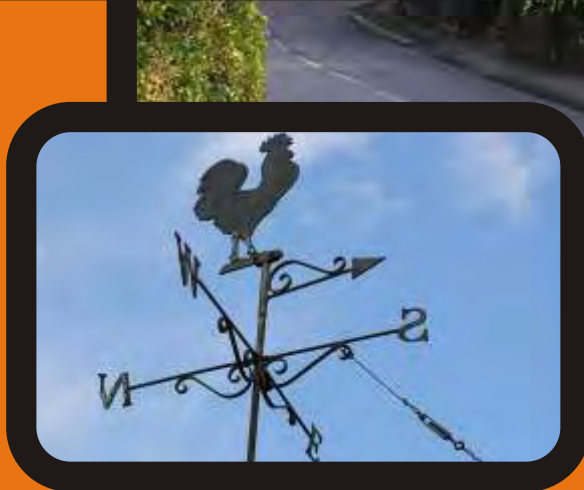


Conservation Area Appraisal and Management Strategy

Tookes Green



Adopted December 2009

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Appendix 7 Tookes Green Conservation Area Appraisal and Management Strategy

7.1 Introduction to the Conservation Area

7.1.1 Introduction

- 7.1** Tookes Green Conservation Area (CA) comprises many fine examples of residential houses dating from the 16th century to the first half of the 20th century. It was built up along ancient rural lanes long associated with the medieval village of Pinner. The focal point is a small triangular green with its distinctive granite drinking fountain, constructed as a memorial to William Tooke for his restoration works to Pinner Parish Church. Tookes Green takes its name from him.
- 7.2** Tookes Green CA is located in part along Church Lane, which leads away from Pinner High Street, and Nower Hill. These roads, along with Moss Lane, meet at a junction to form a triangular green about 300m south-east of Pinner Parish Church. There is also The Chase which is a looped offshoot of Nower Hill, and the straight route of Cecil Park which runs west to east south of the railway line, as well as Marsh Road which curves to join either end of Cecil Park.

Tookes Green Conservation Area includes the following roads:

Church Lane (in part)

Grange Gardens (in part)

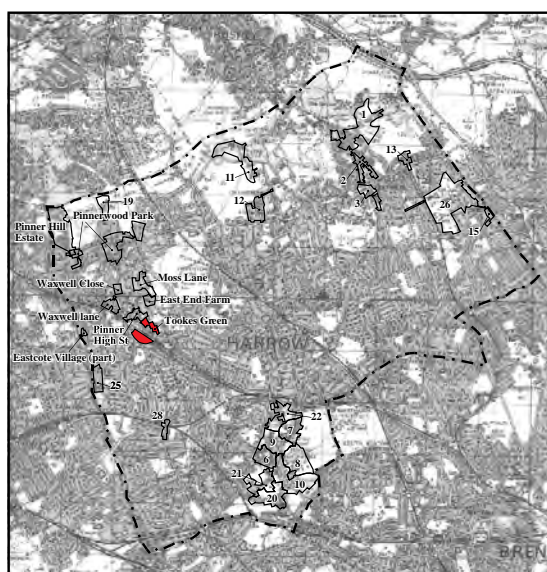
Nower Hill (in part)

Pinner Road (no. 696)

Cecil Park (9-89 (odd) Cecil Park and 10-86 (even), the School, the Library)

Marsh Road (28-80, even)

The Chase (Robin Hill, Verona, Spindle Cottage, Thornlea, 1 Park Cottages, 2 Park Cottages, 1 Lemington Cottages, 2 Lemington Cottages, Almacott, The Cottage and Clovelly)



- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Waxwell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Waxwell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes Green, Pinner | 19. Pinnerwood Farm, Pinner |
| 6. Roxeth Hill, Harrow on the Hill | 20. South Hill Avenue, Harrow on the Hill |
| 7. Harrow School, Harrow on the Hill | 21. The Mount Park Estate, Harrow on the Hill |
| 8. Harrow Park, Harrow on the Hill | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village | 23. Moss Lane, Pinner |
| 10. Sudbury Hill, Harrow on the Hill | 24. Pinner Hill Estate, Pinner |
| 11. Brookshill, Harrow Weald & Grimsdyke Estate | 25. West Towers, Pinner |
| 12. West Drive, Harrow Weald | 26. Canons Park Estate, Edgware |
| 13. Kerry Avenue, Stanmore | 27. Eastcote Village (Part) |
| 14. Pinnerwood Park Estate, Pinner | 28. Rayners Lane |

Picture 7.1 Context. LBH LA.19206.2007

7.1.2 Planning Policy Context

7.3 The conservation area was first designated in 1971 and then extended in 1988, and again in 2009. A map of the changing boundary over time is below.



Picture 7.2 Changing boundary of Tookes Green Conservation Area over time

- 7.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which are considered worthy of preservation and enhancement, and to declare these as conservation areas. Local authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those guidance and proposals. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 7.5** There was no existing appraisal of this conservation area. Now adopted, this appraisal, and linked management strategy carry weight as a material planning consideration for assessing all development proposals.
- 7.6** The purpose of this appraisal is to provide clear analysis of the architectural importance, character and appearance 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 opportunity for enhancement along with guidance to protect the area's character.
- 7.7** This appraisal and management strategy forms part of the Pinner Conservation Areas SPD and are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan (UDP) and the emerging Local Development Framework (LDF). 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 no interest.

7.1.3 Summary of Special Interest

- 7.8** The special interest of the area stems largely from its origins as one of the medieval hamlets of Pinner, called Nower, with a nexus of lanes linking it to the centre and with other hamlets. The central green was formed by the junction of these lanes and is the only functioning hamlet green to survive in Pinner. All of the continuous public and private greenery throughout the area e.g. in front gardens or grass verges are important as they add to the village feel along Church Lane, and to the soft, suburban character along Nower Hill, The Chase, Cecil Park and Marsh Road. Tookes Green provides the setting for the grade II listed drinking fountain and provides the conservation area with its name. Given the area's hamlet origins there is a low to medium density of development and good spacing between properties. The special interest of the area also stems from the Metroland development which, along with Wembley Park, constitutes the first formed the first of England's Metroland and can therefore be considered as the prototype for later Metroland. There is a high quality of architecture throughout with much variety, although the scale of properties remains similar and there is more continuity in the Metroland properties along Cecil Park and Marsh Road and to the Artizan cottages along The Chase. Many original features can be found throughout, such as decorative bargeboards, timber windows and chimneys, all of which add interest to the area. There is an overwhelmingly residential character, although a number of properties would once have been small scale working outbuildings for former large houses.

7.1.4 Short History

- Early History
- 7.9** The development of the residential area of Tookes Green is closely associated with that of the earlier core of Pinner village.
- 7.10** For the area around Pinner, the Greater London Sites and Monuments Record indicates that, prior to the Medieval period, it was sparsely populated. The conservation area is closely associated with the Medieval settlement of Pinner's High Street, consequently roads follow medieval routes and one or two buildings date to the 16th century.
- 7.11** Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was developed throughout the Medieval period for a mixture of woodland, common pasture, and later, arable fields. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. It was granted its own weekly market in 1336, less than a century after this had happened in Harrow, in 1261. The village grew throughout the Medieval period with the parish church being re-built in the 14th century. The High Street became more developed in the later 15th and 16th centuries.
- 7.12** The residential area of Tookes Green originated as Nower, a small hamlet of Pinner, mentioned in 1315, which dictated the layout of the area today. Its three main holdings were grouped around the green, which was formed by the junction of the roads linking it to other places; Church Lane linked it to the centre of Pinner, Moss Lane to the hamlet of East End, and Nower Hill with the road to Harrow and the common fields.

