

# Conservation Area Appraisal and Management Strategy

## Pinnerwood Farm



**Adopted December 2009**



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## Appendix 10 Pinnerwood Farm Conservation Area Appraisal and Management Strategy

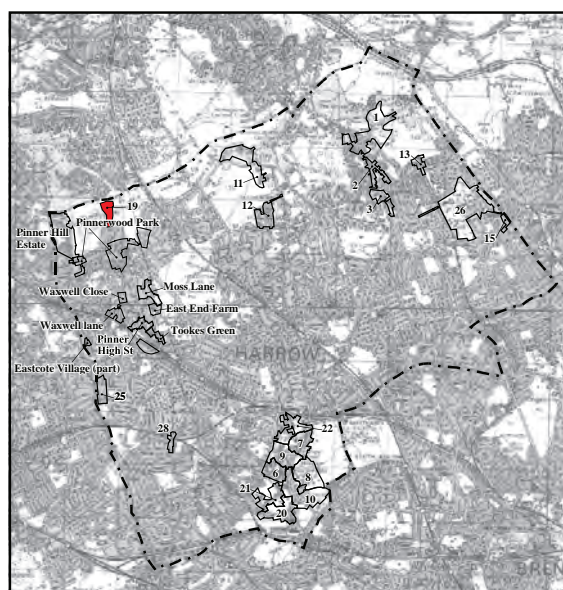
### 10.1 Introduction to the Conservation Area

#### 10.1.1 Introduction

**10.1** Pinnerwood Farm Conservation Area is situated to the very north west of the borough on the boundary with Hertfordshire. The conservation area houses Pinnerwood Farm, which is a livery and stud farm, the life and vitality of which continues a longstanding agricultural tradition, supported by the surrounding large open green fields. Otherwise, the area is characterised by very low-density residential development with spacious gardens. The area has dense and extensive greenery, which provides a tranquil and soft rural character. The high architectural quality of buildings of varying designs is another key feature.



Picture 10.1 Tunnelling greenery



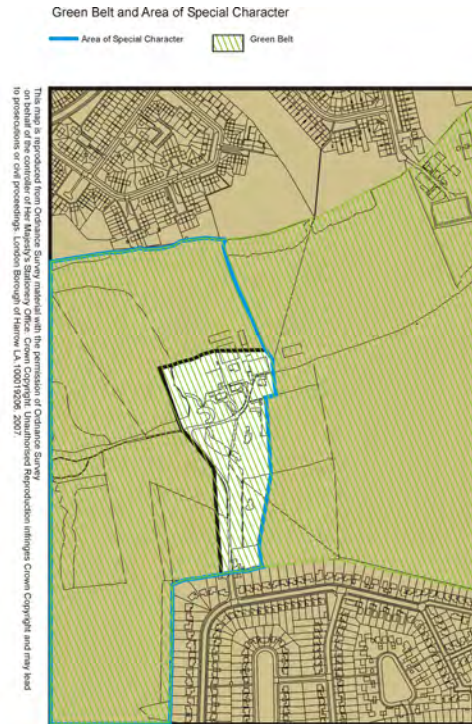
- |  |   |
|--|---|
| 1. Little Common, Stanmore                     | 15. Edgware High Street, Edgware                      |
| 2. Stanmore Hill, Stanmore                     | 16. Waxwell Lane, Pinner                              |
| 3. Old Church Lane, Stanmore                   | 17. Waxwell Close, Pinner                             |
| 4. Pinner High Street, Pinner                  | 18. East End Farm, Pinner                             |
| 5. Tookes Green, Pinner                        | 19. <b>Pinnerwood Farm, Pinner</b>                    |
| 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. Brookhill, 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 10.2 Pinnerwood Farm Conservation Area in relation to other Conservation Areas  
LBH LA. 100019206.2007

### 10.1.2 Planning Policy Context

- 10.2** The Pinnerwood Farm Conservation Area was first designated in 1980 and its boundaries have not changed since this date. The boundary is drawn with regard to protecting the historic layout and buildings of the area and their informal, green and rural setting. It was not felt necessary to further extend the boundary despite the undoubted importance of the open greenery surrounding the conservation area to the north, west and east since this does not include architecturally interesting features and it has protection as the setting of a conservation area. The surroundings, as well as the conservation area itself, are also further protected separately as green belt land and as an Area of Special Character, which is vital in helping to retain the low density and open character of the area. It was not felt necessary to extend the conservation area southwards since this forms a typical mid 20th century housing estate of differing character and of lesser historical importance.
- 10.3** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as Conservation Areas. Local authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the residents and the public in the formulation of those guidance and proposals. These principles are reinforced by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 10.4** The purpose of this appraisal is to provide a 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 encompasses a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 10.5** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and is set within the broader context of conservation area policy guidance for Harrow contained within the London Plan, saved policies of the Harrow Unitary Development Plan and the emerging Local Development Framework. It is important to note that the omission of a particular building, feature or open space from the appraisal should not be taken to imply that such building, feature or open space is of no interest.



