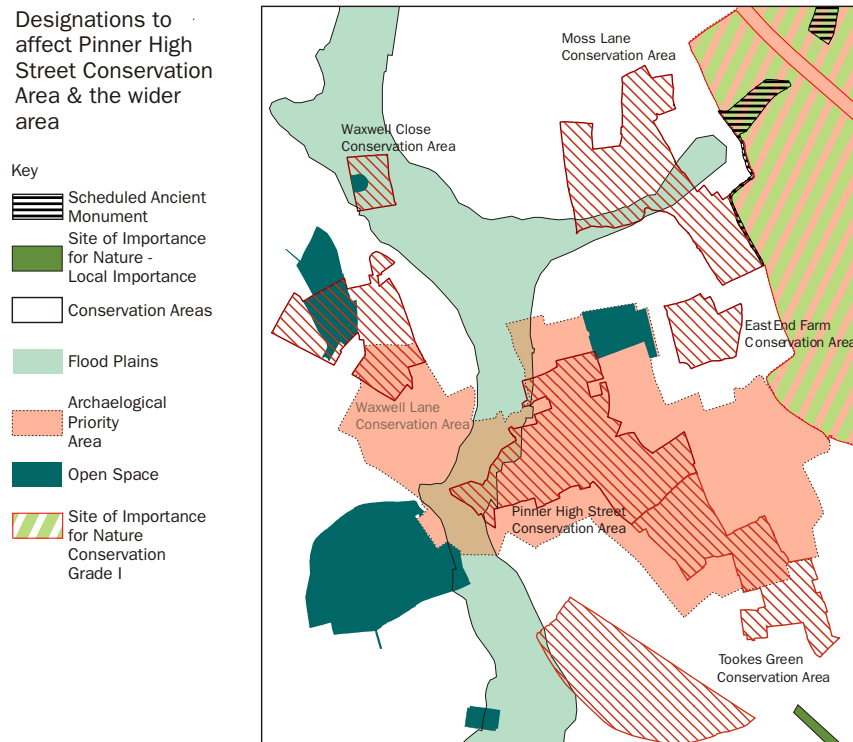


Picture 3.1 High St as viewed from Paines Lane

- 3.2** There are a number of other conservation areas within the vicinity, and also within the immediate setting of Pinner High Street, namely Tookes Green (immediately adjacent), Waxwell Lane and Waxwell Close (slightly to the north west) as well as Moss Lane and East End Farm (both slightly to the north east). All 6 areas are considered to be of special interest and are to be preserved and enhanced as conservation areas, but all have different characteristics, which are explained within each respective conservation area appraisal.

Pinner High Street Conservation Area includes the following roads:

Bishops Walk (in part), Bridge Street (in part), Chapel Lane (in part), Church Lane (in part), Grange Gardens (in part), High Street, Ingle Close (in part), Paines Lane (in part)



Picture 3.2 Pinner High Street CA within the context of others

## 3.1.2 Planning Policy Context

- 3.3** The purpose of this appraisal is to provide a clear analysis of the architectural importance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement, along with guidance to protect its character.
- 3.4** This appraisal, and linked management strategy have been subject to public consultation and therefore supersedes the Draft Pinner High Street Conservation Area Study as published in July 2002. It carries weight as a material planning consideration for assessing all development proposals.
- 3.5** 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 conservation areas. It also requires the local authority to pay due regard to the views of the residents and public in the formulation of guidance and proposals. This appraisal and management strategy are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan, the emerging Local Development Framework and the associated Pinner Conservation Areas Supplementary Planning Document, which accompanies all Pinner Appraisals. The documents are also set within national policy guidance provided by Planning Policy Guidance Note 15 and the 1990 Planning (Listed Building and Conservation Area) Act.

- 3.6** 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.

### 3.1.3 Summary of Special Interest

- 3.7** A conservation area is defined as, an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 3.8** The Pinner High Street Conservation Area exhibits a wealth of historical built fabric of significant interest, and incorporates other spatial and social references to the past, which combined serve to illustrate its historical evolution and highlight its importance as an area.



Picture 3.3 Grange Court



Picture 3.4 Early 16th Century timber framed building

### 3.1.4 Short History

- 3.9** Pinner's social and architectural history is illustrated through a rich variety of built heritage and townscape development, from early agricultural origins to Georgian and Victorian semi-rural retreat, to what can now be described as a thriving London suburb.
- 3.10** The High Street was the chief of the scattered hamlets and farmsteads which made up the medieval settlement of Pinner. The market granted in 1336 may account for the widening of the High Street near the church by highlighting the point where produce may once have been sold. Agriculture was the chief source of income until the 19th century, and Church Farm and the two slaughterhouses can be considered significant remnants of this agricultural past within the conservation area.
- 3.11** The significance of religion on the area is also evident and is emphasised today by 2 churches, St John the Baptist at the top of the High Street where this meets Church Lane, and the United Free Church on Paine's Lane. The first reference made to the

Parish Church was in 1233. The church was largely rebuilt and reconsecrated in 1321, the tower and porch were added in the 15th century, and the chancel may have been lengthened then also.



Picture 3.5 St John the Baptist Parish Church

### 3.1.5 Pattern of Growth

- 3.12** At first the High Street linked settlements at the top and bottom of the hill rising from the river. The plots on either side were initially large plots, with houses built parallel to the street apart from The Victory which faced Marsh Road, with no other properties between it and the road. Over the centuries they have gradually been subdivided, until the present situation, more or less, was reached by the beginning of the 19th century.
- 3.13** In earlier times there were two or three public houses, a handful of retail shops and a few craftsmen. Public Houses are documented for the first time in the 17th century: the Crown (now demolished) dated to 1674 and The Queen's Head to at least 1635. Shops would have developed along the High Street, with service areas behind, where goods would have been prepared or stored. The smithies and workshops of the latter, together with the ovens of the bakers, slaughterhouses of the butchers, and accommodation for wagons and horses, have, over time, produced a hinterland of ancillary buildings behind each side of the street.



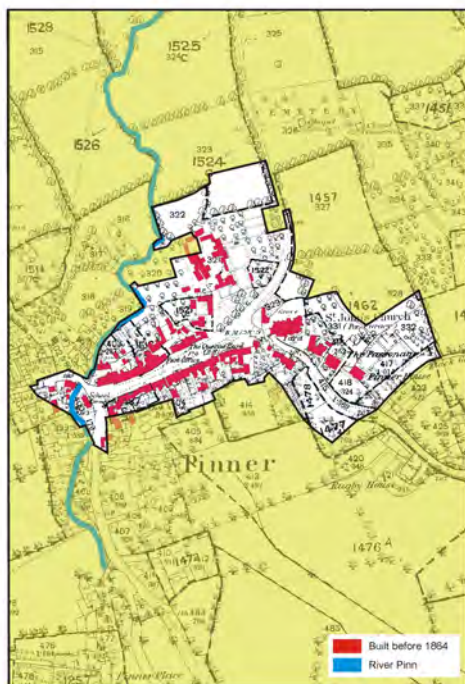
Picture 3.6 16th Century timber framed core beneath modern tiles and re-plastering



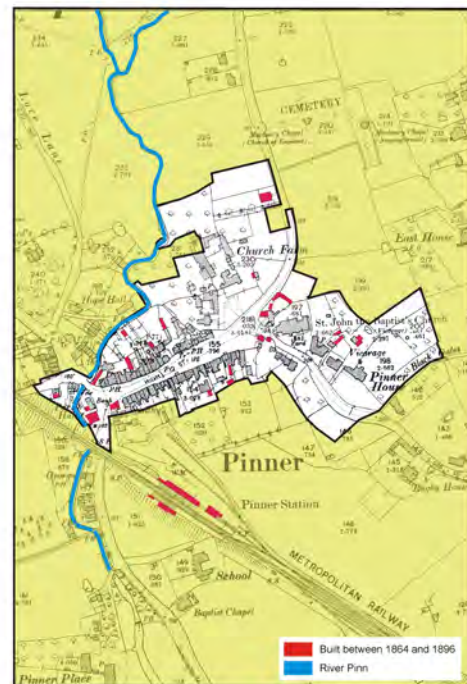
Picture 3.7 Dating to the 15th century but with substantial 16th and 17th century alterations, and with a 19th century front.

- 3.14** The population of Pinner rose during the 19th century in line with other areas around the capital, growing from 761 in 1801, to 1310 in 1851, 7103 in 1911, and 44,392 in 1951. This, and the opening of two railway stations, the London and North Eastern Railway Station at Hatch End in 1842, and the Metropolitan Railway Station behind the High Street in 1885, gradually changed Pinner from rural village to London suburb. Agriculture had ceased to be the main occupation well before 1885 however, and the growing popularity of leisure pursuits is also likely to have attracted London gentry to the area.
- 3.15** From the 1700s the buildings were updated and refronted. In the 17th century subdivision of houses became common. Brick was popular in the 18th and 19th centuries, and shows in the building or rebuilding of a few houses and the refronting of some others. Windows were often replaced with timber hung sashes, lattices and casements - there are examples of every century from 15th onwards. Throughout the 18th century and into the early 19th century there was the erection of a few high quality Georgian style houses. The introduction of the first formal shopfronts dates from the start of the Victorian period.
- 3.16** In the last half of the 19th century the High Street frontage was finally closed in 1880 when the garden plot of The Victory (nos. 4-6) was filled with nos. 2, and 8 to 16, and several old houses were rebuilt, namely the present numbers 1-5, and 15-23. In Paines Lane no. 72 was built between 1870-80.
- 3.17** Physical change in the High Street continued until the Second World War. No. 2 was rebuilt about 1902, and at the top end of the street, between 1927 and 1935, nos. 40-52 and Grange Gardens displaced old cottages. Several properties, ancient and modern, were given cosmetic frontages of false timbering. In Church Lane at the same time detached houses appeared along the south side, and on the north the vicarage was replaced. In Paines Lane the United Free Church was erected and opened in 1910, and nos. 76-8 were built a few decades later.

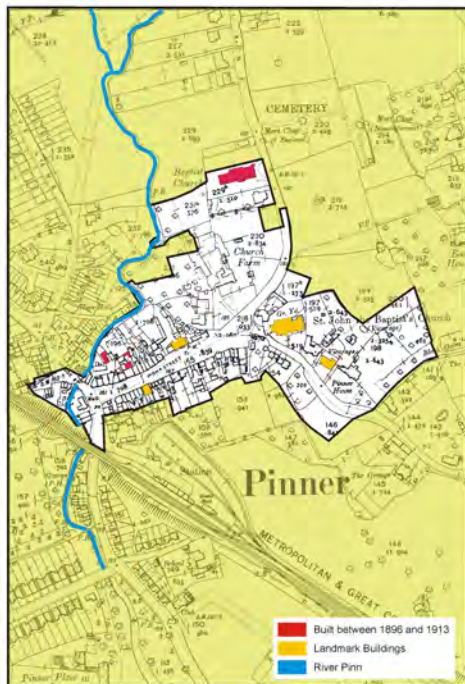
- 3.18** Since the Second World War there has been infilling. Beaumont Mews in the High Street replaced ancillary buildings behind nos. 25-7, and in Church Lane the garden of Pinner House was filled with sheltered accommodation, and with detached houses in Ingle Close. More houses were built on the south side of Church Lane.
- 3.19** Also, since the Second World War the High Street has changed from being a traditional shopping street to one primarily composed of cafes, bars, restaurants and specialist shops. The cause was primarily the change in shopping patterns, represented initially by competition from the shops built in Bridge Street during the 1930s, and subsequently by powerful competition from large supermarkets, one built behind each side of the High Street during the 1970s and 1980s. Bridge Street continues as a shopping area today but is slightly different in character to the High Street in that it is predominately retail in use, with some chain stores. A mix of uses should be retained and encouraged.
- 3.20** Archaeology and geology for this conservation area is considered in the associated document entitled, Pinner Conservation Areas Supplementary Planning Document, in consultation with English Heritage.