Two of the medieval holdings lay within the conservation area, namely Elmdene in Church Lane, and 20-20a Nower Hill. The third was at the corner of Wakehams Hill and Moss Lane.

- 16th to 18th Century

7.13 There were no changes until the Bay House was built around the middle of the 17th century, probably for letting. It was enlarged in the 19th and 20th centuries. The Grange Cottage also dates to the 17th/18th century.

7.14 Issac Messeder's 1759 map of the area shows the same road pattern that can be seen today, including the distinctive 3-way junction forming the triangular green.

- 19th Century

7.15 The opening of the railway station at Hatch End in 1842, and the Metropolitan station in 1885 helped increase the area's population. The 1864 OS map (picture 7.4) shows several new buildings, some of which are still present today. Mount Cottage was built beside Blackgates in Church lane in 1836, later demolished in 1971. Rugby House (now the Grange) was built by Benjamin Weall on the south side of the lane in 1858, complete with coach house and stables. These were built against the long high wall shielding the house from Church Lane, which accounts for much of the character of the lane today. The stables remain, converted to residential use after World War II, and are called Jasmine and Welle Cottages. Weall also purchased Elmdene, which he remodelled, and which was, from 1862-5, the home of Horatia Nelson-Ward, daughter of Vice Admiral Lord Horatio Nelson. It ceased to be a farm and a few of the farm buildings were demolished. Towards the end of the century the street end of the large barn (17th or 18th century) was converted into a dwelling house, now Grange Cottage. Elmdene Cottage was built between 1887 and 1898 as a coach house for Elmdene, owner F. Dunbar Thomas. About 1880 a new wing was added to the west of the Bay House, which is now a separate house called Mulberry Cottage.

7.16 The drinking fountain at the centre of the green was erected in 1886 as a memorial to William Arthur Tooke of Pinner Hill House, in recognition of his generosity in funding the restoration of St John's Church in 1880. Subsequently the name became Tooke's Green. Tooke had served many posts of importance within the parish. Amongst other responsibilities, he was a magistrate, the vicar and churchwarden for St John's church, and also the president of the Pinner Young Men's Institute. In the following year of 1887, an oak tree was planted to celebrate Queen Victoria's Golden Jubilee. It still stands at the eastern side of the green. About this time in Nower Hill numbers 20-20a replaced a farmhouse on the site of the medieval holding in the conservation area. Number 16 Nower Hill contains remnants of the farm buildings, probably of the 19th century.

7.17 Numbers 9-11 and 2, 6 and 8 and 696 Pinner Road followed at the end of the century. Dr. James Gardiner (1828-1912) lived at 696 Pinner Road from 1894 to 1912. He was an eminent historian and archivist, and contributor to the DNB. These semi-detached houses, that are now characteristic of much of the Nower Hill stretch of the conservation area, are shown on the 1896 OS map (picture 7.5), including numbers 9, 11 and 2 to 8 (even).

- Early 20th Century

7.18 Properties within The Chase were constructed at the turn of the 20th century as small scale artisan cottages. Similarly, much development within the Conservation Area was built by the OS map of 1913. This is because along with Wembly Park, Cecil Park formed the first of England's Metroland development as houses were developed by the Metropolitan Railway from 1902 (e.g. 69-85, 18-24 and 40-84). The continuing popularity of commuting into London from Middlesex, and subsequent need for more housing, had resulted in the construction of the semi-detached group of houses comprising 15 to 29 (odd) Nower Hill.

7.19 Metroland had truly arrived by the 1930s, as shown in the OS map of 1932 (picture 7.7). The areas around the conservation area, which less than 100 years before had been open land, were now swamped with new housing. Significant additions in the conservation area included the construction of the detached houses Blackgate, Corvette, Sandal Cottage and Mount View, as well as the large detached property, The Gables. On Nower Hill, numbers 10-14 (even) had also been built by this time.

- Post World War II to the Present Day

7.20 Some modern development took place in the post war years, with some buildings being more successful than others. This continuing growth was largely the result of infill development. Such early infill includes the 1950s bungalows of 18 Nower Hill, and Adelaide (formerly known as Stamens). This trend for slotting buildings into open spaces continued into the 1970s and 1980s. Development of this time saw the construction of Sundawn Orchard, 31 Nower Hill and 65/67 Grange Gardens. It also saw the conversion of Elmdene Cottage into a dwelling house in the 1950s and extended eastwards in the 1970s.

7.21 Further to this, there has been very little recent development. Where development has occurred it has tended to consist of minor alterations and extensions to existing properties that have not impacted significantly on the streetscene.

7.22 The existing plan form and densities of development tend to have been respected by post war development. There has not been any backland development, with the exception of two buildings along The Chase, and extensions have not intruded far into the gardens. This is important because the green spaces provide a valuable setting for the properties. Likewise, most extensions have been built in keeping with the style of the historic dwellings, and high quality materials have been used to match those of the existing properties. However, development along Marsh Road has included inappropriate additions including front and side extensions and replacement UPVC windows. The area reflects different phases of construction, which responded to external influences, such as the inception of the railways. Most importantly, the medium densities of development have not been exceeded, allowing Tookes Green to continue as a very pleasant and special place.

7.23 Such a sought after location however means development pressure remains high. It is therefore important that the utmost care is taken when considering any possible subsequent development. In order to preserve the character and appearance of the area any development, no matter whether it is a new building or a small rear extension,

must respect the existing densities here, especially the plan form and the character and size of the original properties. This issue is addressed further within the Tookes Green Management Strategy.



Picture 7.3 Age of buildings LBH LA.100019206.2007



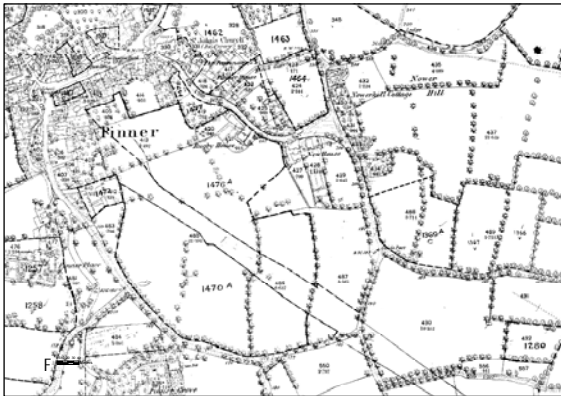
Picture 7.4 20-20a Nower Hill sits on a medieval landholding