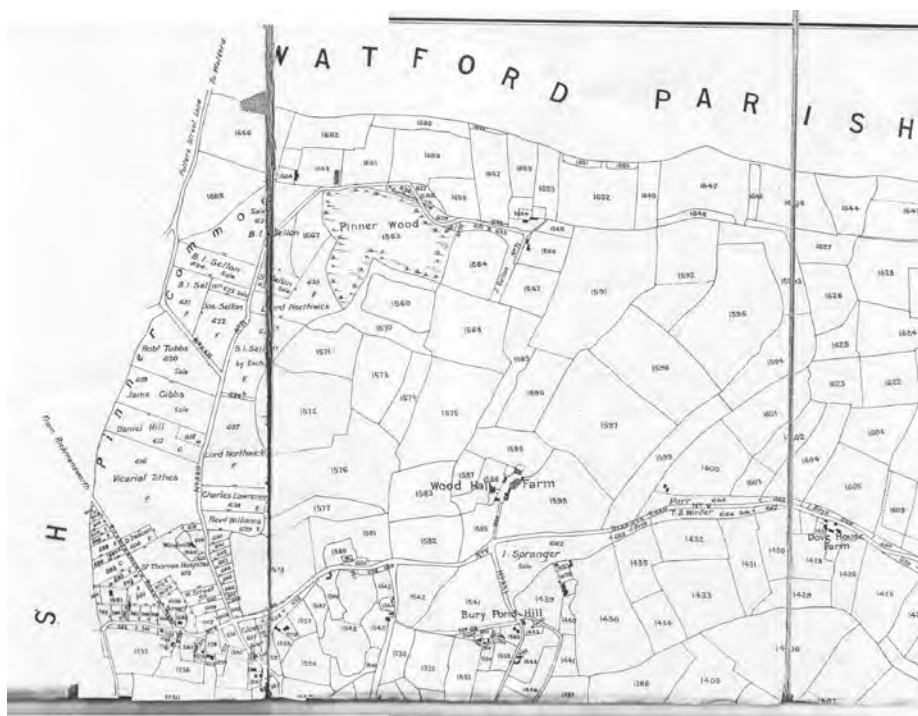


Picture 10.3 Green belt

### 10.1.3 Summary of Special Interest

## 10.6

The special character of Pinnerwood Farm Conservation Area stems from its continued use as a working farm and the fact that it is a most authentic and unique reminder of Pinner's agricultural past. It continues a longstanding tradition of the area and brings vitality to the conservation area's rural character. Its character is also derived from the very low density of residential development combined with the large areas of open and green space. The more sheltered greenery around the horizontal stretch of Woodhall Road is important since this area has always been more akin to woodland. The boundary treatments and driveways contribute to the soft and informal character of the area. Also, the architectural character is important since the buildings retain many original and highly intricate and interesting features. Likewise, the layout and plan form of the current buildings is important since it is clear that this layout was established as early as the early 19th century (as shown in map 10.4).



Picture 10.4 Map of 1817. LBH LA.100019206.2007

### 10.1.4 Short History

**10.7** The Greater London Sites and Monuments Record indicates that, prior to the Medieval period, the area around Pinner was sparsely populated.

- Early History and Medieval Period

**10.8** 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 farmed throughout the Medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. Pinner was granted its own weekly market in 1336, and grew throughout the Medieval period, with the parish church being re-built in the 14th century.

**10.9** Pinnerwood was, as it is still, a small hamlet to the north of Pinner, which is situated in the north west corner of Harrow Parish. It has always been relatively isolated in relation to the rest of Pinner, separated from it by Woodhall manor. The only pre-medieval activity is represented by a scatter of flints datable from the later Mesolithic to the Bronze Age, which were found east of the Pinnerwood Farm house in 1987 (enclosure field 1591) and are suggestive of temporary camps. There were some Roman finds in Pinnerwood but otherwise there is very little evidence of early settlers.

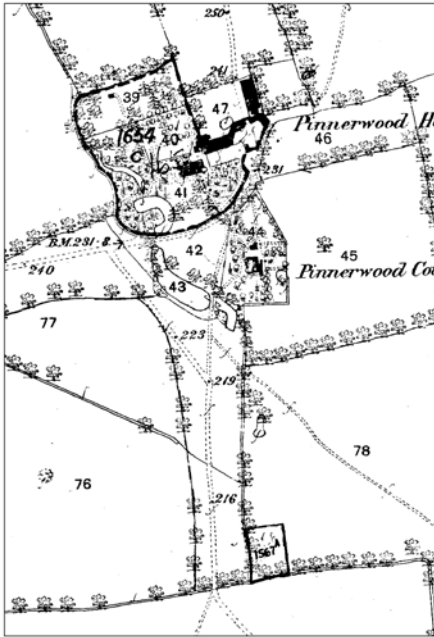
**10.10** The site has remained largely unchanged in the modern period. The area covers most of field numbers 1654, 1566, 1567 and 633 on the Harrow enclosure map, and the northern and western boundaries are unchanged (picture 10.4).

- 10.11** The part south of Pinnerwood House was in Woodhall Manor, an estate cleared from the woodland in the century or so after 1066. Belts of coppice were left around the edges of the fields, some of which survived here until the late 18th century. Field 633 was originally coppice, and part of the lord's waste until enclosure. Arable in medieval times, fields 1566 and 1567 have since been intermittently used as pasture.
- 10.12** The Pinnerwood House part originated as a medieval house on an assart in Pinner woods. It is the only remaining building from the 16th century although it was altered and extended in the C18 and C19.
- 16th and 17th Centuries
- 10.13** Pinnerwood House was rebuilt about 1600 and a rear wing was added in the late 20th century. Pinnerwood Cottage originated in the 17th century as the Clitherow home farm.
- 18th and 19th Centuries
- 10.14** Pinnerwood House is historically interesting as it was once the home of the author, poet and politician Lord Edward Bulwer-Lytton who lived in the house from 1831-1833, for the benefit of his wife and child, and to take advantage of the lower rents. It is said that he wrote his novel Eugene Aram in the room above the hallway to which an upper bay window had been added in the late 18th or early 19th century, and began his political novel, Godolphin. At the same time he began his political career, and became a member of parliament for St. Ives.
- 10.15** Pinnerwood Cottage was also later altered in the 19th century and demonstrates additions from this time. In 1862 Arthur Tooke, owner of the Pinner Hill estate, bought the Pinnerwood House and Cottage estate. In 1867 he rebuilt the southern part of Pinnerwood Cottage as a gabled cross wing.
- 10.16** Pinnerwood Farmhouse dates to the latter part of the 19th century. It was built by Arthur Tooke at about the same time as he bought the Pinnerwood House and Cottage estate, as a new farmhouse for his Pinnerwood estate. He retained most of the farm buildings around the former farm, Pinnerwood House. The farm is thought to have once housed livestock, and as such there is evidence of cattle and pigs. A number of the existing farm buildings are shown on historic OS maps such as that north of Pinnerwood Farm house and the one just east of this which are present on the 1896 OS map (picture 10.6). The present weatherboarded building on the west side of the farmyard was likely to have been a granary for animal feed.
- 10.17** Pinnerwood Lodge was built in the late 19th century as an entrance lodge to the Pinnerwood estate.
- 20th Century to Present Day
- 10.18** Pinnerwood Farm has been a livery and stud farm since 1961-2. Cows were milked until 1975, and then Longhorn Cattle were kept until 2000. This use is important as it emphasises the rural character of the area. Pinnerwood House also has further interesting historical associations as being owned by Mathias Kamprad, heir to Ikea, at the turn of the 21st Century. Pinnerwood House had a bay window added at the