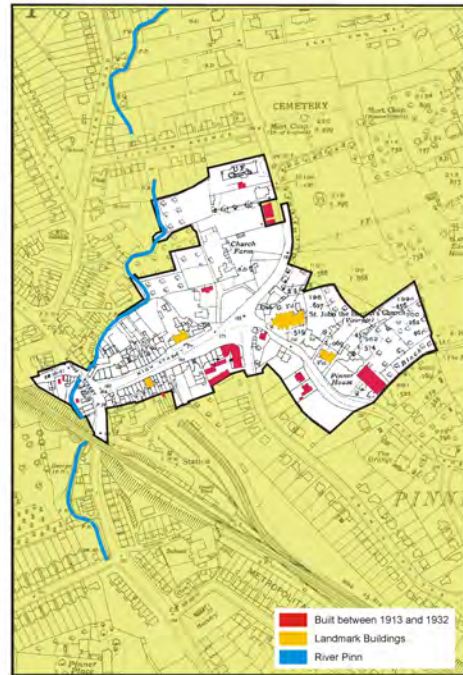
Picture 3.8 Map of 1864. LBH  
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Picture 3.9 Map of 1896. LBH  
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Picture 3.10 Map of 1913. LBH  
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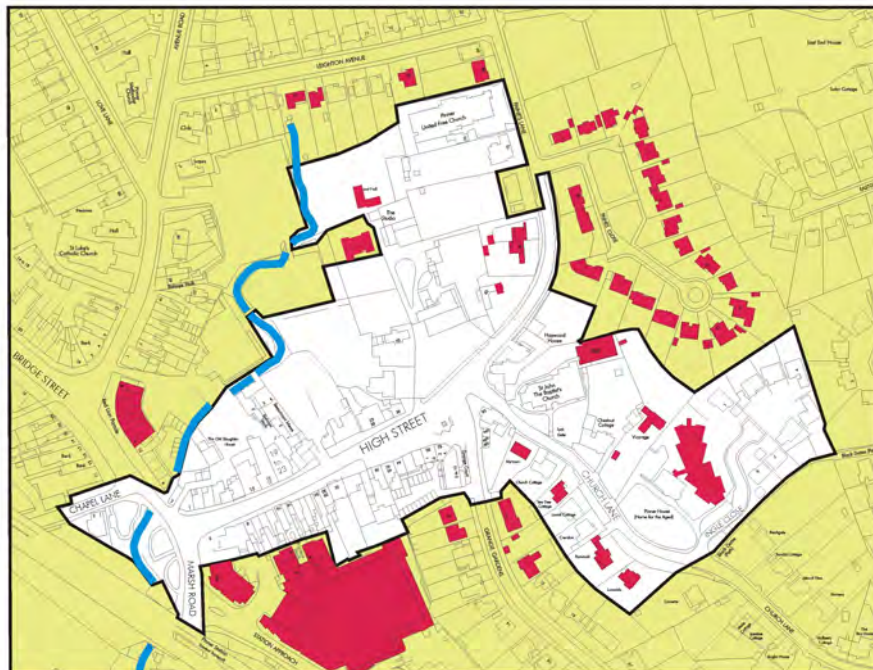


Picture 3.11 Map of 1932. LBH  
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## Land Use Map

### Key

- Built after 1932 within the conservation area and within its immediate setting
- River Pinn



Picture 3.12 Map of 2006. LBH LA.100019206.2007 1

## 3.2 The Character of Pinner High Street Today

### 3.2.1 General Townscape Character

- 3.21** Pinner's High Street steadily rises up the valley sides of the River Pinn from Chapel Lane and Marsh Road to meet St John the Baptist Church. The rise in levels affords striking views and adds visual interest as the buildings step up the street, while the linear street pattern leading to a church provides clues as to the conservation area's medieval village ancestry and points towards the High Street's market town roots. The High Street turns into Paine's Lane as it passes the church and rises to the north. It also gives way to Grange Gardens and Church Lane, which both fall in a southeasterly direction.
- 3.22** The Pinner High Street Conservation Area comprises a distinctive village urban streetscape. Its buildings are of historic interest because of their age and make up, and its land provides agricultural references to the area's historic past. Elements of open space and historic street furniture also enhance the area's character.
- 3.23** The historic appearance of the area is derived from the early buildings that frame the High Street thoroughfare, and modern developments have generally sought to reflect in terms of scale and design features. The architectural layering provides a rich mix of medieval, 16th century, Georgian, Regency, late Victorian and 1930s structures with minimal modern infill development.
- 3.24** The High Street forms the bulk of the conservation area and encompasses a variety of cafes and specialist shops, as well as public houses, restaurants and offices. The majority of these have residential accommodation above. Church Lane and Paine's Lane are made up of residential plots in contrast to this. The eastern edge of Pinner Memorial Park is also included within the conservation area and provides a pleasant green setting in this corner. Although only a section of the park is included within the conservation area, its totality is important in safeguarding the setting of the conservation area. Similarly the commercial element of Bridge Street is crucial as a setting to the area so as to encourage continued retail and liveliness. Furthermore, the close proximity of the station helps to retain the area's long-term vitality. There are however routes from the conservation area to the station that could be improved upon.
- 3.25** There is an historic cemetery adjacent to the northeast corner of the conservation area on Paine's Lane, which is a site of local importance for nature conservation. This too provides a welcome element of greenery, the perimeter of which demarcates former field boundaries. The only remaining area within the conservation area has been recently developed for a medical centre. Although the medical centre will retain the historic boundary, the openness here is sadly lost. All areas of openness whether these are gardens, cemeteries or parkland are valuable to the conservation area and should be retained.
- 3.26** Despite a variety of architectural ages and styles, from surviving agricultural buildings to the rear of Church Farm to 1930's larger detached suburban houses on Church Lane, the area demonstrates a coherent character from the consistent use of traditional local materials and uniformity in prevailing building heights and scale. There are 26 listed buildings within the conservation area and 6 locally listed buildings.

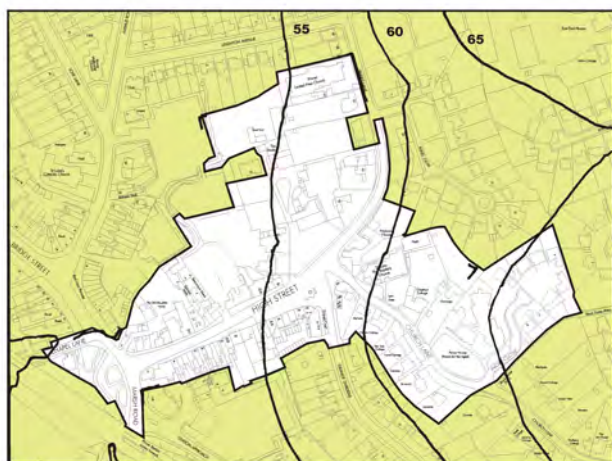
Within the immediate setting of the conservation area there are an additional 3 locally listed buildings, including Pinner Station and 1 listed building within the cemetery, which is the grave of Horatia Nelson Ward.



Picture 3.13 Church Farmhouse



Picture 3.14 Burnwood, Church Lane



Picture 3.15 The area's topography



Picture 3.16 The Western Green

## 3.2.1.1 Landscape Character

**3.27** With the exception of a very small section to the north (car park on the western side of the river) the entire conservation area is covered by an Archaeological Priority Area designation. As much of Pinner is of archaeological interest, archaeology is covered within the overarching Pinner Supplementary Planning Document rather than in individual appraisals.

**3.28** A Primary Shopping Frontage designation has been adopted for either side of the High Street with a view to retaining the area's commercial viability for the long-term. Tree Preservation Orders cover large parts of Church Lane and Paine's Lane, mostly where there are large garden trees. There are also Tree Preservation Orders towards

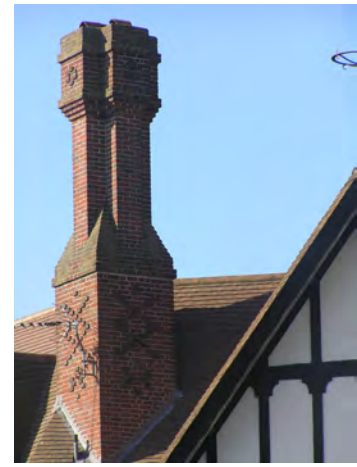
the rear of 34 – 38 High Street. The protection of these trees is particularly important in mitigating the impact that the scale and bulk of the supermarket has on the conservation area. All other trees are also protected by virtue of being within the conservation area.

**3.29** The contour map above shows the increase in height as one approaches the church. Key landscape features characteristic to the area, such as areas of greenery, most notably outside Church Farmhouse and Pinner House are provided in the Views map in picture 3.28.

## 3.2.1.2 The Built Environment



Picture 3.17 Decorative eaves on Paines Lane



Picture 3.18 Decorative chimney at Grange Court



Picture 3.19 Window detailing at 58 High Street

### 3.2.1.3 The High Street

- 3.30** The commercial aspect of the High Street, in combination with the residential surrounding streets, helps to maintain a village feel. Along the High Street (particularly on the north side) towards the foot of the hill, an irregular pattern of extensions, outhouses and subsidiary buildings can be found. Such accretions, garaging and car parking are set to the rear of the main street frontage and emphasise the area's history of gradual, organic growth. Together with the frontage buildings this aspect reinforces the High Street's dense urban grain, consisting of a tightly packed assemblage of generally small buildings disposed on ancient and cramped plots. This complexity of small and irregularly disposed buildings on such backland sites is an important aspect of the character of the conservation area, especially as these structures usually have an historical association with the use of the frontage properties.
- 3.31** Although the High Street is predominately retail in terms of land use, several of its buildings retain original domestic frontages. The eastern end of the High Street was traditionally an area of light industry, incorporating a slaughterhouse and small storage buildings. These buildings retain this aspect of their character, although they are currently used for retail purposes. Modern development tends to be concentrated in surrounding streets and as such grocery and general trade have been drawn away from the historic core to be replaced by more specialist shops and cafes.
- 3.32** The buildings of the High Street are of similar height and massing, although these tend to be narrower on the southern side. A great number of buildings here are timber framed with brick facades. Roofs in the High Street are often relatively steeply pitched and covered with tile, with the occasional use of slate in some 19th century buildings. Some walls are plastered, and covered in false timber framing, whilst others are of buff red or yellow stock brick, and generally feature timber framed sash windows or mock Tudor casements with leaded lights. The area displays a number of good quality shopfronts, which tend not to be overly ornate but are generally of traditional design with entablature, stallriser and transom lights. A Shopfront Design Guide can be found at the end of this document.

### 3.2.1.4 Paines Lane

- 3.33** The housing on Paine's Lane and Church Lane tends to be set back from the road within spacious gardens that provide a pleasant setting to the High Street's medieval core. Lower density development is characteristic to the outer parts of the conservation area, which is in contrast to that of the High Street. With the exception of 72 Paine's Lane, which was built in the latter half of the 19th century, and 82 Paine's Lane (Lavender Cottage), part of which dates to the 18th century, the buildings on Paine's lane within the conservation area are 20th century. These were built at different times and therefore differ in design, scale and form, however all are brick built, albeit in different shades, and are 2-storey in height. Tiled pitched roofs and overhanging eaves are dominant alongside gabled dormer windows that adorn a number of houses. 76 – 78 are semi detached, and are hipped, but otherwise the houses are detached and have their gable end facing onto the road. The historic gable end of Lavender Cottage helps to continue the village feel as the road turns the corner away from the High Street.