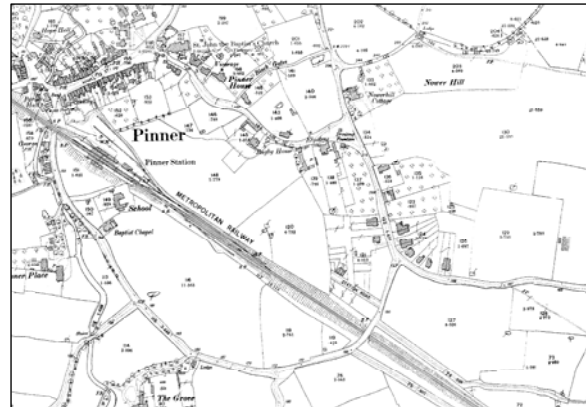
Picture 7.5 The Grange

7.1.5 Archaeology and Geology

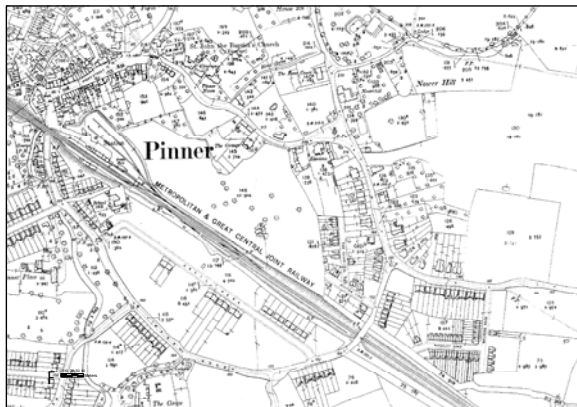
7.24 Archaeology and geology for this conservation area is considered in the associated document entitled, Pinner Conservation Areas Supplementary Planning Document, in consultation with English Heritage.



Picture 7.6 Map of 1864. LBH
LA.100019206.2007



Picture 7.7 Map of 1896. LBH
LA.100019206.2007



Picture 7.8 Map of 1913 LBH
LA.100019206.2007



Picture 7.9 Map of 1932. LBH
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7.2 The Character of the Conservation Area Today

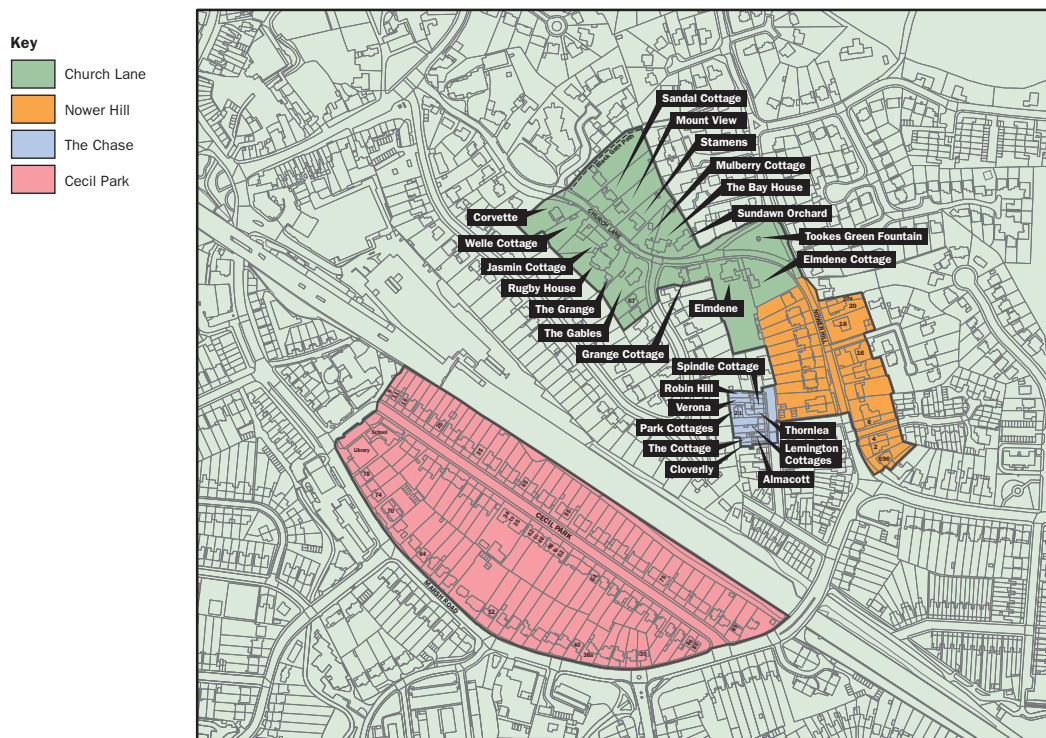
7.2.1 Density of Development, Topography and Plan Form

- 7.25** With the exception of The Chase, the area has a medium to low density of development as it consists of either detached or semi-detached properties in large plots fronting the highway. For this reasons subdivision of plots would not normally preserve the character of the Conservation Area. Properties are generally two storeys in height (sometimes with an additional floor in the roof space) and there are good-sized gaps between and around the properties, which are often comfortably filled with greenery. The Chase consists of smaller, two storey terraced properties presenting a medium density of development. Although garden greenery obscures properties throughout the conservation area to some extent it is important for softening the residential private spaces against the hard edge of the highway. There is also a gentle slope and curve along Church Lane, Nower Hill and Marsh Road that prevents long views of properties, affording staggered views through greenery. The straight route of Cecil Park following the line of the railway provides good vistas of properties.
- 7.26** The conservation area is delineated largely by the gently curving Church Lane which runs west to east towards the north to south line of Nower Hill. This plan form largely follows the medieval rural lanes which ran towards hamlets surrounding the village of Pinner. A triangular green was formed at the junction of these roads and Moss Lane, and is particularly important to the conservation area as it forms the siting of Tookes Green memorial, from which the name of the conservation area is derived. The plan is also largely delineated by the west to east routes of the straight Cecil Park and the Marsh Road which curves to adjoin Cecil Park. It otherwise incorporates the north to south and west to east route of the looped The Chase offshoot adjoining Nower Hill. Overall therefore there is a simple plan form. The area incorporates the uppermost part of various offshoot roads, which give a continuous edge to the conservation area, and so it is important to preserve their character.
- 7.27** The gentle incline of Church Lane and Nower Hill adds visual and physical interest. Along Nower Hill the properties gently follow the slope of the land so the roofs gradually step upwards. The various curves along Church Lane and Marsh Road are also appealing as they allow views to be slowly revealed.



Picture 7.10 Topography LBH LA.100019206.2007

7.2.2 Townscape Character



Picture 7.11 Character areas LBH LA.100019206.2007



Picture 7.12 Regularity of roof form

- 7.28** The overall character of the conservation area is that of detached or semi-detached residential properties that are architecturally well designed and well detailed. The Chase differs as it uses terraced properties. In support of the attractive houses is a good amount of public and private greenery.
- 7.29** The area can be divided into four smaller character areas comprising Church Lane and Tookes Green, Nower Hill, The Chase and Cecil Park. The characteristics of these two areas are described below.