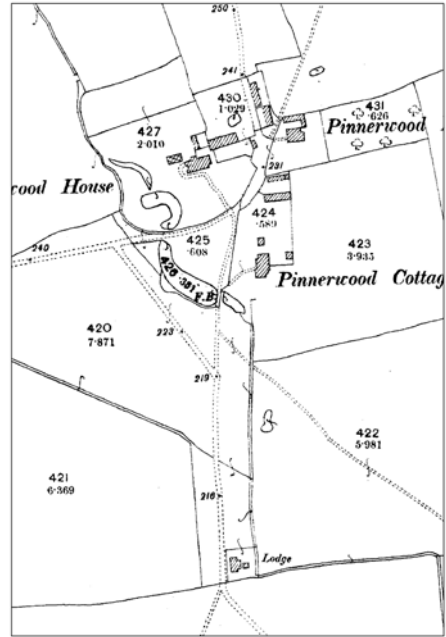


front, probably early in the 20th century. At the end of the century the rear was extended by a long two-storeyed wing, a swimming pool was created, various outbuildings were altered or extended and a double garage was added.

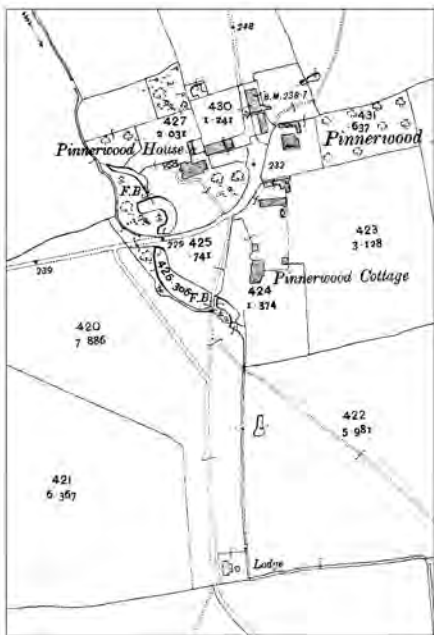
- 10.19** Recent developments here include Pinnerwood Lodge which was granted a two-storey extension to the rear of the property. It is important to retain the rural character and very low density of development in the area and any future development should therefore be mindful of this and be carefully considered.



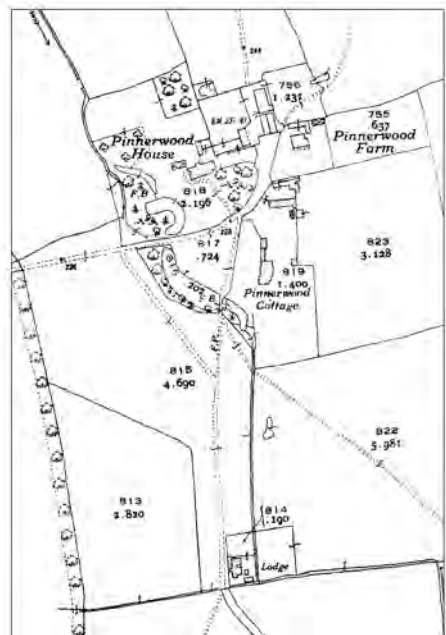
Picture 10.5 Map of 1864. LBH  
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Picture 10.6 Map of 1896. LBH  
LA.100019206.2007



Picture 10.7 Map of 1913. LBH  
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Picture 10.8 Map of 1932 to 1941.  
LBH LA.100019206.2007

### 10.1.5 Archaeology and Geology

- 10.20** 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 10.9 Age of buildings

## 10.2 The Character of the Conservation Area Today

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

- 10.21** There is a very low density of development to the area and its surroundings, as each building has a setting comprising a large area of open and green land. This is vital in retaining the semi-rural qualities of the area as a hamlet surrounded by pasture. The area, and much of its surroundings, is therefore additionally protected by Green Belt and Area of Special Character designations.
- 10.22** The plan form is informal and is reflective of the steady introduction and alteration of buildings over time. Buildings are informally dispersed and set well away from Woodhall Road, not always facing it. However, there is some coherence to their layout, as all but one are clustered to the north-east of the conservation area and all are set adjacent to Woodhall Road.
- 10.23** The topography adds to the informal character as the principal thoroughfare is gently sloping and complemented by the twists and turns of Woodhall Road. The most prominent of its bends seems to have developed to avoid the ponds. The historic run of Woodhall Road is important and seems to have been established by 1864 (see figure 10.5). Whilst Woodhall Road is the main route of the conservation area, there are also narrow footpaths through unkempt grass into, through and out of the conservation area.