- 3.34** Perhaps the most notable building of Paine's Lane is the United Reform Church, but the extent of forecourt here lets it down somewhat. There is an area designed to hold planting which goes some way to softening the boundary but there is further opportunity to soften its setting.



Picture 3.20 United Free Church, Paines Lane



Picture 3.21 Historic High Street



Picture 3.22 Street and garden greenery characterises the area



Picture 3.23 Protecting views of the church from Church Lane is important

### 3.2.1.5 Church Lane

- 3.35** The flint built St John the Baptist Church marks the corner of Church Lane, which has a green and leafy character from the abundant hedgerows and trees that line driveways. There is a noticeably lower density of development on the eastern side of the Lane, which comprises high quality buildings, almost all of which are listed. These are all reasonably large and demonstrate timber sash windows, gabled dormers, pitched and hipped red tile roofs and red brick. A Georgian villa, Pinner House, has a fanlight above the entrance and an eaves cornice below, and the

timber-framed house Chestnut Cottage is rendered over brick infill. All but Pinner House are detached single-family dwelling houses and tend to be 2-storey in height, of brick and covered in plain tile roofs.

## 3.2.1.6 Around Church Farm

**3.36** The land to surround Church Farm is quite different from other parts of the conservation area. The small open space at the front of the farmhouse not only provides space in which to physically relax, but also affords a rest in a visual sense between the busy shopping core and the residential element of the area which follows. The detached houses around the green are sited in well-sized gardens and promote a leafy village feel. The attractive listed wall outside the farmhouse supports this atmosphere.

**3.37** The rear of Church Farm continues this village atmosphere. The un-adopted road, alongside trees, shrubs and farmyard remains provides a unique pocket of almost semi-rural character. The site has planning approval for 5 houses. One house will reconstruct and restore, in part, the former ancillary buildings to Church Farmhouse, which are curtilage listed. The remaining 4 dwellings will be built on the footprint of other original farmyard buildings, which were set around a courtyard, and are to be built in an agricultural style.

## 3.2.1.7 Bishops Walk

**3.38** Bishops Walk was developed in the 1970s to lead off the High Street towards Bishop's Stores, which is now Marks and Spencers. It is a well-used passage because of this link with the foodhall, as well as the adjacent car park. The walk way provides a significantly different townscape environment to the rest of the conservation area. On entrance from the High Street the link way is dark and enclosed, but soon becomes light and open as the route bridges the River Pinn and turns the corner to reveal the food store and car park.



Picture 3.24 Church Cottage, Church Lane



Picture 3.25 The planters are important to soften the hard landscaping

### 3.2.2 Activity and Uses Within the Area

- 3.39** The residential and commercial elements of the conservation area are incorporated within the following map.
- 3.40** The supermarkets to the rear of the High Street and the commercial activity of Bridge Street help support the High Street's independent retailing, without drawing trade away.
- 3.41** The commercial aspects of Pinner's High Street are varied and comprise small boutiques, alongside other specialist shops such as flower shops, delicatessens, gift shops or interior design shops. There are also a number of estate agents, cafes, bars and restaurants. The cafes in particular add vitality to the streetscene, especially in summer when tables and chairs spill out onto the pavement to create a café culture. Such eateries and drinking establishments help to retain vitality into the evening. Too many office units would serve to reduce the vitality of the High Street.



Picture 3.26 Land Uses. LBH LA.100019206.2007 1

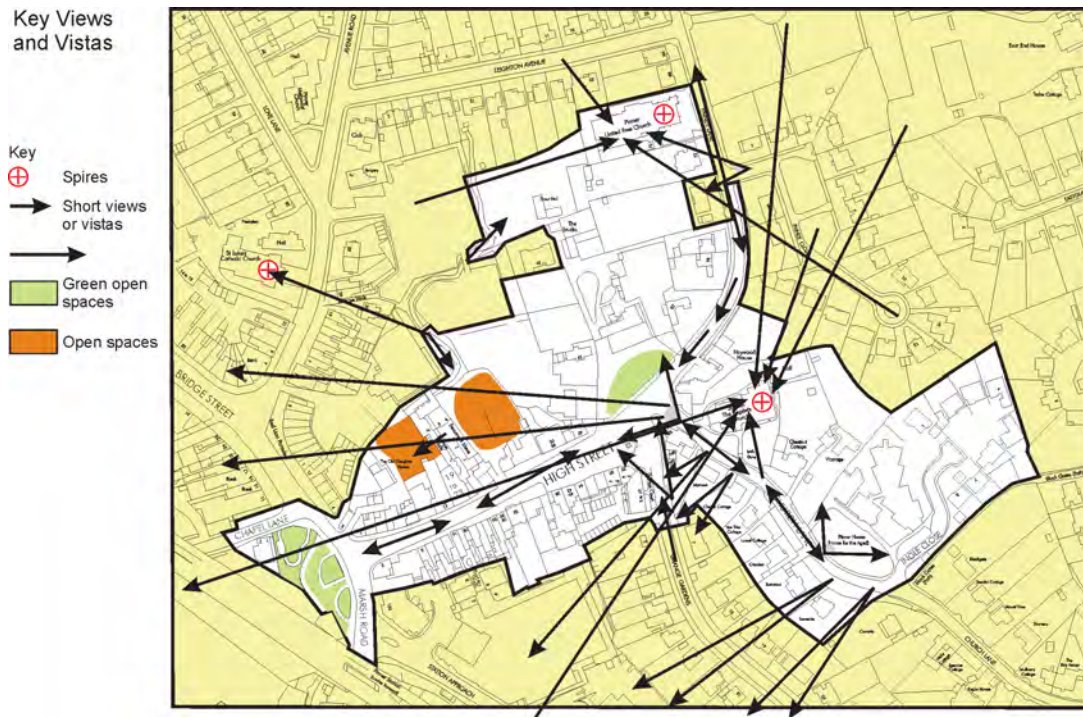
### 3.2.3 Key Views and Vistas



Picture 3.27 View towards the High Street from Paines Lane

**3.42** Key views are highlighted on the following map. These are not completely comprehensive but indicate the sort of views that are important to the area. The map includes views both into and out of the area as well as built landmarks. It also references important open and green spaces, as well as surviving field boundaries.

**3.43** The roofscape of the Conservation Area is revealed through gaps between buildings or over rooftops. The attractive roof of Grange Court, for example, can be seen from Church Lane and Paines Lane, whilst the spire of St John The Baptist's Church and Pinner United Free Church can be seen from both inside and outside the conservation area, in Paines Close for example. The roofs and chimneys of the High Street step down towards Marsh Lane, the effect of which is an important part of the area's roofscape, and as such tall buildings should be discouraged to their rear. In addition, the treetops of trees within Pinner Memorial Park are significant to High Street views and should also not be compromised by tall development between the park and the conservation area.



Picture 3.28 Views into and out of the area. LBH LA.100019206.2007 1

### 3.2.4 Architectural Qualities

- Medieval Buildings

**3.44** The church of St John the Baptist is the oldest building in the area, listed Grade II\*, with work of the 14th and 15th centuries, and possibly a little 13th in the north chancel wall. The tower and south porch were added in the 15th century, and the south east chapel in 1859. The tower, an important landmark, has an 18th century clock face with pediment and fluted pilasters, which are conspicuous from the High Street and wider area. The churchyard to the south contains an obelisk, listed Grade II, erected by J. C. Loudun to the memory of his parents.

**3.45** With the exception of the oldest surviving parts of the Parish Church, the earliest surviving buildings are (to judge by their crown post roofs) sited at nos. 25-27, 33-35, and 4-6 High Street. These date to the late 15th century or very early 16th century.

**3.46** Nos. 25-27 were originally a Wealden hall house, with central 2-storied hall and central open fire, and double storied ends positioned under one roof, rare in Middlesex. Now two commercial properties, part of the original timber framing is visible at the rear, including rare examples of 15th century windows due to the outline of part of the hall window and a complete three-light window in the solar upstairs. In the 18th century the owner, brickmaker William Bodimeade of Harrow Weald, removed the front and replaced it in brick with end pilasters and sash windows between 1763 and 1773, likening the building to a pair of 18th century cottages. An intermediate pilaster marks the division of the house into two dwellings. The bricks are presumably Bodimeade's own. Its form has been considerably altered, with the addition of fireplaces, internal floors as well as a 19th century shopfront.

- 3.47** Nos. 33-35 have ogee-shaped brackets in the roof of the eastern wing. The western wing was replaced or added in the 16th or early 17th century. A brick extension at the rear contains a commercial oven installed during the 1830s. The facade was altered, probably in the 19th century, and has drip hoods in the Gothic style.
- 3.48** No. 4 is the remaining end wing of a house which originally faced west. It features a deep plinth of flint, and a moulded bracket supporting jetties on two sides. No. 6, which adjoins it at the east, is a cottage added in the 17th century. It faces the High Street and was probably built as a separate unit.
- 3.49** The following High Street buildings date from the 16th century: Church Farm, 7, 9-11, 26, 29, 31 34-6, barn to the rear of 38 and 58 and Chestnut Cottage. All are 2-storeys, and a number of the first floors overhang the ground floor in a jettied construction. 29, 31, 34-36, 58 are timber-framed and were built with chimneys. Church Farm began as a smoke bay house, 9-11 was an open hall house. There is insufficient remaining of nos. 7 and 26 to tell the original construction. The timber framing is substantially intact in almost every case and all have steeply pitched plain tile roofs. The original wattle and daub panelling between frames has largely been in-filled with brick. Historically, timber framed walls were generally covered in render or weatherboarding to protect the exterior of the building and to disguise poor quality timber. Only higher status buildings would have exposed better quality timber frames to the elements. Chestnut Cottage on Church Lane is constructed in a similar manner. In an attempt to modernise properties at different times, centuries of custodians have steadily altered the built fabric, however original timber frames are substantially intact in many of the remaining buildings. The following buildings are considered to have been the least altered: 26, 33-35 and 34-36.
- 3.50** Church Farm is slightly unorthodox in plan, but began as an early 16th century smoke bay house. It is likely to have always been in private ownership. A later extension at the east included a cross wing of about 1600, with down bracing not usual in Pinner, and an 18th century staircase wing. The original timber framing is exposed at the upper floor on the outside, with extensive 17th and 18th century extensions to the rear, in brick or plastered timber framing. The steeply pitched, tiled roofs are a typical feature of the area.
- 3.51** Nos. 9-11 formed a hall house built about or before 1550, and there is a window of two arched lights, either original or later 16th century, but glazed, at the upper floor. An attic with a window at the front was inserted over the east end, probably in the 18th century. The window is possibly the original. The sash windows were in place by about 1870. The timbering on the facade is 20th century.
- 3.52** No. 31, The Queen's Head originated as two adjoining houses, whose fronts now present one long jetty. It is known to have been an inn since 1635. The beam and post which carry the sign appear in the earliest picture of the High Street, dated c.1820. The timbering on the facade dates from 1929. No. 29 was added on in the 17th century.
- 3.53** Nos. 34-36 are probably c.1600. There is a small window of two lights at the upper floor of 34 which seems to be 17th century. The timbering on the facade is painted.