- 7.30** The layout of the buildings, as well as the long and short views provided by the road layout, alongside soft landscaped plot boundary treatments, and areas of open space all contribute to the overall character and appearance of the conservation area. It is these factors in particular that provide the area with its special interest and it is these that it is desirable to preserve and enhance.
- Church Lane & Tookes Green
- 7.31** Tookes Green CA developed from an ancient hamlet along the ancient rural lanes linking it to other hamlets. Old photographs show that in the early 20th century these were nothing more substantial than earth tracks. The absence of a pavement along its northern side preserves a village character along Church Lane, which is emphasised, paradoxically, by the blank estate wall of The Grange. It is also due to the trees and landscaping and houses set back from the road in comfortably sized plots. The dense greenery in front and side gardens contributes, as do the relatively dense green boundary treatments that create a soft and enclosed feel to the area. Similarly, as properties are often set back from the curving road there is a low-density feel as few views are apparent of groups of properties. The rustic qualities of the historic buildings add to this village atmosphere.
- 7.32** Church Lane houses the earlier buildings of the conservation area, which front onto the lane. Their informal layout suggests they were likely to have been constructed at convenient spots along the road, ensuring spacious open garden settings. This informality and the age of the dwellings mark the village origins. The later Victorian and early 20th century properties continue in this vein and tend to sit within spacious plots. They were built to lightly infill the remaining spaces along Church Lane. Traditional lampposts sited occasionally within gardens reinforce this historic and informal character.
- 7.33** The building line is nearer the road towards Nower Hill making properties more dominant within the streetscene. These serve to create a distinct edge to the curve of the lane and accentuate the contrast to the nearby openness and greenery of Tookes Green. The openness of the space here is therefore important in helping to retain the area's medium density of development.
- 7.34** The treatment of front garden driveways brings some continuity to the area. Driveways are surfaced in a variety of materials, including tarmac, concrete, gravel, crazy paving, and block pavements. However, the dark greys and muted tones of these materials ensure none stands out unduly and detracts attention from the architectural quality of the area. The crazy paving and concrete drives tend to have been surfaced before the area was designated as a conservation area. There is therefore opportunity to enhance these areas with more attractive and permeable materials. The extent to which front garden areas are hardsurfaced varies but along Church Lane there tends to be far less hardsurfacing, and importantly the soft landscaping here complements the remaining historic village character. The area is therefore particularly sensitive to inappropriate driveway alterations, which if increased would urbanise its character.
- 7.35** The area's buildings are usually constructed of red or yellow brick, timber and pale render detail and red or brown tiles or natural slate. Roofs include a shallow hipped style and those that are pitched with gable ends. The medium height brick chimneys

are important in giving character to the roofscape. Building designs include timber-framed cottages, former outbuildings, decorative Victorian villas and 1930s cottage style properties.

7.36 Unfortunately the area has been used as a cut through by traffic. Cars often drive too fast down the lanes, which is dangerous and detracts from the otherwise peaceful character of the area. This issue is addressed in the Tookes Green Management Strategy.

- Nower Hill

7.37 Nower Hill has a more continuous and formal character due to the straighter line of the road and the regular spacing of its properties in similarly divided plots with regularly shaped front gardens behind identical building lines fronting the road. Properties have more continuity in their design as they mostly consist of semi-detached 2 to 2 ½ storey properties with gable end timber and render detail. This is despite the fact that there are a range of eras to the properties including later Victorian, Edwardian, and 1930s houses. The above allows continuous vistas of similar properties. Development along Nower Hill dates from the second half of the 20th century and has tended to respect the formalised layout and size of properties, although it does not always respect the continuity of design. Properties tend to be symmetrical semi-detached Metroland villas with a vertical emphasis. They are mostly render fronted or of red and yellow brick. Decorative details include red tile hanging, timber detailed gable ends and slate or red tiled roofs. Roofs are pitched with gable ends which provides continuity to the roofscape, although a small number of shallow pitched hipped roofs are present. The articulation of the roofscape provides pleasant skyline views. Brick chimneys contribute to this relationship and add to the symmetry of the semi-detached properties.

7.38 Again there are similar driveways to those described along Church Lane. These largely complement the area's suburban character but as with Church Lane any driveway hardsurfacing is largely offset by greenery which is important in maintaining the softer suburban, as opposed to urban, character.

- Cecil Park

7.39 This character area comprises Marsh Road and Cecil Park. The area is characterised by its Metroland origins given the presence of, on the whole, residential Metroland development. This is very important as, along with Wembley Park, Cecil Park formed the first of England's Metroland as houses were developed by the Metropolitan Railway from 1902, following the opening of Pinner Station in 1885, and can therefore be considered as the prototype for later Metroland. Once the Metropolitan Railway began to acquire and develop land adjacent to its lines for housing development from the early 1900s to the 1930s such development helped to form much of the suburbs of London.

7.40 Given its Metroland character, there is a distinct physical identity and cohesiveness. Metroland was intended to provide a better lifestyle away from the noise and pollution of the city. The area therefore does not exceed a medium density of development and the setting of buildings is softened by garden spaces to the front, rear and side. There is a quiet and spacious character to Cecil Park given the broad nature of this

road and its separation from Marsh Road. The straight nature of Cecil Park, the regular use of medium sized properties with gable ends and chimneys and informal front boundary treatments generally not exceeding 1 metre in height provides pleasant continuity to the streetscene.



Picture 7.13 Continuity to streetscene along Cecil Park

- 7.41** The architecture of this area is also an important reminder of Metroland's intention to create a better lifestyle away from the city. Properties are detached or semi-detached Metroland villas with a vertical emphasis. They include those more decorative properties in an Arts and Crafts style with sloping roofs and gable ends fronting the highway and otherwise residential dwellings in a more typical suburban style of Harrow with Mock Tudor detailing. Properties are largely red brick and/or render fronted with neat or tall chimneys, porches, oriel windows, two storey and single storey bay windows, gable ends with Mock Tudor detailing including half timbering against white render, tile hanging and jettied floors.
- 7.42** The Metroland character of this area means it sits well within the context of Nower Hill character area. Unfortunately the intended Metroland lifestyle has been largely eroded along Marsh Road as a result of heavy traffic, hardsurfacing of front gardens, and inappropriate alterations to architecture including inappropriate extensions and replacement windows. Darnley Lodge, 68 Marsh Road and its associated garage though is of particular interest.



Picture 7.14 Darnley Lodge, Marsh Road

- The Chase

7.43

The Chase comprises pockets of largely unaltered turn of the 20th century small scale vernacular artisan cottages which sit well within the context of Victorian properties within the Nower Hill and Church Lane and Tookes Green character areas. These properties have a simple elegance due to their attractive detailing including brick banding, single storey bay windows, gauged brick arches above windows, clay ridge tiles, gable ends, interestingly detailed timber windows, Flemish bond and gently sloping slate roofs.



Picture 7.15 Small scale properties along The Chase

7.44 This character very much links it in with the surrounding properties along The Chase which are similarly turn of the 20th century artisan cottages. These have not been included within the Conservation Area due to the alterations that have been undertaken which do not preserve the small, scale, simple and traditional character of these buildings. Given their location immediately adjacent the conservation area, it is particularly important that any further proposals for development to these properties take account of the impact on the setting of the conservation area. Unfortunately a couple of buildings within the area have had inappropriate front and side dormer extensions which detract from the small scale and simple character of these buildings, however, the original character remains clear.

7.45 Since this route is a looped offshoot of Nower Hill it is a quiet area. The short, soft green front gardens and regular building line is important as this brings continuity to the area. Also, the soft garden settings and low boundary walls complement the cottage style of these properties.



Picture 7.16 Low, soft boundary treatments along The Chase complement the cottage style of these properties

7.2.3 Key Views and Vistas

7.46 Important views are marked on the following key views map. This is not exhaustive but indicates the types of views that are important to the area such as views towards positive unlisted buildings. The medium densities of development and low height levels of buildings provide attractive views within the conservation area. Likewise, the quality of the architecture, particularly the statutorily listed, locally listed and positive unlisted properties provide the source of many key views. 18, 20 and 20a Nower Hill are particularly prominent in shorter views, as they are on slightly higher ground than the road, nearer to it than other buildings, and less shielded by tree growth.