Picture 10.10 19th century barn and 20th century stables



Picture 10.11 Topography

## 10.2.2 Townscape Character

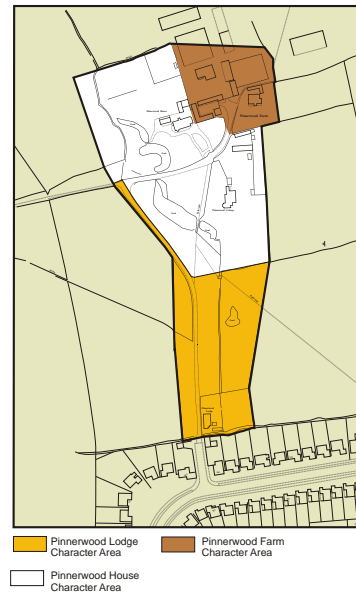
- Land Use

**10.24** The area is in largely residential use, but there is also the significant use of Pinnerwood Farm as a working livery and stud farm which continues the longstanding tradition of agricultural use of this land and which helps provide the characteristic tranquil character to the area. Indeed the name of the conservation area stems from this important element. The farm gives an active and dynamic quality to the area, especially as horses graze in fields to the south. It also gives authenticity to the rural qualities of the area.

- Character

**10.25** The area is characterised by extensive greenery in the form of mature trees, grass, and thick planting within fields, boundary treatments and gardens, as well as a very low density of development, meaning large expanses of open land. The undeveloped open green surroundings to the north, west and east help to accentuate these tranquil rural qualities by distancing the area from any other development. This, and the conservation area, is designated as green belt land and is an area of special character that helps to retain the open and green feel, as well as the area's hamlet atmosphere. The area's rural character exists in clear contrast to the typical 20th century suburban development bounding the conservation area to the south.

**10.26** Three separate character areas can be identified, and are outlined as follows:



Picture 10.12 Character Areas. LBH LA.  
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- Pinnerwood Lodge Character Area

- 10.27** Pinnerwood Lodge character area encompasses one building, Pinnerwood Lodge, which serves as a landmark building marking the entrance to the conservation area. Indeed, it was built as an entrance lodge. It highlights the clear contrast between this area and that to the south. Its traditional high quality Arts and Crafts character, which encouraged its locally listed status, is juxtaposed against the typical row of late 20th century suburban development to the south which is plain in comparison. Pinnerwood Lodge is set against a tranquil background of open greenery and is a key indicator of the low density of development in the conservation area.
- 10.28** Pinnerwood Lodge is set just where Woodhall Road narrows to a single track, marking the point where the road roughens with increased rolled aggregate. With no defined edges, this transitional point also becomes unmarked and absent of street lighting making it informal in character and highly reminiscent of a simple farm track. Just like Pinnerwood Lodge's relationship with neighbouring properties, this is also in contrast to the wide smooth tarmac with road markings and street lighting just to the south. This highlights the change to the informal and semi-rural character of this part.
- 10.29** Upon entering the character area from Woodhall Drive the informality is clear. The boundary treatments comprise unkempt and well grown, raised grassed verges, combined with plain low timber posts holding three rows of barbed wire along the open fields to the west and east. A metal gate is used to mark the entrance to the field on the west. These features allow a continuous run of good through views to



the open greenery of these fields and those beyond as one continues north along Woodhall Road. This provides a refreshing sense of openness, freedom and solitude, particularly by providing an awareness of distance from any other development.

- Pinnerwood House Character Area

**10.30** Pinnerwood House character area differs from the open surrounding areas for its very sheltered nature which is due to the tall mature trees and heavy greenery creating an informal wooded copse. This is important as it helps retain the longstanding character of this area as wooded land. This is evident from the 1864 OS map (figure 10.5), which shows many trees in this area. For this reason the tall heavy planted boundary west of Pinnerwood Cottage is particularly important. The dense planting forms attractive tunnels of greenery at the entrances to driveways and to this stretch of Woodhall Road, which provides an informal character to the area.

**10.31** The sheltered qualities brought by the dense greenery provide a shady atmosphere and a sense of cosy solitude, peace and seclusion from the surroundings. Although there is a higher density of development than in the Pinnerwood Lodge character area, properties are secluded from one another and only a handful of them exist meaning the low density of development quality remains. This provides a sense of tranquillity that is complemented by the several ponds, which form real features of interest.

**10.32** The four main properties form a coherent group as they have high quality handcrafted materials of gentle tones and cottage character designs making them mostly either listed or locally listed. They are set very neatly into their surroundings due to their soft green gardens and their small scale which helps allow the dense greenery to provide the characteristic sheltered quality. Also, their driveways are of gravel, which helps to continue the informality of the area. Importantly, the properties are set back from the road, helping to retain their secluded nature from each other. Unfortunately the garage to Pinnerwood House is set forward adjacent to Woodhall Road which spoils this effect somewhat. It is important therefore that any future development is set back from the road in a carefully considered position.

- Pinnerwood Farm Character Area

**10.33** Upon entering Pinnerwood Farm character area the tunnel of greenery ends to allow the area to brighten and open out. There is coherent assemblage of working agricultural buildings around the farmhouse. The use of the buildings gives an important lively and dynamic quality to this area. One lot of buildings are stables forming a square courtyard and the remaining are informally laid out facing each other around uncluttered rough concrete, which creates a distinct interrelationship between buildings and the farmyard spaces. The various intermittent areas of grass amongst the concrete softens the ground and reinforces the informality accorded by the layout. The use of grass along the edges of buildings also helps visually soften the area.