- 3.54** No. 58 consisted originally of just the front range, probably late 16th century, perhaps built as a shop, to which the wing along Church Lane was added in the following century. The square brick part at the rear with pyramidal roof, was added in the 18th century, with probably original windows remaining. From the 1650s at least, this was a butcher shop with slaughterhouse (and residential portion) attached, so that the whole premises, with its adjoining slaughterhouse of Edwardian date, is a historic retail entity. The present porch is an adaptation of the 19th century butcher's awning. The timbering on the front was added in the 1930s. The slaughterhouse and its later extension towards Grange Gardens (nos. 58 a-c) is currently occupied by a chiropodist and an estate agent.
- 3.55** Nos. 7 and 26 are probably remnants. No. 7 was refronted in brick in the 18th century, with a blind lunette in the gable. No. 26 has Victorian bargeboards.
- 3.56** Chestnut Cottage in Church Lane is an extended building which contains work of many periods, almost certainly some dating to the 16th or early 17th century. The additions were probably made in the 18th and 19th centuries.
- 3.57** Glass was a luxurious material rarely found in minor houses before the 17th century. Window openings tended to be small, with simple timber surrounds, diamond shaped vertical bars and covered by shutters. Substitutes of horn or oiled papers were introduced, or alternatively windows were left unglazed in poorer properties, so such windows are important for their historic value.
- Buildings of the 18th Century
- 3.58** By the 18th century, a deep red coloured brick became the dominant building material in Pinner. The more important structures incorporated the latest architectural fashion of symmetrical facades, with a central bay, elaborate door case and projecting pediments. Classical detailing included a cornice and stringcourse with low pitched tiled roofs, partially hidden behind a parapet. The grandest house of this period is Pinner House in Church Lane. Its origins are based in the 1600s. It was rebuilt about 1721 and its facade is hardly altered. It is an excellent example of early Neo Classical architecture with particularly elaborate decoration surrounding its central bay, which adds a baroque element to the facade. The central bay is framed above first floor level by large pilasters and a pediment. There are original features inside.
- 3.59** 32 High Street illustrates a fine classically designed facade with a pediment and an arched fanlight complete with arched glazing bars. It was built in 1763 by the owner, brickmaker William Bodimeade of Harrow Weald, who presumably used his own bricks. The same owner had refronted nos. 25-7 opposite in brick a few years earlier, and divided the facade architecturally with a pilaster to mark the division of the house into two dwellings. The facade of no. 7 was rebuilt in brick in the 18th or early 19th century, with a blind lunette in the gable. The western arm of 82 Paines Lane is probably of 18th century date. The right-hand side of 62 High Street is late 18th or early 19th century. There has also been some neo-Georgian detailing, as at the Vicarage on Church Lane.

- 3.60** Smaller houses and cottages of this time feature steeply pitched, hipped, and tiled roofs. Although decoration was limited, this may have included a brick dentil course at the eaves, and an elaborate door case typical of the architectural fashions of the time. During this era, all houses but the smallest cottages altered window detailing to include sash windows rather than casements.
- Buildings of the early 19th Century
- 3.61** Of the smaller houses 38 High Street is the most elaborate and demonstrates a fine door case, and original flush sash windows. An early 19th century shopfront has been added at ground floor level. The insertion of shopfronts, replacement windows, and of false timber framing to exteriors considerably altered the appearance of High Street properties and is discussed further within the forthcoming Pinner High Street Shopfront Design Guide. Remaining original features visible from this period are the tiled roofs and dentil cornices.
- 3.62** Adorned only with gauged brick lintels over sash windows and decorative door cases, buildings from the early 19th century became more simplistic than in previous years; characterised by yellow stock brick. 41 High Street, built in the 1850s, is built of grey brick which is slightly unusual within this area. The best-preserved examples from this time can be found at Church Cottage on Church Lane and 1 and 2 Chapel Lane, although both have sizeable modern extensions to the side and rear. Both have low-pitched slate roofs.
- 3.63** Some properties were substantially rebuilt around the early 19th century and/or were extended. Extensions include a large residential wing at the back of Church Farm, and the oven extension behind 33 High Street. Many shopfronts were included within frontages.
- 3.64** Good examples are numbers 18-24 which began as four dwellings built in brick with tiled roofs sometime between 1800 and 1820. They were gradually converted to shops, the very early Victorian frontage at no. 24 being the earliest remaining in the High Street, a shallow bow with reeded sides, though the glazing bars were changed in the early 20th century.
- 3.65** No. 39, built about 1820 in red brick, has original flush sash windows and a doorcase with fluted columns and a canopy with decorative underside. A mid 19th century shopfront has been added at the east, and a cast iron lamp bracket above the door. The adjoining no. 37 is of similar date.
- 3.66** In Church Lane Church Cottage has an 18th century core emphasised by its red brick rear. It was rebuilt in the early 19th century. The rebuild shows a frontage of yellow stock brick and the building now largely reflects this period. This was possibly the first use of yellow stocks in Pinner.
- 3.67** Chapel Lane Chambers at 1-2 Chapel Lane date from the 1840s or so, originally as a pair of cottages of yellow stocks and large sashes, but hugely enlarged in the late 20th century.



Picture 3.29 The Victory PH is a half-timbered building with jettied frontage



Picture 3.30 Pinner House, dates from 1721, with pediment door case, fluted Ionic pilasters and fanlight



Picture 3.31  
Neo-Georgian window  
detailing on Church Lane



Picture 3.32 Typical  
Victorian shopping street  
buildings

- Victorian and Edwardian Buildings

### 3.68

The expansion of the village as a result of the railway had a profound effect on the High Street, particularly on the west end, where a new group of purpose built shops were developed. 8-14 High Street are typical Victorian structures of this period as solid three storey buildings, of yellow stock brick, pitched slate roof, sash windows dressed with red brick. They began as dwellings but were soon converted to shops. 16 High Street is similar but is built of red brick with yellow dressings. Other properties are more elaborate, as at numbers 21-23 High Street, which feature gable ends facing the street with elaborate bargeboards. 13 High Street is built of deep red brick with a finely detailed cornice and gauged brick lintels over large sash windows. Number 13 was part of the rebuilding of much of the north side of the street at the end of the century as were numbers 15-19 with fancy timbering upon a rendered front and numbers 1-5 in a loose mock Tudor.

- 3.69** The later Victorians had taken inspiration from the earlier architecture of the High Street for numbers 1-5 and 15-19. 15-19 High Street, for example, features a rendered frontage that imitates timber framing, and 1-3 High Street is loosely of mock Tudor style. Here there is false framing on the gables, casement windows and deep red brickwork. This and an increasing awareness of the historic value and picturesque qualities of the historic properties led to the restoration of many buildings in the latter part of the 19th century and early part of the 20th century, however, this tended to be an enthusiastic rather than accurate restoration and was generally based on an idealised version of what a Tudor house should look like. The earliest examples of idealised restoration were decorative bargeboards fitted to the gables of 26 and 36 High Street and drip-hoods to number 33.
- 3.70** 21-23 High Street with its gables and ornamental bargeboards and yellow brick with red dressings, probably dates from the 1850s. It was followed a decade or so later by no. 16 which is red brick with yellow dressings and a development of his garden by the owner of nos. 4-6.
- 3.71** Howarth House is a fine example of this period. It began life as a rather austere early 19th century house but was extended with a forward gabled wing in the Arts and Crafts style featuring tile hung walls and a large square bay window added by Ernest George in 1878. It was originally a temperance tavern called The Cocoa Tree. In this form it served to provide a wholesome alternative to the pubs of the High Street. It features tile hung walls, an elaborate clustered chimney, outside wooden staircase and large square bay window, which was enlarged at the start of the 20th century.
- 3.72** An unusual survival in the High Street is the tiny fenced garden and old vine in front of number 11. Both features appear in the the earliest known photograph of about 1870.
- 3.73** The conservation area is completed at its northern most point by the former Baptist Church, now the United Free Church, built in 1910 of an exuberant Edwardian Gothic style, out of red brick with flowing stone tracery, a short tower, topped by an octagonal spire covered with wooden shingles. Like number 2 High Street it is one of the most typically Edwardian buildings within the conservation area. No. 2 is in a flamboyant Neo-Baroque style with large sashes in red brick surrounds, notable for its long, stained glass stair window and elaborate hooded door surround and scalloped pediment.
- 3.74** The light industrial complexes on the margins of the High Street also contain many structures from recent centuries. If these buildings are not listed in their own right they may be listed by virtue of being within the curtilage of a listed building. For example, a timber-framed barn to the rear of 7 High Street, with tiled roof and weather-boarded walls on a brick plinth now used partially as a garage is considered to be curtilage listed. To the north is the old slaughterhouse, a simple turn of the century shed and to the south, 2 Marsh Road, a simple brick structure with a gabled slate roof. To the rear of number 13 is a warehouse with painted brick walls, a slate roof and glass lined clerestory, recently used as an art gallery, and which is an important remnant of the area's industrial past. At the top end of the High Street, the estate agents that form numbers 58 a-c is another former slaughterhouse. It is a simple structure with painted brick walls with false half timbering slate roof and louvered clerestory. With its neighbouring former butcher shop, it is an important

historic retail unit (see above). Furthermore its distinctive outline makes a significant contribution to the street scene - the vista culminating in the group of the pair with the church behind them is probably the most widely known view of Pinner.

- 20th Century Buildings

**3.75** Grange Court was built in 1934 to 1935 and marks the edge to the conservation area at this point. The flatted development gave rise to the rows of garages to the rear of the High Street, which adds to the accretions of the backland development here. The garages are not well maintained and are not of any particular architectural merit but they do serve to introduce a time of rapidly changing technology and lifestyle.

**3.76** 58 High Street was extended in the 1930s and other buildings built at this time included 43 High Street, as well as Laurel Cottage and Crendon on Church Lane. In general, these developments are in the mock Tudor style exhibiting false timber framing, leaded lights, complex rooflines and tiled roofs. The buildings of Grange Court are particularly good examples of this style, with fine shop fronts and elaborate stone mouldings to openings. The houses in Church Lane and 43 High Street are of less merit architecturally, but their large gardens make a significant contribution to the village like feel of the area.

**3.77** The area is well loved and has been conscientiously protected. Special mention should go to the Pinner Local History Society, which is an amenity society that produces detailed reference material on the area's history and the Pinner Association's High Street Committee, who comment on planning applications and maintain links with shopkeepers. Such local affection for the area's heritage has helped to limit post war development of poor architectural quality and so where this exists it tends to be of high quality design and materials. The shopfront at 28 High Street, for example, is of a Georgian style with two bowed windows. It is appropriate, without descending into a pastiche. The post war houses of Paine's Lane and Church Lane are generally of an unobtrusive character and are set well back from the road in a similar line of development as that of their earlier neighbours. No. 18 has an early 20th century front extension which incorporates on its eastern side an almost complete bow window, very likely the early Victorian window in place before the extension was made. The false timbering was added to the upper floor of the range about 1930.

**3.78** Generally late 20th century development has been restricted to replacement shop fronts. There is potential to enhance some of these, especially where windows are of metal rather than timber frame. A Shopfront Design Guide accompanies this appraisal, which suggests guiding principles for the area.

**3.79** Two large retail developments known as Barter's Walk and Bishop's Walk have been set back from the High Street. Both are accessible through walkways, which were inserted into 19th century buildings. Neither development demonstrates any particular architectural merit. A modern housing development, Beaumont Mews is also set behind the High Street and has little impact on the conservation area. Unlike this, the linked development to the rear of Pinner House does not relate well to the setting of the listed building or to the conservation area. It is therefore important that any subsequent development within Pinner High Street Conservation Area relates to neighbouring buildings in terms of scale and massing. New development should respect and be in harmony with the area. Extensions to properties must be subordinate

so as not to overwhelm the existing building, which in this area is likely to be an historic property. The design and materials of new development must also consider the environment in which they will be placed and as such should be of the highest quality.