- 7.47** Views in the area from the green along Church Lane are shorter in scope, primarily because of the curving road where views are slowly revealed. They consist of the houses in the area within their varied plots, amongst a great deal of tree and shrub growth, with some hard brick frontages of Welle and Jasmine Cottages, which gives the feeling of a small winding rural lane.
- 7.48** Important long views include those from Pinner Road down Nower Hill towards the edge of the green. Within these views the formal layout of the buildings that are set back behind front garden areas, can be appreciated amongst the many mature trees and shrubs present, as well as some grass verges in the public realm. The relief provided by the greenery and open space is important. The rear open and green plots of the semi-detached houses 15-29 (odd) Nower Hill can be appreciated in views from The Chase, and they can also be seen in glimpsed views when on Nower Hill, through the open gaps between pairs of houses. At the north western end of the conservation area good views can be facilitated across the plot of Corvette, to its large rear garden plot.
- 7.49** All views to, across, and from the central green and its fountain are essential in contributing to the character and appearance of the conservation area. Views obviously become more open as the roads expand out to form the green. Its eastern edge is at a slightly higher level than the western tip and from this point important views that can be enjoyed past the various features of the green, such as the trees and the fountain, and down through part of Church Lane, where the brick chimneys and gables of various buildings can be seen amongst the dense greenery which surrounds them. Views from the green across the open space, surrounding Elmdene Cottage, give an important wider open setting to Tookes Green.
- 7.50** The broad width and straightness of Cecil Park combined with its street trees, front garden greenery and regularity of form and detailing of properties either side creates pleasant vistas looking west and east. This is particularly due to its continued use of gable ends.



Picture 7.17 The broad width and straightness of Cecil Park and its greenery creates pleasant vistas



Picture 7.18 Key Views LBH LA.100019206.2007

7.2.4 Architectural Qualities

Tookes Green's Listed Buildings include:

- The Bay House, Church Lane,
- The Drinking Fountain, Tookes Green, Church Lane
- The Grange Cottage, Church Lane

Tookes Green's Locally Listed Buildings include:

- 16 Nower Hill
- Elmdene, Church Lane

7.51 The gradual development of the area means that a wide range of architectural styles can be enjoyed, highlighting a variety of architectural periods. The buildings vary in mass, appearance and siting, however certain prevailing characteristics are present and these add coherence to the area. The residential use of the street, similar building heights and use of detailing as well as traditional materials and techniques, for example, all contribute to unifying the area.

- Timber Framed and/or Former Outbuildings

- 7.52** There are two timber-framed properties in the conservation area. The Bay House is partially timber framed, but this is concealed from view by a symmetrical brick façade. This was typical of the treatment of timber framed buildings in the mid-19th century when there was the desire to make buildings look more up to date and classically inspired. Importantly though, the uneven and irregular roof visible behind its parapet suggest its timber frame origins.
- 7.53** Likewise, Grange Cottage is timber framed. However, much of what can be seen on the exterior is later mock timber framing with painted brick infill panels. In the later 19th and 20th centuries there was a growing awareness of the historic value and picturesque qualities of old houses which led to enthusiastic rather than accurate restoration around the idea of what a Tudor house might have looked like. The Pinner High Street CA Appraisal describes much of the development of the High Street in this way, and this later “Tudorisation” is therefore very much part of the wider area’s special character now and explains the decorative timber framing detail to 16 Nower Hill.
- 7.54** A number of properties such as Grange Cottage and Elmdene Cottage were once agricultural or other working buildings or outbuildings such as coach houses. This is evident in their architecture, scale, floor plan and setting in quite large plots. They reflect both Pinner’s agricultural past as a farming area, and its increasing popularity in the 19th century as a location for gentleman’s residences. These former barns and stables have now been converted to housing, and make a special contribution to the area both as a reminder of their former use, and by adding variety through their single storey, lower scale form. Elmdene Cottage, for example, is small scale and follows an L-shaped plan and is arranged away from the road in a large, open plot, which contributes significantly to its character. This suggests origins as a coach house with staff accommodation over for Elmdene.
- 7.55** Similarly, Wells Cottage and Jasmine Cottage were formerly stable outbuildings associated with Rugby House. Their low ridge height and form reflects this original use. The wall was characteristic of the middle or upper class residence. 16 Nower Hill was part of farm outbuildings in the 19th century, which explains its low elongated scale. Whilst 20-20a was the farmhouse, the farm outbuildings still exist, in part, at 16 Nower Hill.



Picture 7.19 Grange Cottage



Picture 7.20 Timber framed with Georgian brick infill



Picture 7.21 Former outbuilding to a small farm in the 19th century



Picture 7.22 Metroland development

- Decorative Victorian Villas

7.56 These are a small group of detached properties that are usually of larger scale than other conservation area properties, although these do not exceed two and a half storeys. They have gable ends with rendered facades and are decoratively detailed with, for example, timber bargeboards with finials, quoins or arched windows. There are also square hood moulds that reflect Gothic influence. This group includes Elmdene and Mulberry Cottage. Grange Cottage has also received similar Victorian decorative additions. Elmdene is particularly notable for its ornamental chimney flues that are very visible at the centre of the building and contribute to views of the streetscene. This group consists of relatively large individual houses, positioned over comfortably sized plots, and form the earliest core of the conservation area.

7.57 The list of buildings that follow does not cover all the buildings in the area, but assesses trends and picks out key materials, styles and forms to provide an overview of the key characteristics that contribute to its special interest.

- Semi-detached Metroland Villas

7.58 This is the largest group of properties. These are located on Nower Hill, Cecil Park and Marsh Road. They have a more uniform character due to similarity of form. Rendered façades, gable ends and two storey bay windows are prevalent characteristics.

7.59 The majority of these houses along Nower Hill also have gable ends with attics on their far side as well as a first floor bay window. A protruding porch with gable end detail often mirrors the main gable end roof above. This describes numbers 15-29 (odd) Nower Hill. They retain much of their original character, despite some modern alterations, and as such every opportunity should be made to ensure their character is preserved. There is gentle variety to the all the houses along Nower Hill due to slight differences in colour of various details such as render covering. Also, a number have more formal character from their somewhat classical design as they make use of pilasters, pillars, and plain yellow brick elevations with red brick banding.

7.60 On the south side of Cecil Park (20-24 and 34 to 62) are very attractive Arts and Crafts style semi-detached properties. These have delicate and detailed architectural decoration. They are of two to three storeys in orange-red brick with delicate and detailed architectural decoration with an array of gables, high chimneys, dentil courses, porches, white wooden-framed windows, including Venetian framing and decorative stained glass front doors.



Picture 7.23 Arts and Crafts Design
along the south side of Cecil Park

7.61 Likewise, properties on the north side of Cecil Park (73-89) are also Arts and Crafts in style with white render and orange-red brick frontages and can be described as two-storey semi-detached cottages. A number are double-fronted and tend to be characterised by gables, rendered upper floors, porches, white wooden-framed windows, and attractive doors containing many panes of coloured and decorative glass.