**10.34** There is varied character within this conservation area due to the various designs of the buildings. However, the working buildings form a distinct group due to their simple, practical and robust functional character. The use of corrugated iron roofs is a sure sign of their longstanding utilitarian nature. All, apart from the most recent large shed,

appear longstanding and are lower in height than Pinnerwood Farmhouse, which emphasises their quality as traditional ancillary farm buildings. The various small barns are important as a sign of the farm's former use as housing small livestock, such as pigs, whilst the larger barn on the boundary of the conservation area is a sign that it formerly wintered cattle.

**10.35** Pinnerwood Farmhouse differs from these agricultural buildings for its decorative, high quality design, and well-maintained appearance. Its well-tended and pretty flower-filled boundary treatment and lawn emphasises its residential character, in contrast to that of the farmyard. Nevertheless, it is inherently attached to the group of working buildings. So, just as the other agricultural buildings should not be divided from one another, the principal building should not be set apart as a separate entity from these buildings by the addition of a distinct driveway or tall boundary treatment.

**10.36** Since this character area comprises an active farmstead, the surrounding open land is vital in supporting its use. The good views of this between buildings and greenery here are therefore important. There is a more enclosed character to the public path north of the derelict farm building, to the north also of Pinnerwood Farmhouse, which serves to allow excellent long distance views across the open land (see figure 10.17).



Picture 10.13 Pinnerwood Lodge



Picture 10.14 Informal grass verges



Picture 10.15 Pinnerwood House



Picture 10.16 Sheltered setting



Picture 10.17 Surrounding fields



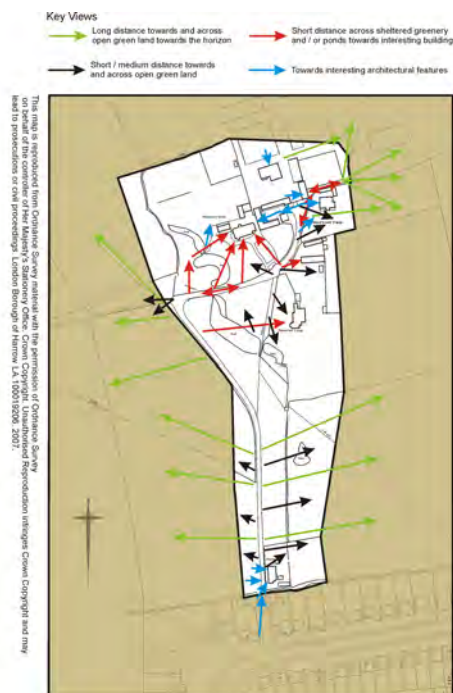
Picture 10.18 Former pens

### 10.2.3 Key Views and Vistas

- 10.37** The high quality of architecture forms the source of numerous key views. For example, the interesting roofscape of Pinnerwood House is evident from the stables of Pinnerwood Farm. Likewise the polychromatic gable ends of Pinnerwood Farmhouse are evident from the entrance to this character area. In addition to these, there is a good long distance view of Pinnerwood Farm from the entrance of the conservation area.
- 10.38** The extensive and dense greenery also forms the source of numerous key views. For example, the two fields adjacent to and north of Pinnerwood Lodge form key sources of short and medium views and allow good longer views out towards the surrounding open undeveloped greenery and wooded areas. Likewise, there are shorter views across the gardens which provide key settings to the residential properties of the conservation area.
- 10.39** The enclosed tunnelling effect in conjunction with the ponds allows rhythmic sheltered vistas. The break in the sheltering gives way to particularly good views out to the west.
- 10.40** Often it is a combination of the greenery and the high quality of architecture that form the source of key views. For instance there are good views across the front garden towards Pinnerwood House. There is also a pleasant glimpsed view from Woodhall Road, between the dense boundary treatments, towards Pinnerwood Cottage.
- 10.41** Important views are marked on the key views map. This is not exhaustive but indicates the type of views that are important to the area.



Picture 10.19 Greenery

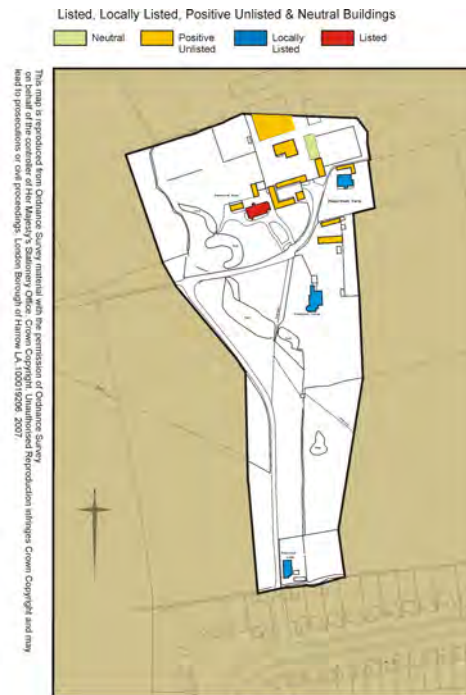


Picture 10.20 Key views



## 10.2.4 Architectural Qualities

- 10.42** The area can be divided into two architectural groups. The residential properties are of a relatively small to medium scale and use high quality details and materials and asymmetrical forms. Together these features provide decorative Arts and Crafts and Victorian Gothic qualities. In contrast, the agricultural buildings have practical designs of hard wearing and relatively plain materials. No property exceeds two storeys. All but the modern shed are of a small to medium scale.