## 3.2.4.1 Locally Listed and Statutorily Listed Buildings

### The Locally Listed Buildings within the conservation area are:

United Free Church, 82 Lavender Cottage, 1 & 2 Chapel Lane, 41 High Street, 2 High Street, Church Cottage, Church Lane

### The Listed Buildings within the conservation area are:

St John the Baptist's Church, Church Lane

Chestnut Cottage, Church Lane

Pinner House, Church Lane

7, 9, 11, 25, 27, 29, 31( The Queen's Head Public House), 33, 35, 37, 39High Street

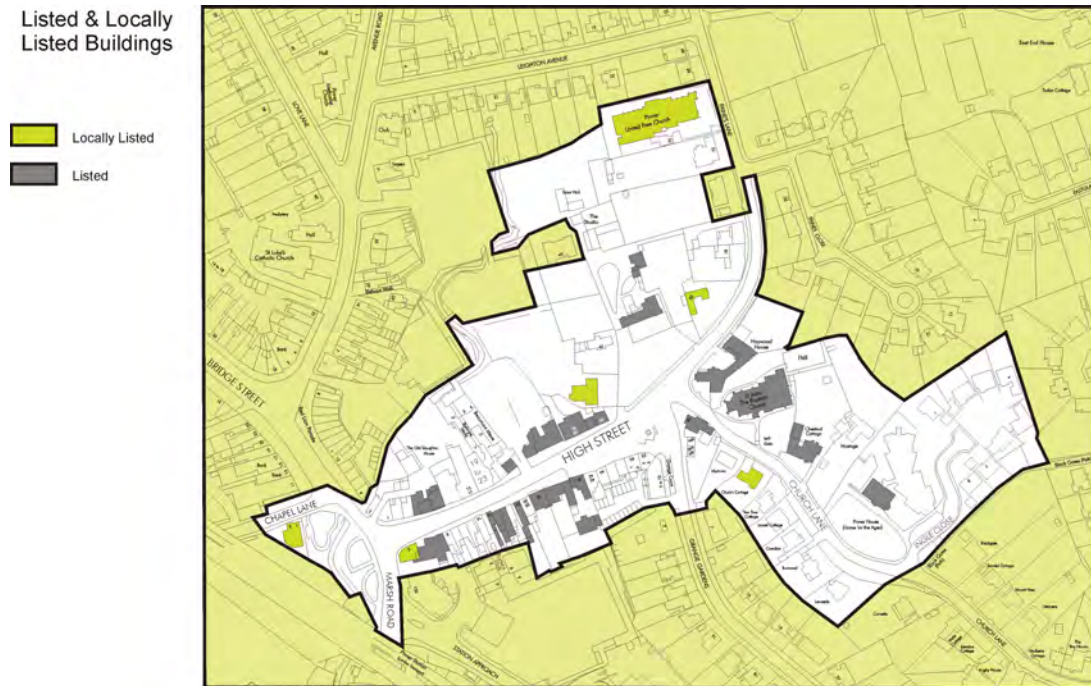
4&6 (The Victory Public House), 18, 20, 22, 24, 26, 32, 34, 34a, 36, 38, Telephone Kiosk outside 52a, 58, 64 (Haywood House) High Street

Church Farm

The brick wall between Church Farm and Lavender Cottage

Pinner's War Memorial

K6 Telephone Box



Picture 3.33 Listed and locally listed buildings. LBH LA.100019206.2007

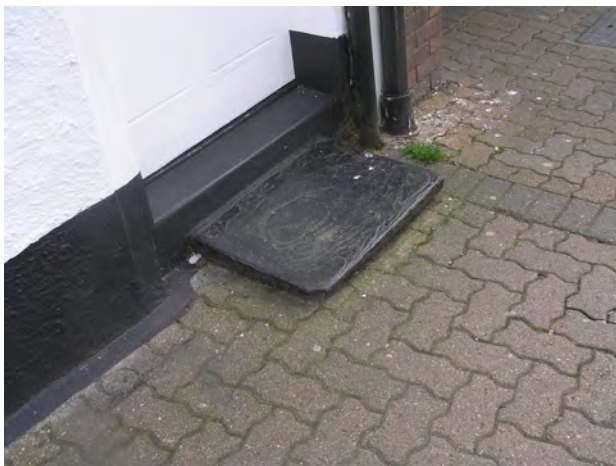
### 3.2.5 Streetscape

- 3.80** The streetscape varies from urban shopping street to surrounding village type lanes. The junction of Marsh Road and High Street for example has abundant traffic safety furniture and markings such as traffic islands, guard rails and zebra crossings, whereas Church Lane and the other residential streets have very little furniture or road markings, except for conservation style primrose lines.
- 3.81** The High Street is lined with concrete pavements and granite kerbs, its pavements widening as the hill climbs towards the church. The lower ends become narrow in summer months when people take the opportunity to sit outside the cafes and restaurants to eat and drink. Such forecourt areas sometimes include York stone paving which helps to lift the appearance of the streetscene at these points. The continuation of such natural stone paving would be an enhancement here. Fine Georgian wrought iron railings of 32 High Street also serve to visually boost the townscape at this point.
- 3.82** Pinner High Street Conservation Area is distinguished by a high quality of street furniture. Perhaps the most striking item of street furniture is the Queen's Head sign, which depicts an image of Queen Anne. The favoured queen on the sign has changed throughout the years. 1930s photographs, for example, show Queen Elizabeth I pictured, but it is thought to have been Philippa, wife of Edward III who was first illustrated on the hung sign. It was Edward III, who granted the charter that established Pinner's annual fair in 1336.
- 3.83** A First World War memorial, dedicated to the people of Pinner, stands within the wider section of pavement opposite the church. Surrounding this is a floorscape of brick, with wooden benches and a low brick wall. There is potential to enhance its setting as paving, planters and seating around the War memorial are tired and dated.

Other potential for enhancement includes the High Street Gardens where new seating could be installed to match those in the Pinner Memorial Park and Peace Garden, since these best reflect the historic character of the High Street. The war memorial is grade II listed, as is the red K6 telephone box that stands nearby. Other street furniture includes 4 cast iron bollards on Marsh Road, red pillar-boxes and a timber trough that is filled with flowers outside the Queen's Head PH. The majority of shopfronts also incorporate timber-hung signs and some have lanterns or swan lights over fascias, as at 37 – 39 High Street. Some upper storeys have planted window boxes, as at 18 – 22 High Street, and a number of shops also include canvas canopies, which are historically important to the streetscene.

- 3.84** The street lamps of the High Street are of a municipal style, which either stand tall within the pavement, where this is possible, or are attached to the upper storeys of buildings as at 14 High Street. There is a pathway of greenery here that runs past the flank wall of 14 High Street and leads through to Station Approach, providing a short cut to the station. From here it is possible to see some typical examples of the types of outhouse constructions that line the backlands of the High Street. The remaining street furniture includes electrical boxes and litterbins, as expected in urban environs, but which are also kept to a minimum to avoid street clutter and to allow Pinner Fair to function in the street.
- 3.85** Parked cars face into the shopfronts, the bays for which are controlled parking zones. Allowing cars to park here is considered necessary for the long-term future of the shopping area. Traffic within the core shopping area does not seem to be a problem as the zebra crossings help to slow vehicles, however on Church Lane the traffic can at times be too fast for the narrow roads. It would be beneficial to increase the pavement on this lane where this is possible for increased pedestrian safety.
- 3.86** The area around the Old Slaughterhouse to the rear of the High Street is light industrial in character with a mix of gravel and tarmac road surfacing. Although very informal the area is clean and has a certain unkempt charm. To the north of the High Street is a large area of private green space, mainly gardens, which border the River Pinn. The river itself is attractively set among tree-lined banks and, unusually for an urban river, is free at this point from concrete culverts and litter.
- 3.87** There are green spaces to both the east and west of the High Street. The eastern green, to the front of Church Farmhouse is well laid out with a ring of mature trees, a chain link fence, and good quality timber seating. The openness here marks the transition from urban commercial shopping street to village like residential streets to surround. The flint and soft brick listed walls of St Johns the Baptist Church and Church farmhouse are particularly attractive features within the streetscene, especially the swan neck brickwork adjacent to the garden entrance of the farmhouse. The land to the rear of Church Farmhouse has no streetlights and has a floorscape of grass and weathered tarmac. These features make it very different to the urban qualities of the High Street. There is an unmade narrow pathway leading from here to Paines Lane, which is almost enclosed on both sides by greenery. The entrance is marked from Paines Lane by a little gate adjacent to number 72.

- 3.88** The western green, through which the River Pinn meanders in a concrete culvert, also features a fine group of street trees, a timber footbridge and reproduction Victorian streetlights that positively contribute towards the area. The streetscape in the Chapel Lane area reverts to an urban character, with tarmac pavements, concrete kerbs and very little street furniture.
- 3.89** A grass verge fronts the southern side of Church Lane, with a narrow pavement of either block paving or tarmac, and a raised flowerbed with granite setts front the road. There is a simple tarmac pavement on the northern side with houses set well back hidden by hedges sitting on high quality dwarf walls of yellow brick, as at Chestnut Cottage, the driveway of which comprises granite setts. This greenery would be a better approach than at the Vicarage where timber featheredge fencing sits on a low brick wall.
- 3.90** The Vicarage has a carriage drive. Driveways are mainly narrow and of tarmac, concrete setts or gravel. There are two important semi-private green spaces, the lawn in front of Pinner House and the churchyard. Both make an important contribution to the streetscene and have fine boundary treatments of a low stonewall and box hedges. Paine's Lane has a similar village feel, with houses set well back from the road, very little street furniture, a narrow tarmac pavement and concrete kerbs.



Picture 3.34 Traditional stone step



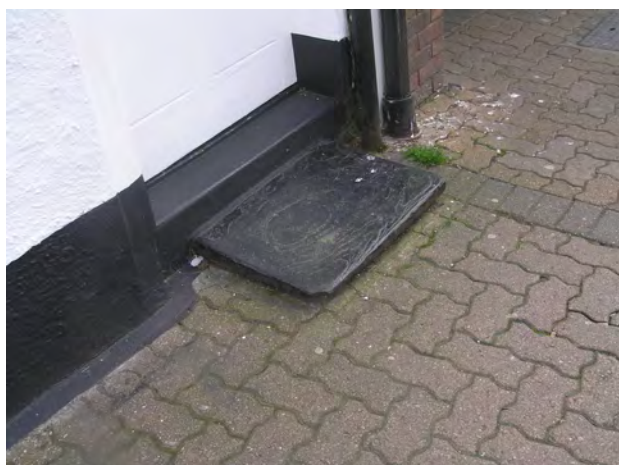
Picture 3.35 Decorative wrought iron railings



Picture 3.36 Wall with swan neck feature



Picture 3.37 Grass verges



Picture 3.34 Traditional stone step



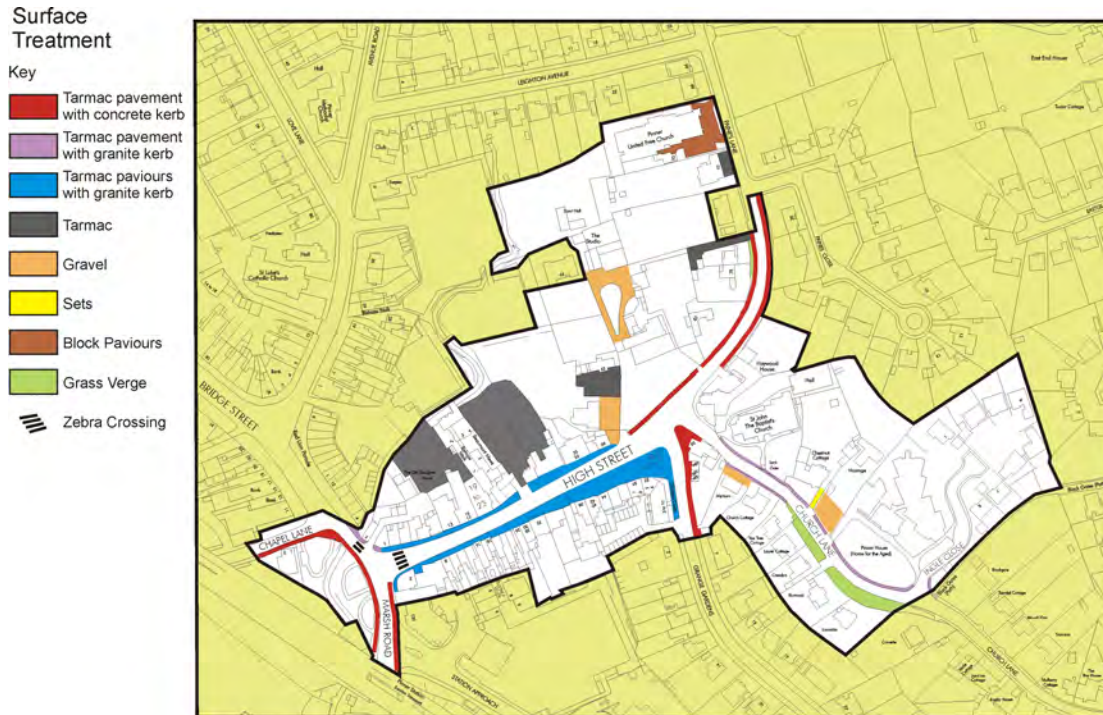
Picture 3.35 Decorative wrought iron railings