Picture 7.24 Attractive Arts and Crafts style property, north side of Cecil Park



Picture 7.25
Decorative front door,
north side of Cecil
Park



Picture 7.26 Important attractive group of Arts and Crafts style properties on the north side of Cecil Park

7.62

Otherwise those along Cecil Park and Marsh Road are more typical mock-Tudor dwellings, similar to much of Harrow's suburban residential development. These include jettied details, half-timbered detailing against white render, oriel windows and tile hanging. Unfortunately a considerable number have had replacement UPVC windows. Also, those along Marsh Road have had a considerable number of inappropriate extensions.



Picture 7.27 Gable end with mock Tudor detailing, Cecil Park



Picture 7.28 Mock Tudor detailing, Marsh Road



Picture 7.29 Typical Metroland properties along Cecil Park

- Cottage Style 1930s Properties

7.63

This is a group of just two properties, Sandal Cottage and Mount View, that are characteristic of their 1930s date of construction. They are rendered and consist of quite small-scale, box-like form, with hipped roofs. Their delicate square paned metal casement windows complement their simplicity and add interest. These make a low-key, yet positive, contribution to the conservation area, particularly as their cottage style is in keeping with the village character.

- Turn of the 20th century Artizan cottages

7.64

This is a group of elegant small scale, two storey yellow brick Artizan cottages. They have simple attractive detailing including brick banding, gable ends, single storey bay windows and gauged brick arches above windows and timber framed white painted windows with either two over two panes or with more decorative glazing patterns.



Picture 7.30 Decorative timber glazing patterns with decorative brick surrounds



Picture 7.31 Elegant, simple ground floor timber bay window

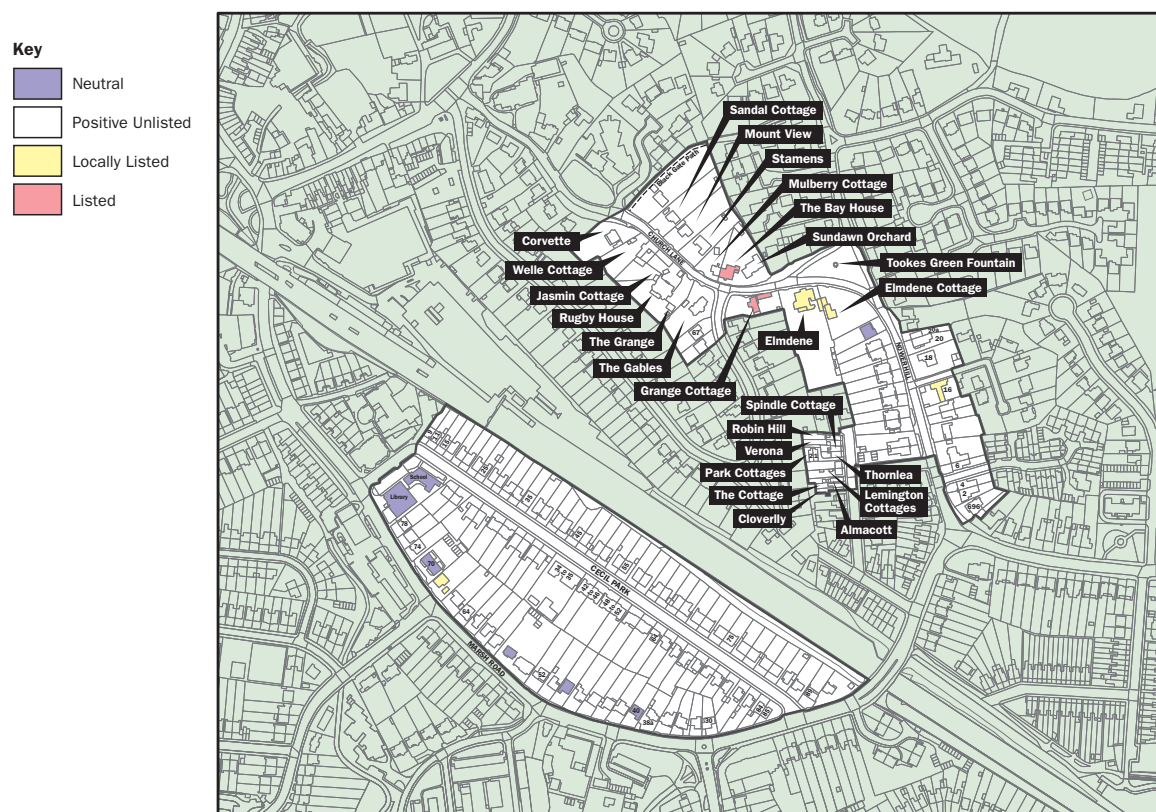
- Unique Buildings

7.65 The large detached house, 696 Pinner Road, was built in the late 19th century, and shows the contrast between the more informal agricultural forms of the houses detailed above, and the formal classical style of that period. The front entrance porch is particularly distinctive, being arched with keystone detail, as well as other classical features similar to those flanking the windows. The classical detail complements other classical features of some of the Metroland villas on Nower Hill.

7.66 18 Nower Hill is an attractive bungalow with an interesting shallow angular hipped roof form. The house includes tile cladding, interesting chimneystacks and an eyebrow dormer. It is brick built, laid in Flemish bond and has timber leaded windows (see the picture 7.32).

7.67 The Gables is a good example of a large early 20th century detached house. It has ground floor walls built in a deep red brick laid in a Flemish bond pattern. It reflects early 20th century development in the area that continued to infill plots along the roads, by using good quality brickwork and detailing to reflect the area's older buildings. Similarly, Corvette is an attractive, modestly sized house in a relatively large plot and as such makes a positive contribution to the area's character (see picture 7.31). The walls are built with a very attractive mix of blue and red brick, also laid in Flemish bond.

7.68 Generally other post war buildings, do not positively contribute to the prevailing character and appearance of the conservation area. Those that make a neutral contribution to the area are highlighted on the map below.



Picture 7.32 Positive and Neutral Buildings LBH LA.100019206.2007



Picture 7.33 Classically inspired details along Nower Hill



Picture 7.34 1930's cottage style property



Picture 7.35 Corvette



Picture 7.36 Attractive bungalow - 18 Nower Hill

7.2.5 Prevalent and Traditional Building Materials and Detailing

7.69

Traditional building materials include yellow or red brick, timber and pale render detail (usually white, but also brown within Cecil Park and Marsh Road) and red or brown tiles or natural slate. Local details include shallow hipped roofs that complement the relatively small scale of the early 20th century properties. Gable end roofs are the most frequent roof type. Within Nower Hill, Church Lane and Moss Lane these often feature decorative bargeboards at eaves level with finials above, and timber and render detail within the gable end. Such black timber and white render detailing is found on other 'Tudorbethan' properties. Decorative red clay tile hanging and dentil courses also feature on some Metroland properties. Prominent chimneys are another common feature, often helping to create symmetry to semi-detached properties and providing interest and variety to the roofscape. These are usually of brick design but occasionally include render and there are particularly interesting decorative ones on Elmdene, which appear to be of terracotta.