Picture 10.21 Architectural qualities

- Residential Properties

- 10.43** There is some coherence to the architectural character of the residential properties as there is a similar small scale of density. No building exceeds two storeys, which creates a very domestic scale within wider open settings. All are characteristically asymmetrical.
- 10.44** Two of these houses were built by Arthur Tooke, and one, Pinnerwood Lodge, by either his son, William, or daughter, Alice. They display their fondness for Gothic, Tudor and vernacular elements. Such fondness is also evident in buildings within the Pinner Hill Estate Conservation Area buildings, Pinner Hill House, Pinner Hill Lodge and Pinner Hill Farm.
- 10.45** Other commonalities within the design include, Pinnerwood Lodge and Pinnerwood Farm house both with similar dentil course appearance below their eaves, as the base of the timber posts supporting their pitched roofs protrude here. Secondly, all have steeply pitched roofs and gable ends. Often there are a number of different sized gable ends facing different directions helping to give the asymmetry to the designs. As a mark of the common use of gable ends, one property uses dormer

windows with gable ends and Pinnerwood Lodge uses a porch with a gable end. The gable ends to Pinnerwood Farm house and Pinnerwood Cottage include the very decorative and intricately carved timber bargeboards. These form the source of a number of key views. Gable ends also include the timber beams of the timber framed Pinnerwood House, which are an important sign of its Tudor origins.

**10.46** Another common element is the use of decorative brick chimneystacks protruding above the roof slope to the majority of buildings. They serve to give distinction and interest to the roofscape, particularly where original clay chimney pots remain. Each chimney is important, as every one is unique, incorporating different decorative designs. They use protruding bricks to form interesting patterns. The presence of these chimneystacks helps highlight the traditional qualities of the properties and often emphasise the characteristic asymmetry of the designs.

**10.47** Another common element is the use of high quality timber windows, which interestingly vary from property to property. Pinnerwood Cottage for example incorporates a two storey curved and single storey square diamond leaded light bay window. Pinnerwood Farm and Pinnerwood Lodge use carefully carved timber casement windows.

**10.48** Importantly, each property has unique design elements adding interest to the area. Pinnerwood Farm house is notable for its polychromatic brickwork and banded tile roof as well as its ground floor roofed walkway. This design is open to the streetscene at the entrance to Pinnerwood Farm which allows it to form a landmark here. Pinnerwood Cottage is notable for its segmented arched head to the main elevation and the projecting two-storey bay and porch over the main doorway. Pinnerwood Lodge is the only property to incorporate tile hanging. This is an interesting feature that contrasts with its use of timber weatherboarding on the ground floor and helps create its Arts and Crafts character.

**10.49** Three of the properties have been locally listed in recognition of their special local historic and architectural interest. The local listing designation applies to Pinnerwood Farm house, Pinnerwood Cottage and Pinnerwood Lodge. However, the protection afforded by this and conservation area status alone cannot protect many of the features that contribute to the special interest of these buildings and the area. Therefore Article 4 Directions controlling some permitted development rights may be worthwhile. Also, Pinnerwood Farmhouse's special interest may warrant statutory listing, which would ensure protection for its special interest and original built fabric.

- **Agricultural Buildings**

**10.50** The agricultural barns and sheds are all simple, of plain design and practical in appearance reflecting their functional nature. For instance, a number of the stables and barns lack windows emphasising their agricultural, and non-residential use. They are of a small to medium scale reflecting the size of the farm and their positioning emphasises their ancillary nature to the principal building of Pinnerwood Farmhouse.

**10.51** The larger and partially weatherboarded building to the north is likely to have once been the granary. This has quite an interestingly rambling form as though it has developed incrementally and informally over time, as the requirements of the farming



industry changed and modernised. The various designs of the smaller buildings are important as they are a sign of the farm's former holding of small livestock. Likewise the shed to the north is likely to have once wintered cattle.

- 10.52** Notably all farm buildings appear to be in a weathered and worn state and could benefit from repair works. The exception is the large shed that stores hay.



Picture 10.22  
Polychromatic  
brickwork



Picture 10.23 Gable ends



Picture 10.24 Pinnerwood  
Cottage



Picture 10.25 Former  
granery



Picture 10.26 Clay tile  
hanging



Picture 10.27 Decorative  
bargeboard

## 10.2.5 Prevalent and Traditional Building Materials and Detailing

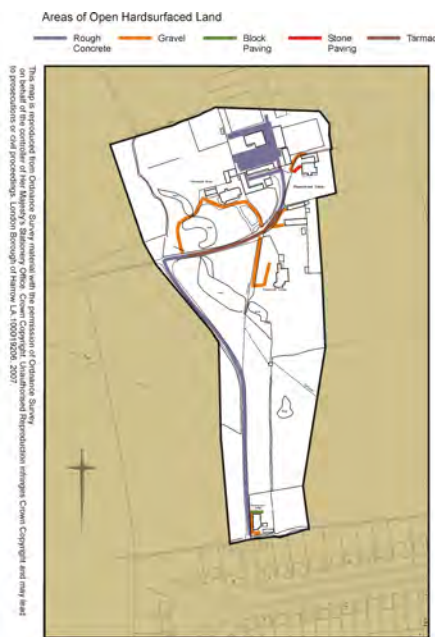
- 10.53** There is some uniformity to the architectural character of the area as all residential properties are of high quality handmade materials. These elements include red, light brown and grey and white brick, reddy brown coloured clay tiles, white rendered facades and timber boarding. This built fabric is important as it complements and helps to create the high quality architectural designs. For example, the handmade clay tiles and bricks offer more varied and richer tones and textures to the facades of properties, therefore avoiding any bland uniform appearance that machine-made materials might otherwise create.

- 10.54** The machine made tiles give a bland overall appearance due to their plain uniform colour as opposed to the more lively, richer and more interesting appearance of the adjacent original tiles.