Picture 3.38 First World War Memorial



Picture 3.39 Bridge over the River Pinn



Picture 3.40 Surface treatment. LBH LA.100019206.2007

## 3.2.6 Green Spaces and Ecology



Picture 3.41 Gardens of Pinner House



Picture 3.42 This open space provides a valuable green vista

### 3.91

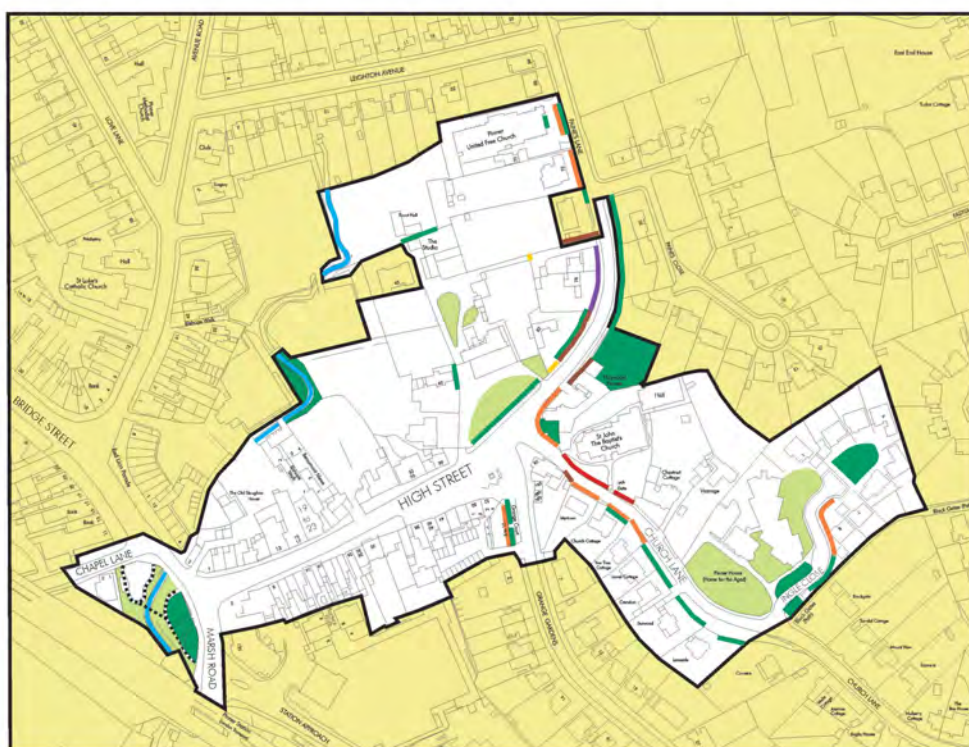
The large gardens and pockets of green openness of the conservation area help to maintain a unique village feel within otherwise urban environs. It is therefore important that these should not be sub divided, or infilled, but rather kept for their sense of openness as well as for their biodiversity values.

- 3.92** The corner of Paines Lane and High Street is a noticeably leafy area. Where there are green boundaries these should be retained to preserve the character and appearance of the area, especially in areas where this is less expected as at Grange Court, which softens the streetscene at this point. Where additional planting can be achieved this will be encouraged and welcomed.
- 3.93** There is a prominent mature tree that marks the entrance to Yew Tree Cottage, lifting the appearance of the streetscene at this point. There are also a number of mature trees to surround St John the Baptist Church, from where long views can be obtained to take in the treetops of Pinner Memorial Park, which can be accessed from Chapel Lane and Marsh Road. Pinner Memorial Park incorporates a scattering of a large variety of trees, both native and exotic. The south-eastern corner contains a stand of tall pines and, surrounding them, dwarfed by the pines' immense size, are young Lawson's cypress, London plane, silver birch, gean, hornbeam, oak as well as others. Further westwards, horse chestnut and common lime, with an understorey of scattered holly and laurel appear and extend into the western corner of the park. A scrubby hawthorn backs a line of pines on the northern edge and blackthorn-dominated hedge with cow parsley, ivy, nettle and bramble beneath. Other trees and shrubs within the park include larch, weeping willow, spruce, dogwood, copper beech, buddleia, apple, rhododendron, Portugal laurel, blue cedar and magnolia.
- 3.94** 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. The Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.

#### Boundary Treatments and Green Spaces

##### Key

- Grassed areas
- Trees or planting
- Brick Wall
- Metal Gates
- Fencing
- Flint Wall
- River Pinn
- Concrete Brick Wall



Picture 3.43 Boundary treatments

### 3.3 Summary of Pinner High Street Conservation Area

#### 3.3.1 Summary and Main Assets

Summary of Pinner High Street Conservation Area:
Unspoilt village character
Large concentration of historic timber-framed buildings, a number of which are listed
High quality buildings in general
Good quality shopfronts
Green areas of openness and a good spread of street trees
High quality street furniture
Views from the top of the hill
Landmark buildings



Picture 3.44 View of the church from the High St

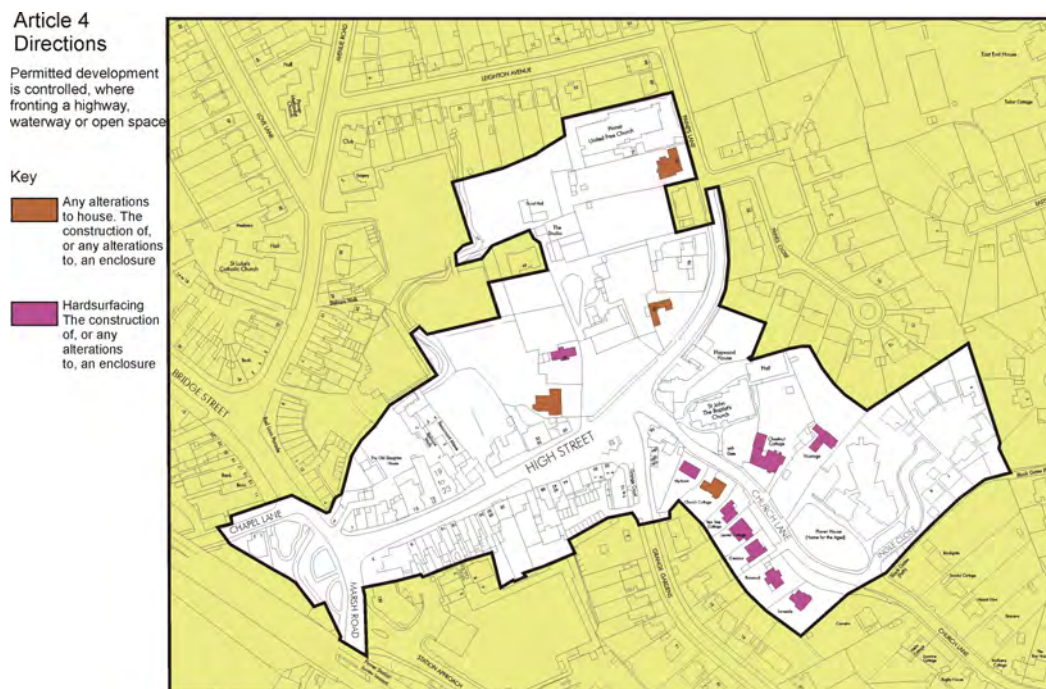
- Protection Measures

#### 3.95

The general condition of Pinner High Street Conservation Area is good. In general, the area has suffered little from inappropriate alterations. The early properties retain the sash windows that were fitted during the 18th and 19th centuries or feature casements added during early 20th century restorations. The later Victorian and Edwardian shops of the High Street also retain their original windows. The article 4 direction controls the replacement of windows in some properties that are not listed.

- Problems, Pressures and Potential for Enhancement

**3.96** Article 4 directions introduced in 1995 control the introduction of new telephone boxes, boundary treatments, alterations to roofs and elevations as well as hardsurfacing of driveways or back gardens. The properties affected are highlighted on the following map.



Picture 3.45 Article 4 Directions. LBH LA.100019206.2007

### 3.3.2 Problems, Pressures and Potential for Enhancement

**3.97** Pressures, issues and opportunities for enhancement have been touched upon in this document and are comprehensively outlined in the following tables. A separate document entitled 'A Management strategy for Pinner High Street Conservation Area' addresses this. In dealing with development proposals within the area, the Council will be mindful of securing opportunities to enhance the area where possible.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
Increases in areas of hardsurfacing	Within public and private spaces	Hardsurfacing over front gardens has a significant impact on the streetscene, and detracts from the area. Soft landscaping should be retained or where possible increased. Just as the front gardens help to make up the special interest of the area, so does the greenery within pavements and as such where this exists this should also be retained.