7.70 Earlier, more vernacular properties have square/diamond leaded casement windows that lie flush with the window surround, whereas others feature slightly recessed timber sash windows. Bay windows are common to the area, these are often two storey along Marsh Road and Cecil Park and help bring symmetry to semi-detached properties, and oriel windows also appear dotted throughout. Unless windows have been replaced with plastic they demonstrate attractive delicate glazing bars that complement the high quality architecture. With the exception of Marsh Road and parts of Cecil Park, timber windows still predominate over UPVC windows and should therefore be preserved as informing the overriding character of the area. The window mouldings should be preserved to help retain the attractive appearance of the area.



Picture 7.37 Decorative bargeboards



Picture 7.38 Decorative timber



Picture 7.39 Chimneys



Picture 7.40 Roofscape



Picture 7.41 Weathervane



Picture 7.42 Original timber window

7.2.6 Streetscape

- Street Furniture

7.71 There is not much street furniture within the conservation area and therefore there is an uncluttered appearance. The fountain is a grade II listed structure. It is of Aberdeen granite and of high quality design and craftsmanship used in its construction

and decoration. An attractive circular “Arts and Crafts” motif has been carved onto one face, and two bronze flowers, formerly for the distribution of water, are still in place on two opposite sides, although it no longer distributes water.

7.72 There are numerous street lamps. The most attractive are the decorative, cast iron traditional ones and as such these should be replaced in a similar style when this is necessary. These are not only found along the road and around the green but also in front gardens, which is reflective of the previous more informal, rural origins of the road.

- Floorscapes

7.73 In some parts of the conservation area grass verges are found in front of houses, and also between the pavement and the road. Such verges provide a soft edge to many of the harder, more urban elements of the street scene. It is therefore essential that these be retained for their visual qualities as well as for their natural drainage.

7.74 The majority of paving in the conservation area is black/grey tarmac, with the odd piece of concrete slab also present. Wide and narrow concrete kerbs exist, but when these need replacement, a granite kerb would provide a superior alternative to better complement the high quality architecture of the area. There are granite setts around the Green and as such these should be retained. Appropriate replacement surfacing should be used during works that involve excavation and resurfacing. Such resurfacing should therefore not include bright or garish colours.

- Boundary Treatments

7.75 Low brick or timber walls and dense greenery contribute to the character of the conservation area. These elements help to create an attractive soft and informal streetscene. A high level of dense greenery is common along Church Lane which creates an especially softer, village type character at this point. For example, to the front of Mount View, Sandal Cottage and Blackgate there is a much higher density of trees and shrubs, largely shielding the private space from public view. These higher boundaries give a sense of enclosure, emphasising the sinuous form of the lane, while the dense planting adds interest and greenery.

7.76 There are historic exceptions to the above. For example, the walls to the former stables, Wells Cottage and Jasmine Cottage have always had hard boundary treatments on one side. The higher brick building directly fronting the pathway at 16 Nower Hill provides much more enclosure than the open gardens elsewhere, but because of its age, quality and location as an end stop before the entrance to Mayfield Drive, it provides an attractive contrast and adds to the character of the streetscene. Of particular interest are its brick arch heads that have been incorporated into the lower sections, which become more prominent as the wall travels downhill along Nower Hill. Here the wall adds interest and character to the streetscene.



Picture 7.43 Tookes Green Fountain



Picture 7.44 Characteristic low brick walls

7.2.7 Green Spaces and Ecology

7.77 Green spaces and ecology make an important contribution to the character of the area. The most notable green space is Tookes Green. This forms the central focal point as Church Lane, Nower Hill, and Moss Lane meet. The Green's open space, together with its numerous mature trees and greenery, provides natural relief. There are a number of attractive mature trees within the triangular space and these are very important in contributing to the village atmosphere of parts of the conservation area and also in providing a pleasant setting for the area's houses. The large oak tree on the Green is especially significant to the area and is named the Jubilee Oak, having been planted for Queen Victoria's Jubilee in 1887.

7.78 Aside from the public open space of the green, private open spaces, in the form of front and rear gardens make an important contribution to the character of the area. These provide significant and attractive open settings for the buildings they are associated with and they contribute important trees and shrubs to the pleasant greenery that can be enjoyed throughout. Of particular note is the front garden of Elmdene Cottage, which provide an historically relevant, open and wider context for the green. Most provide an informal character, however, the grass area to the front of Sundawn Orchard is well kept and has a more formal appearance in comparison to the rest of the conservation area. Unfortunately though there has been considerable hardsurfacing of front gardens along Marsh Road, but soft landscaping predominates within front gardens in the remainder of the conservation area and therefore should be preserved as informing the overriding character of the area.

7.79 Open spaces visible from the public realm are important. It is therefore important that such spaces are retained and that additions within them, such as new hard standing and new buildings, should be limited or avoided.



Picture 7.45 Good front garden greenery, Cecil Park

- 7.80** 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.

7.3 Summary of the Tookes Green Conservation Area

7.3.1 Summary and Main Assets

- 7.81** The general condition of the area is good. The main assets include the well-maintained, high quality architecture and attractive open spaces, both private and public with large, mature trees and soft greenery. These have retained a village lane character. The central focal point is the listed water fountain, but there are other important views.

7.3.2 Problems, Pressures and Potential for Enhancement

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

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
The triangular green	The green space in the centre of the conservation area	Tookes Green appears little used considering its central location, and attractiveness. At present, furniture is informally dotted throughout the open space. The fountain could benefit from restoration, and ideally through this it would provide drinking water again. Historic photos of the area show that in the past a gravel path led from two sides of the green across to the fountain. This treatment has since been removed. One of the risks is the future proliferation of signage, especially as some 10 to 12 years ago there was a reduction of those that had accumulated.
Pressure for infill of large gardens	Throughout	The special interest of the conservation area stems from its low to medium density of development and spacing between properties. This character stems from its hamlet origins which creates a village feel along Church Lane and a soft suburban character along Nower Hill, Cecil Park and Marsh Road. Any infill development risks damaging this special interest, particularly when the cumulative effect is considered. It has the effect of increasing the on street parking which also effects the special character of the area.
Inappropriate extensions/alterations	Nower Hill	A small number of extensions or alterations have occurred which do not preserve the character of the area, though rather more have occurred along Marsh Road. They do not relate well to the character or design of the original building. A couple of alterations break up the uniformity of a group of properties along Nower Hill, disrupting an original feature of interest. The number of such alterations is limited at present which suggests the residents are aware of the special quality of the houses and the area. However, there is no additional control available for this conservation

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		area to protect features of interest. These elements include decorative bargeboards, finials and original windows (see section 10 for more characteristic and interesting original features of the area). Individually and incrementally these alterations can damage the special interest of the conservation area.
Street lamps	Intermittent throughout the area	Attractive heritage type lanterns already exist around the central Green and intermittently elsewhere. These complement the attractive, high quality architecture of the area. It would be regrettable if these were replaced by modern standard lamps.
Potential listed building	16 Nower Hill	16 Nower Hill is a good example of the 'Tudorisation' style.
Hardsurfacing of front gardens	Intermittent throughout the area	Many gardens are hardsurfaced. However, the greenery of the front gardens, particularly along Church Lane contributes a soft landscaped character to the area which is part of its special interest. Therefore a balance should be retained between hardsurfacing and greenery. Too much hardsurfacing of inappropriate, harsh and impermeable materials can inappropriately urbanise the area, as has largely occurred already along Marsh Road.
Garage complex	To the rear of 9-11 Nower Hill	These are unsympathetically sited and do not appear to be in use. The utilitarian design of the buildings, and the poor construction materials used in their construction, along with the surrounding hard surfacing, detract from the prevailing character and appearance of the conservation area, making these seem obtrusive and out of keeping.
Traffic speed	Along Nower Hill and Church Lane	The speed of traffic detracts from the peace of the area and creates issues of safety.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Outbuildings	Throughout	The revised 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 which is derived in part from the garden space and the high quality architectural character.
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	Throughout	The revised 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 detract from the high architectural quality.
Porches	Throughout	The revised 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 detract from the high architectural quality.
Tarmac paths	Intermittent throughout	These are beginning to degrade and have a patchwork effect due to street works.
Grass verges and flower beds along Church Lane and Nower Hill	Along Church Lane and Nower Hill	More tending of these would enhance the conservation area.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

7.3.3 Public Consultation

- 7.83** This document, and the associated management strategy, has been subject to public consultation. Views were sought from residents and 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 documents 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.