**10.55** The use of handmade bricks for Pinnerwood Farmhouse allows the use of decorative polychromatic brickwork to the gable ends and the gauged brick arch with some gault brick that forms an attractive surround to the windows.

**10.56** The traditional agricultural buildings are constructed of timber, red brick, clay tiles and often incorporate corrugated iron roofs. Like the residential buildings one has a red plain clay tiled roof and two have timber weatherboarding.

## 10.2.6 Streetscape



Picture 10.28 Hardsurfaced land



Picture 10.29 Boundary treatments



Picture 10.30 Use of gates

- Street Furniture

**10.57** Small discreet metal signs are dotted throughout indicating both public footpaths and bridleways. These are important as they help emphasise the rural qualities of the area, and make it easily accessible from the wider area. However, these are standard metal road signs, which could be improved if they were to be replaced by wooden posts with small directional arrows. In this way they would be more in keeping with the rural environs.

**10.58** Otherwise street furniture is absent and the area does not suffer from visual clutter, especially as street lighting and road markings are absent.

- Floorscapes

**10.59** The area comprises large amounts of grassed landscape since open fields cover the overwhelming majority of the conservation area. The fields are vital in creating the open, and contributing to, the rural character of the area.

**10.60** Rough concrete runs along most of Woodhall Road with poorly defined edges which means the route is akin to a semi-rural track. This contributes to the informal character of the area and is important since it maintains the longstanding nature of this route. Likewise, rough and worn concrete forms the floorscape of Pinnerwood Farm's courtyard, which contributes to the functional character here.

**10.61** Driveways to properties are of gravel to complement the soft and informal character of the conservation area. Any introduction of another type of hardsurfacing, such as brick or stone would be inappropriate here. At present there are no controls against hardsurfacing and yet if this were to occur more extensively, or if gravel driveways were replaced with harder surfaces, the character of the conservation area would be damaged. Therefore it may be appropriate to introduce an Article 4(2) Direction, which would give additional control over this element.

- Boundary Treatments

**10.62** Boundary treatments consist of dense greenery, sometimes also with timber fences, adding to the soft and informal character. Unkempt grass verges support this atmosphere. In the Pinnerwood House character area tall mature trees and dense planting is used as boundary treatment, which enriches the character by creating a sheltering effect. Any proposal to reduce the extent of these green boundary treatments or introduce harder, more solid boundary treatments would erode the rural character of the conservation area. At present there are only the standard conservation area controls for boundary treatments and therefore the area could benefit from an Article 4(2) direction which would provide further control to help preserve this important part of the area's character.

**10.63** Gateways to the fields and parts of Pinnerwood Farm tend to be closed by plain metal bar gates that allow through views into the fields and agricultural buildings beyond. Their hard metal character is appropriate here as it complements the functionality of the farmstead.

**10.64** In contrast to this, most driveways have a plain timber gate, but which also allows through views into gardens beyond. The five bar timber gates (see figure 10.32) here have an informal quality that matches the character of the area. Therefore, any proposal to replace these with harder, more urban materials, a more solid design for example or more ornate or decorative designs would be inappropriate as they would be out of keeping with the rural character.



Picture 10.31 Cattle grid



Picture 10.32 Timber 5 bar gate



Picture 10.33 Boundary treatment

## 10.2.7 Green Spaces and Ecology

- 10.65** Extensive and frequent green spaces are fundamental to the character of this almost rural conservation area. The pastoral land is historic in its design and supports the informal and rural character of the area, and serves to provide feed and exercise for the livery's horses.
- 10.66** A bridleway runs across the golf course from Pinnerwood Farm in the east to the club house on the other side, cutting across the northern margin of Pinner Wood on the way. Its passage through the wood is bounded by a well-defined ditch and bank on one side. It runs approximately parallel with the Hertfordshire boundary and links Albury Drive with Pinner Hill.
- 10.67** The more enclosed and sheltered areas of planting and treed areas adjacent to the residential properties soften the setting of the buildings and help to create a feeling of sense of place. The foliage and shrubbery is generally greater in height and denser around these properties to create pleasant and interesting walkways throughout.
- 10.68** 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 served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders 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.





Picture 10.34 Open space

## 10.3 Summary of Pinnerwood Farm Conservation Area

### 10.3.1 Summary and Main Assets

**10.69** The very low density of development that is supported by soft characteristics such as dense greenery in the form of tall mature trees, hedges and extensive areas of open, unkempt grassland of an almost rural nature combine to establish the area's special character. These furnish an excellent setting to many of the historic buildings, which are of high architectural quality for the most part, demonstrating many intricate original features. The buildings and the fields beyond serve to provide a key source of views enticing walkers into the area. It is the working farm though that is almost unique within the borough and is a fundamental part of the conservation area's character.