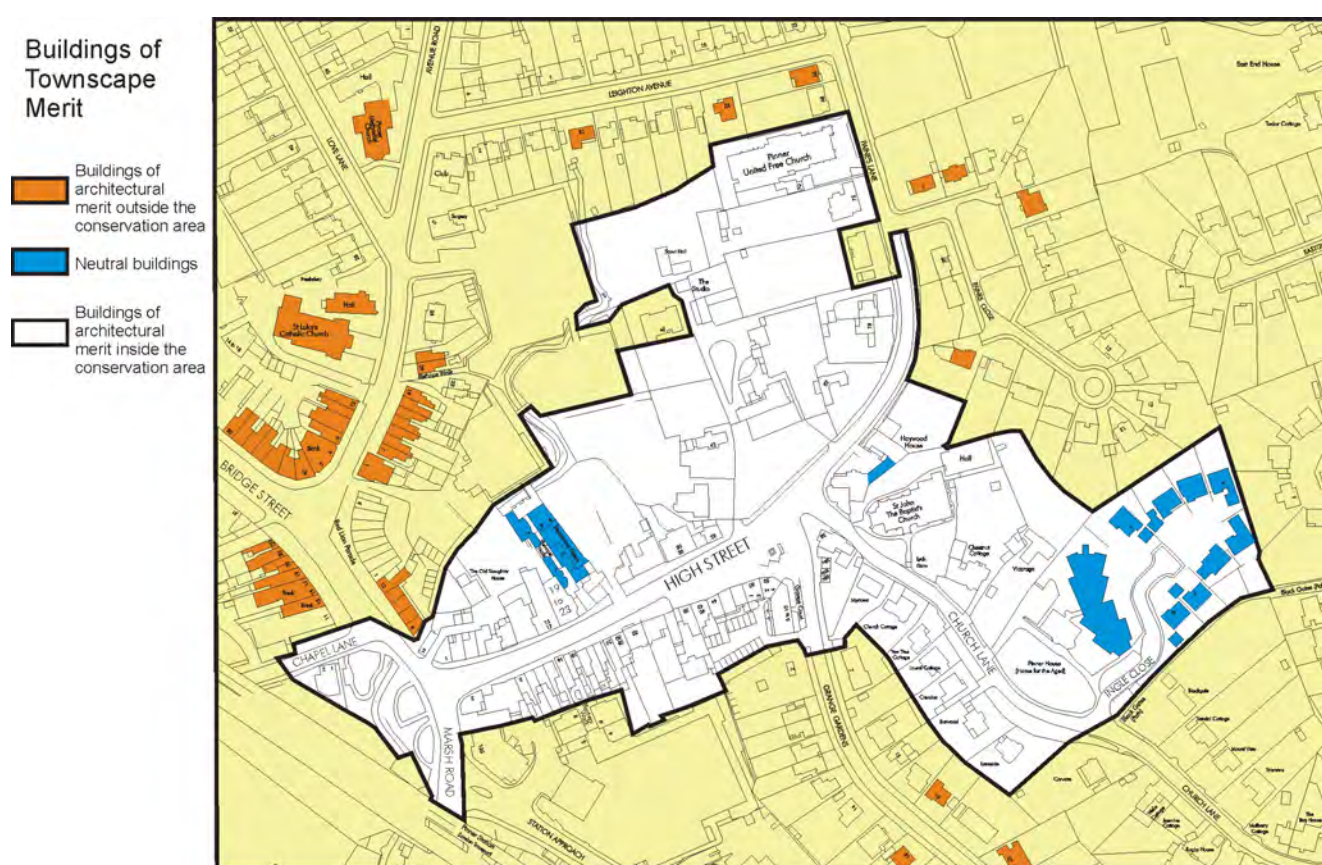
Problems, Pressures and Potential for Enhancement:	Address:	Description:
Removal of chimneys or chimney stacks	Throughout the area	The chimneys are essential in providing a dynamic roofscape. They are also historically and architecturally important to the character of the area and therefore should be retained.
Public realm improvements	Western Green, adjacent to Pinner Memorial Park	The Western Green would benefit from a better design of seat and more attractive pedestrian barriers. The River Pinn at present is encased in a concrete culvert, and would benefit greatly from more imaginative landscaping.
Public realm improvements	Possible inclusion of a toilet building within the locality	There is the potential for such a building to appear inappropriate and visually obtrusive if sited insensitively.
Public realm improvements	High Street Gardens	Seating could be enhanced here to match those in the Pinner Memorial Park and Peace Garden which best reflect the historic character of the High Street.
Inappropriate alterations to shopfronts	High St	Poorly designed shop signage and shopfronts damage the area's character.
Inappropriate new development	Area to surround the Old Slaughter House to the rear of the High Street	The area around the Old Slaughter House is of particular interest as it is the last remaining part of what was originally an extensive industrial area behind the High Street. Much of this has been lost to modern retail and housing developments. It would be of considerable detriment to the character of the conservation area if this area were to be developed in a similar way.
Paving	High St	The York stone paving of the High Street noticeably stands out as being of much higher quality than the block pavements. It would therefore be of great benefit to the streetscene to increase the amount of natural stone paving.
Pavements	Church Lane	These can become very narrow at points and would feel much safer if they were to be widened where possible.
Traffic	Church Lane	Traffic calming methods would help slow vehicles on route through Church Lane. Presently the lane is used as a cut

Problems, Pressures and Potential for Enhancement:	Address:	Description:
		through from Pinner Road up to Uxbridge Road and speeds therefore do not reflect those of a quiet residential street.
Development in gardens	Throughout the area	There is a great deal of pressure on the conservation area to infill small sections of gardens with backland development. This is inappropriate and is harmful to conservation areas. The most recent General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and alter this area's special interest.
Development	Land to the rear of Church Farm	The land to the rear of Church Farm has been given consent to be redeveloped in an agricultural style, but the floorscape is an area that needs to be carefully handled to respect this unique pocket.  Similarly, careful attention is needed to ensure the curtilage listed building is restored/reconstructed in a sympathetic manner.
Area to surround the war memorial	High Street	The floorscape and seating here could be significantly enhanced, building on some of the previous efforts.
War Memorial	High Street	The war memorial would benefit from some careful restoration.
Lighting	High Street	An appropriate lighting scheme could enhance the streetscape.
Extension to the conservation area	To include buildings on Paines Close, Leighton Avenue and Marsh Road	There are a number of buildings of architectural merit outside the conservation area that would benefit from some protection.
Public Art	High Street	As a town centre location, there is opportunity to enhance the public realm by installing a piece of art to lift the appearance of the High Street.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
Passage to station	Adjacent to 14 High Street	The passage that is used as a cut through from High Street to the station is overgrown and there is potential for enhancement here.
Alterations to windows, doors and rooflights and hardsurfacing and alterations to boundaries of parts of buildings or garden space visible from public land.	Un-listed, single family dwelling houses	Under the most recent General Permitted Development Order (2008) certain alterations can occur without planning permission. These could potentially damage the high architectural quality of the area.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system	Residential Properties	<p>Although renewable energy options are welcomed, the careful and sympathetic siting of microgeneration equipment is of the utmost importance to preserve the character of the conservation area and its streetscene appearance. The proliferation of photo-voltaic cells or wind turbines, for example, could have a serious effect on the visual character of the streetscene and views of the roofscapes.</p> <p>The most recent General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive.</p>
Potential to upgrade listing	25-27 High Street	25-27 High Street are grade II listed but have such historic fabric that this could perhaps be upgraded to a II* listed property.
External flues	Rear of High Street	Due to the food and drink outlets on the High Street there is pressure for external flues and additional accommodation at the rear. These service areas are often forgotten and as a result can become cluttered with extensions.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

### 3.3.3 Buildings of Townscape Merit



Picture 3.46 Buildings of townscape merit. LBH LA.100019206.2007

**3.98** The map above shows the buildings of townscape merit that are unlisted and that are considered to positively contribute to the character and appearance of the area. These also include buildings to surround the conservation area and as such it is considered that the conservation area should be extended to incorporate as many of these as possible. An extension to the conservation area would have to be appropriately researched and justified.

### 3.3.4 Public Consultation

**3.99** This document, and the associated management strategy, has been subject to public consultation. Views were sought from residents 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. The document has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner Conservation Area Supplementary Planning Document, as part of the Council's Local Development Framework.

### 3.4 Pinner High Street Conservation Area Management Strategy

#### 3.4.1 Purpose of the Strategy

- 3.100** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features/issues previously identified as pressures, issues or opportunities for enhancement.
- 3.101** 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.

#### 3.4.2 Management Proposals

- 3.102** Pressures and issues are outlined in the linked conservation area appraisal. These are addressed in the following table.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
Increases in areas of hardsurfacing	Within public and private spaces	Increased amount of soft landscaping would enhance the village character of the area. The Council will therefore consider extending the existing Article 4 Direction that covers hardsurfacing to additional properties.
Removal of chimneys or chimney stacks	Throughout the area	Refer to planning policy and this document will act as a material consideration when the loss of a chimney is proposed.
Public realm improvements	Western Green, adjacent to Pinner Memorial Park	There is opportunity for better tree maintenance here alongside additional planting, as well as potential for increased seating. Utilise any planning gain monies that may come available. Consult with Pinner Association High Street Committee for their views.
Public realm improvements	Possible inclusion of a toilet building within the locality	Possible locations for a public toilet building are considered to be on the present site in Chapel Lane between Bridge Street and the Memorial Park (where there are existing services) serving both shops and park users.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
Public realm improvements	High Street Gardens	Seating could be enhanced here to match those in the Pinner Memorial Park and Peace Garden which best reflect the historic character of the High Street.
Inappropriate alterations to shopfronts	High St	A shopfront Design Guide has been produced with the aim of setting out the types of shopfront that would be sympathetic to the character and appearance of the conservation area.
Inappropriate new development	Areas to the rear of the High Street	<p>The area is sensitive and as such any new development will have to respect the existing surrounding built form in terms of height and massing. There are also prevailing architectural characteristics within the conservation area that any new development should pick up on to enable the development to be in harmony with the existing townscape. Where there are views identified and/or areas of openness that enrich the character of the area these should also be protected. The Council will encourage developers to ask for pre application advice prior to the submission of any application.</p> <p>The roofs and chimneys of the High Street step down towards Marsh Lane, the effect of which is an important part of the area's roofscape, and as such tall buildings should be resisted to their rear. In addition, the treetops of trees within Pinner Memorial Park are significant to High Street Views and should also not be compromised by tall development between the park and the conservation area.</p>
Alterations to residential properties not consistent, or not in sympathy with Pinner High Street Conservation Area	Paines Lane and Church Lane	Wherever possible, sympathetic repairs will be encouraged. Development such as alterations and extensions will be recommended to take account of special characteristics of the area. A presumption will be made against proposals for infilling of private open space and natural gaps between buildings, especially where this affects the character of the building or the low-density feel.
Paving	High Street	Encourage natural materials when highway teams consider relaying the High Street's paving. Utilise any planning gain monies that may come available.
Pavements	Church Lane	Ask Transport teams to consider the widening of the pavement for increased pedestrian safety.
Traffic	Church Lane	Work with Transport teams to explore the possibility of road narrowing points to help slow traffic.
Development in gardens	Throughout	All areas of openness whether these are gardens, cemeteries or parkland are valuable to the conservation area and should be retained. New housing development that would require garden land or parkland will be discouraged.

Problems, Pressures and Potential for Enhancement:	Address:	Description:
		Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area.
Development	Land to the rear of Church Farm	Ensure that conditions for materials and surfacing are only released when these can demonstrate that they are of high quality and are in harmony with the unique area.
Area to surround the war memorial	High St	The area to surround the memorial has the potential to be enhanced by the use of better quality materials and additional well-designed furniture, as well as increased amounts of soft landscaping. Consult with the Pinner Association for their views.
Lighting	High St	Ensure that a sympathetic lighting scheme is put in place when these are upgraded.
Extension to the conservation area	To include buildings on Paines Close, Leighton Avenue and Marsh Road	An extension to the conservation area that would include buildings highlighted on the positive, neutral and negative map as of having architectural merit would offer increased protection from demolition.
Public Art	High St	There is opportunity to lift the appearance of the High Street with public art. Should planning gain monies become available this would be a good opportunity to enhance the public realm.
Passage to station	Adjacent to 14 High St	This passage could be upgraded by laying proper paving and designing a landscaping scheme to create a welcoming atmosphere.
Alterations to windows, doors and rooflights and hardsurfacing and alterations to boundaries of parts of buildings or garden space visible from public land	Unlisted dwellings	Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for these alterations which could have a significant impact on the special interest of the conservation area.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating	Residential Properties	Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works include appropriate loft and wall insulation and draught proofing. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in

Problems, Pressures and Potential for Enhancement:	Address:	Description:
system or as part of a combined heat and power system		<p>conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy into the search engine in the English Heritage section of the guidance library at <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</p> <p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required whenever solar photovoltaic or solar thermal equipment or flues, forming part of a biomass heating system or as part of a combined heat and power system were installed. This could help ensure such development was carefully sited and sized to ensure the character and appearance of the conservation area is preserved.</p>
Potential to upgrade listing	25-27 High St	Recommend upgrade from grade II to grade II* to English Heritage, along with justification as to why this is considered of importance.
External Flues	Rear of High St	There is opportunity for such areas to be enhanced through the reconfiguration of numerous small scale accretions or through the removal of unused flues. When an application for planning permission is submitted therefore, every opportunity should be taken to ensure that enhancements are made wherever possible, this includes insisting on good design even although the development would not be seen from many aspects.
Air conditioning units	Throughout	It is important that these are carefully sited and integrated so they are as concealed and unobtrusive as possible. Usually this will entail installation where not visible from the streetscene.