7.4 Tookes Green Conservation Area Management Strategy

7.4.1 Purpose of the Strategy

- 7.84** 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 and controls 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 pressures, issues or opportunities identified in the previous section.
- 7.85** 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.

7.4.2 Management Proposals

- 7.86** Pressures, issues and opportunities for enhancement are outlined in the linked conservation area appraisal and are addressed in the following table.

Pressures, Issues and Opportunity for Enhancement:	Site Address:	Description:
The triangular green	The green space in the centre of the conservation area	Reinstating the gravel paths leading to the fountain shown in historic photographs and repair of the Fountain may inject a new lease of life into the green, highlighting it as an important focal point within the conservation area. The Council will work with local groups, such as the Pinner Association, to seek external funding to complement its own in order to achieve enhancements at the Green. Possible funding sources are Section 106 agreements, the Drinking Water Fountain Association, the Heritage Lottery Fund and Living Spaces. Provide advice to Traffic teams over any proposed new signage and ensure any signage present is essential.
Pressure for infill of large gardens	Throughout	There would be a presumption against such infill development. Any proposals for infill development would need to be carefully considered and justified to ensure they preserve the character of the conservation area. An Article 4 Direction will be considered following careful survey and justification (see outbuildings section within this table). The open spaces contribute to the character of this conservation area.

Pressures, Issues and Opportunity for Enhancement:	Site Address:	Description:
Inappropriate Extensions/Alterations	Nower Hill	Any alterations or extensions should be in keeping with the design of the existing property, subservient to the original, and of high quality materials suitable to the area (see appraisal). They should be set away from the front elevation and not intrude too far into the surrounding garden. The side gardens are particularly important as these help create the medium density feel to the area. Additional controls in the form of Article 4 (2) Directions to require planning permission for works which usually do not require planning permission such as porches.
Street lamps	Intermittent throughout the conservation area	It would enhance the conservation area if during future works, the existing historic traditional lamps are retained and traditional lamps replace the modern designed lamps.
Potential Listed Building	16 Nower Hill	Consider proposing this as a statutory listed building.
Hardsurfacing of front gardens	Intermittent throughout the conservation area	Introduction of an Article 4(2) Direction to require planning permission for hard surfacing would ensure any works retain the special character of the area. To retain the soft, village type character of the area, as little hardsurfacing as possible should occur, and as much greenery as possible should be retained so that the character and appearance of the conservation area is preserved. Ensure materials used are of a plain, natural colour that does not detract attention from the high quality architecture of the area. Gravel seems to be the most appropriate material to use, although the area uses a variety of different materials. In some instances any hardsurfacing may be inappropriate, especially where existing pathways emphasise a cottage character that complements the origins of this conservation area. The plot size may also be too small to accommodate both front garden greenery and hardsurfacing.
Traffic speeds	Along Nower Hill and Church Lane	Consult with the Highways Department for potential solutions. Consider the introduction of traffic calming measures to mitigate speeds.
Outbuildings	Throughout	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.
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	Throughout	<p>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 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 www.helm.org.uk.</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>
Porches	Throughout	Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.

Pressures, Issues and Opportunity for Enhancement:	Site Address:	Description:
Tarmac paths	Intermittent throughout the conservation area	When replacement is necessary, new black tarmac or tar spray and chip surfaces would preserve the character of the area.
Grass verges and flower beds along Church Lane and Nower Hill	Intermittent throughout the conservation area	Consult with the Highways team.
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.

7.4.3 Reviewing the Conservation Area Boundary

- 7.87** The appraisal suggests this conservation area could benefit from a revision to its boundary. Almacott and 1 and 2 Lemington Cottages have a high quality architectural design not out of keeping with the pre-existing conservation area and are still in something like their original form. They also form the end of a good view from the existing conservation area from Nower Hill up along the Chase. They therefore now benefit from additional protection by being included in a revised boundary.
- 7.88** Although numbers 65 and 67 Grange Gardens are more modern properties of limited architectural or historic interest, there are mature trees to the front of the building which make an important contribution to the streetscene and are protected by virtue of being in a conservation area. Therefore on balance they should remain included.
- 7.89** The Chase was one main area considered for inclusion, containing a number of interesting buildings dating to the beginning of the 20th century. However, these properties have often suffered from unsympathetic alterations such as uPVC and aluminium windows, front rooflights and large box dormers on the front, side and rear roof elevations, which have damaged special interest. Also, the Chase was developed as a road in the late 19th/early 20th centuries, and consequently is perhaps not as historically significant as roads already in the conservation area such as Nower Hill. So parts of the Chase were not included within the revised boundary.
- 7.90** Certain groups of buildings within Cecil Park are of high architectural quality and were therefore considered worthy of including within the conservation area. Careful consideration was given to this following a thorough survey and justification.

7.4.4 Monitoring and Support

- 7.91** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and national societies such as the 20th Century Society as well as local societies such as Pinner Local History Society and the Pinner Association. They should be involved in all stages of devising ideas for management and enhancement of the area.

- 7.92** 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 would be completed by private owners. For 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 improvements to the public realm such as to restore the fountain.
- 7.93** In line with English Heritage's guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhances the area's character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

7.4.5 Guidance

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

Maintaining Tookes Green 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.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- d) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- e) Avoid impeding views between buildings or into areas of open space.
- f) Retain original design features (as identified within the character appraisal, such as timber windows, doors, bargeboards and porches) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be discouraged.
- g) Not involve the painting of unpainted brick surfaces

- h) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. The front and side roofs will be protected from dormers and rooflights.
- i) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals.
- j) Not entail the positioning of satellite dishes and aerials in prominent positions.
- k) Discourage change of use to flats and other institutional uses.
- l) Ensure microgeneration equipment is carefully sited to protect streetscene views and built fabric.

Maintaining Tookes Green 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 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 Tree Preservation Orders where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Encourage the retention, or where necessary, replacement of street trees.

Protecting Tookes Green's Archaeology

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

Protecting Tookes Green'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 mills are proposed.
- b) Encourage utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps.
- d) Encourage street furniture and signage to be well sited and designed. Redundant and unsightly street furniture and signage will be removed where opportunities occur, including signage.
- e) Encourage the retention of original floorscape materials, such as stone pavers or granite kerbs. Wherever practicable, replacement floorscapes should be of appropriate traditional materials, such as tarmac or granite setts.