### 10.3.2 Problems, Pressures and Potential for Enhancement

**10.70** 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 or Opportunity for Enhancement:	Address:	Description:
Maintenance	Farmyard Buildings	These are in a poor state. Although their active use should keep these properties from deteriorating quickly they could benefit from repair works. In particular, there are holes in some areas of the roofs, which can cause damp problems.
Derelict buildings	Farmyard Buildings	The traditional character of an unused building to the north of the farmhouse suggests it is an agricultural building, and therefore of some importance to the character of the conservation area. It is however redundant and is covered in plant growth, which is likely to be damaging some areas of built fabric. In combination with the lack of use, the building could fall into a precarious state, vulnerable to further decay or partial collapse.
Anti social Behaviour	Farmyard Buildings	Anti-social behaviour led to a fire in one of the traditional farm buildings, which led to its replacement with a modern shed.
Pressure for Development	Throughout	Pinner is a particularly desirable place to live and therefore pressure for development is high. This is an important issue since further development in this area would be likely to detract from the almost rural character of the area.
Boundary treatments and Driveways	Throughout	These elements have a relationship with the soft landscaped and informal character of the conservation area. However, no additional controls have been given to this conservation area to protect these features. If the driveways were substantially hard surfaced or if the gates were to be of decorative metal these would be more akin to an urban area and would appear out of place here.
Architectural Qualities	Throughout	Pinnerwood House is statutorily listed. Pinnerwood Lodge, Pinnerwood Cottage and Pinnerwood Farmhouse are locally listed. Otherwise buildings in this conservation area have no additional protection over and above the usual conservation area controls. This is despite the considerable quality of their fabric and design.
Pinnerwood Farmhouse	Pinnerwood Farmhouse	<p>This property is fundamental to the area's character as the principal building to the farm. It is very attractive given its decorative, high quality design, and well-maintained appearance. Original features include gault brick and decorative brick dressing and arches, banded tile roof and fretted bargeboards.</p> <p>The concern here is that alterations could be made without the requirement for permission and the potential for these to alter the special interest of the property. At present, the property is locally listed but warrant statutory listing given its quality and history.</p>
Metal Signposts	Throughout	It would be an improvement if wooden posts with small directional arrows could replace the metallic signs, as these would be more in keeping with the area.

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Satellite Dishes	Throughout	These are sited in quite prominent positions on the buildings and detract from their architectural qualities.
Outbuildings	Throughout	The new 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 open space and the high quality architectural character.
Porches	Throughout	The new 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.
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 new General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in the conservation area. These could potentially be very visually obtrusive.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.
Pinnerwood Farmhouse	Pinnerwood Farmhouse	The footpath leading past this house and towards the fields could be improved and cleared of litter.

### 10.3.3 Public Consultation

**10.71** 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.

## 10.4 Pinnerwood Farm Conservation Area Management Strategy

### 10.4.1 Purpose of the Strategy

**10.72** 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 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 for enhancement identified in the previous section.

- 10.73** 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.

## 10.4.2 Management Proposals

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

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Maintenance	Farmyard buildings	Investigate sources of funding. Provide advice if this is requested.
Derelict buildings	Farmyard buildings	Investigate sources of funding to encourage a new use to be found. Provide advice if this is requested.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Anti-social behaviour	Farmyard buildings	<p>Monitor the situation. Provide advice concerning the conservation area and protection of the buildings where it is sought. Encourage engagement with the police, Safer Neighbourhoods Teams and the crime prevention design advisor.</p>
Pressure for development	Throughout	<p>Any future proposals should be carefully considered in light of the fact that this conservation area is characterised by an especially low density of development and its soft, informal and rural nature. Proposals which would detract from this character should be strongly resisted.</p>

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Boundary treatments and driveways	Throughout	Seek the introduction of Article 4(2) directions to the residential dwellings which would require planning permission for hardsurfacing or alterations to boundary treatments after a careful survey and consultation is carried out.
Architectural qualities	Throughout	Pinnerwood Farmhouse is considered separately below. However, the introduction of relevant Article 4(2) Directions should be sought to protect these buildings from minor alterations which could damage their special interest and the character of the conservation area.
Pinnerwood Farmhouse	Pinnerwood Farmhouse	The property may be worthy of statutory listing which would afford



Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		<p>additional protection. Therefore the property will be put forward for consideration to English Heritage. Otherwise it could benefit from additional protection in the form of Article 4(2) directions, following a careful survey and consultation.</p>
Metal signposts	Throughout	Encourage the replacement of metallic signs with timber.
Satellite Dishes	Throughout	Encourage owners to site these in more discreet locations.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
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.
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.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass	Throughout	Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
heating system or as part of a combined heat and power system		<p>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 <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</p> <p>Careful consideration will be given to the creation of an Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required whenever photo-voltaic panels, solar panels and wind turbines 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>

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
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.
Pinnerwood Farmhouse	Pinnerwood Farmhouse	The footpath leading past this house and towards the fields could be improved and cleared of litter.

### 10.4.3 Revising the Conservation Area Boundary

- 10.75** The area surrounding the conservation area to the north, west and east makes an important contribution to the character of the conservation area as it comprises open fields and wooded land. These are important as they support the use of Pinnerwood Farm as a working farm and help retain the character of this area as an isolated hamlet. These are already protected as they are in the setting of this conservation area and have separate designations as an Area of Special Character and green belt land, and as no architecturally interesting features were evident in these areas it is unnecessary to extend the conservation area to include this open land.

- 10.76** It was not felt necessary to extend the conservation area southwards since this forms a typical mid 20th century housing estate of no particular architectural interest. It is clear from the appraisal that the special character of the existing conservation area has been retained over the years and therefore the boundary should be retained as it is.

#### 10.4.4 Support

- 10.77** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as the Pinner Local History Society, and national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 10.78** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets but much of the works would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials to improve and enhance walkways, some of which could be secured through planning obligations. The Council will continue to apply for grants wherever possible.
- 10.79** 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.

#### 10.4.5 Guidance

##### **Maintaining Pinnerwood Farm 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 and doors, bay windows, square or diamond leaded lights, protruding bricks forming patterns, clay chimney pots, bargeboards, timber beams, polychromatic brickwork, banded tile roof, weatherboarding, 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 resisted.

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 originals and re-use materials where possible.

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 the streetscene views and where built fabric would be least disturbed.

### **Maintaining Pinnerwood Farm 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 TPOs where appropriate.

d) Discourage development that adversely affects significant trees.

e) Encourage the retention, or where necessary replacement of 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 Pinnerwood Farm's Rural Landscape**

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

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street materials.
- d) Encourage street furniture to be well sited and designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as stone pavers or granite kerbs and wherever practicable, replacement floorscapes should be of appropriate traditional materials.