### 3.4.3 Support

- 3.103** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, shopkeepers and local societies such as the Pinner Local History Society and national societies such as the Society for the Protection of Ancient Buildings. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 3.104** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing Council budgets and much of the works will 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 to improve and enhance road safety materials. The Council will

continue to apply for grants wherever possible, for example, the Heritage Lottery Fund through its Townscape Heritage Initiative. There may also be scope for securing planning gain funds towards public realm improvements.

## 3.4.4 Guidance

### **Maintaining Pinner High Street Conservation Area's Townscape and Built Character**

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

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as cornices, stringcourses, timber windows, mock Tudor casements with leaded lights, canopies, entablature, stall risers, transom lights, pediments, fanlights, doors, false timbering, dentil courses, decorative chimneys, elaborate door cases, bargeboards and porches) and where replacement is necessary, the architectural detailing should closely match that of the original in traditional materials.
- h) Not involve the painting of unpainted brick surfaces.
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Discourage dormers and rooflights on front and side roof slopes.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas and replacement walls should replicate originals and re-use materials where possible.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions
- l) Ensure microgeneration equipment is carefully sited to protect the streetscene views and where built fabric would be least disturbed.

### **Maintaining Pinner High Street Conservation Area's Greenery and Open Spaces**

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

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

### **Protecting Pinner High Street's Archaeology**

- a) Harrow Council recognises the archaeological importance of Pinner's conservation areas and their settings, and help to protect these by continuing to consult with English Heritage to ensure the appropriate action or works such as surveys are carried out before development commences.
- b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains

### **Maintaining Pinner High Street'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) Encouraging the retention, or reinstatement, of traditionally designed street furniture and materials, such as paving and railings.
- d) Encouraging street furniture to be well designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.

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

## 3.5 Pinner High Street Conservation Area Shopfront Design Guide

### 3.5.1 Introduction

**3.105** Specialist shops and cafes, as well as public houses, restaurants and offices are integral to the character of Pinner High Street. All contribute vitality to the streetscene. This is particularly true in the summer months when tables and chairs spill out onto the pavement from eating and drinking establishments to create a café culture. Shopfronts also serve to illustrate the area's historical evolution and help maintain a village feel.



Picture 3.47 Traditional shopfronts



Picture 3.48 Cafe culture



Picture 3.49 Canopies



Picture 3.50 Fascia

### 3.5.2 Existing Shopfronts and Signage Design and Detailing

- 3.106** The shopfronts are of very good quality and well maintained. They exhibit a wealth of historical built fabric of significant interest. Despite demonstrating a variety of architectural ages and styles, there is a significant coherent character of a traditional, not overly ornate design, with common characteristics including canopies, flower boxes, stallriser, transom lights and local materials.
- 3.107** Local affection for the area's heritage has helped to limit post-war development of poor architectural quality and so where this exists it tends to be of high quality design and materials. The shopfront at 28 High Street, for example, is of a Georgian style with two bowed windows. It is appropriate, without descending into a pastiche.
- 3.108** Notably, a number of buildings retain good original domestic frontages. The northern side of the High Street was traditionally an area of light industry, incorporating a slaughterhouse and small storage buildings. These buildings retain this aspect of their character, although they are currently used for retail purposes.

### 3.5.3 Planning Guidance

- 3.109** The Council will seek to encourage owners to retain shopfronts particularly where they are of architectural or historic importance. The replacement of inappropriate shopfronts with sympathetic replacements will also be encouraged. Consent is required for the removal of existing shop fronts, and also for the installation of new shop fronts.
- 3.110** Certain advertisements such as illuminated fascia signs, projecting box signs, or other structures, and signs over a specified size or located above the cill of a first floor window also require consent. Many of these shops are listed. All works to listed buildings, other than minor repairs require listed building consent.

### 3.5.4 Design Guidance

- 3.111** The design advice contained in this leaflet is of a general nature and may not be appropriate to every building in the conservation area. Each case, should be treated individually, with special attention being paid to the design of the shopfront, its appropriateness to the building of which it forms a part, its relationship to adjoining properties and its affect on the street scene. Standard designs should therefore be avoided. Advice and further information on these matters and guidance regarding consent can be obtained from the Council's Conservation and Design Team.
- 3.112** At this stage, special mention should go to the Pinner Local History Society, which is an amenity society that produces detailed reference material on the area's history and the Pinner Association's High Street Committee, who comment on planning applications and maintain links with shopkeepers.

### 3.5.5 Traditional Shopfront Features

#### 3.5.5.1 Fascia Boards and Signs

- 3.113** This is located between ground and first floor windows and carries the shop name. They are traditionally constructed of wood or moulded plaster. One or two later, plastic signs have been introduced. This material is inappropriate as it is of poorer quality and does not preserve the traditional character of the area. The signs do not project more than 10cm from the wall of the building which thereby avoids creating an unduly obtrusive appearance.
- 3.114** They are predominantly painted and unilluminated. No fascia exceeds above the first floor windows and are usually set with at least a 30 cm gap between it and the windows above. Occasionally there is an architrave which punctuates the glazed area below and a cornice which delineates the area above. To limit obtrusiveness they are usually no taller than 50 cm in height, unless they are unusually narrow. They are set in from the sides by a least a brick's width. Often though the distance between shopfront fascias is larger as consols, pillars and pilasters divide shops from each other (see below). Illuminated box signs are not appropriate in this village location.



Picture 3.51 Simple painted fascia boards



Picture 3.52 Comfortably positioned lettering

#### 3.5.5.2 Consols, Pillars and Signs

- 3.115** The shopfronts are separated from one another by a column of brickwork or render which helps ensure against any sense of overcrowding or a more modern feel. On a few later shopfronts the entablature is often contained within a pair of consols. These form the upper part of the pilaster, and are balanced at ground level by a projecting plinth.

### 3.5.5.3 Shopfront Lettering

- 3.116** Lettering is applied to the fascia and hanging signs. It varies between shopfronts but is always simple and set with a comfortable area of space around it so as not to appear over-elaborate or dominant. It is usually hand painted onto the sign, although some have been applied directly onto the fascia boards as individual lettering. Bright colours and reflective surfaces should usually be avoided. Lettering colour is discussed further below.
- 3.117** In order to maintain the existing character of this conservation area new fascia signs should be of a simple design. They should be located so as not to obscure original features and they should also be of the right scale and depth for the shop front. Shop numbers should also be included as part of the signage design.

### 3.5.5.4 Canopies

- 3.118** Unusually, canopies are an important and attractive part of the character of the High Street. They contribute to the lively retail and commercial character of the area by supporting the retail and café land uses. These are of simple, canvas designs and are retractable rather than fixed. They are housed in boxes just above the fascia board.
- 3.119** Fixed canopies such as "Dutch blinds", those made of shiny materials for example PVCu and blinds which include advertising other than the name of the shop or business, would detract from the streetscene and are not considered acceptable in this location.
- 3.120** Existing canopies should therefore be repaired or replaced with blinds of traditional design. However, the installation of blinds may not be appropriate on all buildings, especially buildings of particular architectural merit, for example on many of the older, simpler timber framed properties.

### 3.5.5.5 Lighting

- 3.121** Lighting is not obviously apparent along the High Street. Where it has been incorporated it is subtle and traditional in character through the use of external rather than internal illumination as swan, spot and trough lighting. These hang just above the fascia, below the first floor windows, although occasionally higher than these windows yet still below the eaves. It is used to illuminate the fascia or hanging signs. Notably, the lighting is used quite sparingly, for instance only above the lettering on these signs. This should be unobtrusive, for example individual spot lights or lamps, and levels of illumination should be maintained at a minimum.
- 3.122** Internally illuminated signs would be inappropriate by creating a harsh, urban appearance at odds with the traditional, village character of the High Street.
- 3.123** Interestingly street lights are as unobtrusive as possible along the High Street to ensure the focus remains on the architectural and historic interest of the High Street and its Village character. This is achieved by fixing the street lights to the buildings.



Picture 3.53 Timber hung signs



Picture 3.54 Unobtrusive street lights

### 3.5.5.6 Hanging Signs and Other Advertisements

- 3.124** These are usually quite simple, low key, painted timber signs and never illuminated. They often hang from simple painted black metal, occasionally with gentle decorative curves. In keeping with the simple, village character of the High Street there is no more than one hanging sign per building and they are no larger than 50cm squared, and are located at fascia level where possible.
- 3.125** Bill posters, window stickers and other advertisements should usually be avoided as they provide unnecessary visual clutter which can detract from the appearance of individual shopfronts and the streetscene as a whole. For example, signs painted onto render would create unnecessary clutter.

### 3.5.5.7 Flower Boxes and Hanging Baskets

- 3.126** These are a special feature of the streetscene. They are intermittently used just above the fascia and below the first floor windows to brighten up and enliven the streetscene. They complement and enhance the High Street's traditional village character.
- 3.127** For listed buildings it is important that any attachment of these boxes to the building is discussed first with the conservation team since it is likely that listed building consent would be required, as anything which changes the special character of a listed building requires consent. If they were not attached appropriately they could potentially damage the fabric of the building.



Picture 3.55 Flower boxes and hanging baskets



Picture 3.56 Timber shopfronts



Picture 3.57 Varied window designs



Picture 3.58 Undulating roofs

## 3.5.5.8 Windows

- 3.128** Along the High Street, shop windows are of a variety of designs, but the use of timber framing unites them. There is the potential to enhance the few where metal has been used. Window designs are either bay or flat windows. They use square, diamond or rectangular panes. There is often a horizontal strip of smaller square glazing above vertical strips of larger vertical glazing.
- 3.129** On the timber framed properties square or diamond leaded lights are often used. Moulded timber glazing bars sub-divide all windows to create a more traditional appearance. It would be inappropriate to replace these windows with a single large pane of glass as this would impose a modern style at odds with the village feel of the area.

### 3.5.5.9 Stall Risers

- 3.130** Stall risers are very important to the character of the area. In early shop fronts these supported a stall board and sit beneath the windows. This is a feature which echoed the first shops, when goods were sold through an unglazed opening. They therefore reflect the traditional origins of this High Street. They help with the display of products in the shop windows and ensure the windows do not start at ground floor level which would create a modern feel at odds with the traditional appearance of the High Street. These are usually no less than 50 cm tall. They are constructed of timber panels, render or brickwork to match the rest of the building.

### 3.5.5.10 Doors and Fanlights

- 3.131** Fanlights and transoms are set over a doorway or to either side. These are usually recessed. The design of door glazing normally reflects the style of the adjoining shop window. Doorways are occasionally of a Gothic pointed style which complements the medieval character of the area and are important to retain. The variety is important as it reflects the historical development of the High Street. The intermittent use of recessed doorways also reflects the traditional, village character of the area.
- 3.132** Each shop includes one entrance doorway facing the road. Doorway entrances are much narrower than the shopfront windows and consist of a single timber framed door. Automatic sliding doors or plastic framed doorways would be completely out of character with the High Street. In the same way, the replacement of single width doors with double doors would also be inappropriate.
- 3.133** Shopfront doors are predominantly half or three quarter glazed. The glazing is often to the top of the door allowing timber panels at the foot of the door, at least as high as the adjacent stall riser.

### 3.5.5.11 Colours

- 3.134** Importantly, there is no shopfront colour that is too garish to detract from the traditional feel and varied harmony of the area.

### 3.5.5.12 Burglar and Fire Alarms

- 3.135** These should be located as unobtrusively as possible, ideally on rear elevations. They are not usually appropriate on the shopfront. Where they are located on a street frontage they should be painted to blend with the shop front or the brickwork to which they are attached.

### 3.5.5.13 Disabled Access

- 3.136** For information on Disabled Access, please refer to the Council's, *Access for All: A Guide to Making Public Access and Services Accessible to Everyone Supplementary Planning Document*, April 2006.