

Conservation Area Appraisal and Management Strategy

Waxwell Close



Adopted December 2009

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Appendix 2 Waxwell Close Conservation Area Appraisal and Management Strategy

2.1 Introduction to the Conservation Area

2.1.1 Introduction

2.1 Waxwell Close CA is a reminder of the philanthropy of a former local resident of Waxwell Lane who built the properties to provide local residents with up-to-date housing for the artisan class. The Close dates to 1927 but is evocative of those attractive uniform crescents of central London that sprang up in Georgian England. The gentle curve of the semi-detached row and the elegant and uniform design and layout provides coherence that links the properties together. This is particularly special as this design and layout is unique in the context of Harrow.

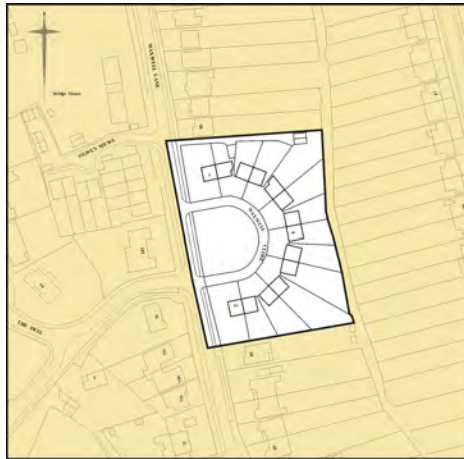


- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Waxwell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Waxwell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes Green, Pinner | 19. Pinnerwood 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 2.1 Waxwell Close CA in relation to others within the borough. LB Harrow
LA1000.19206.2007

2.1.2 Planning Policy Context

2.2 The conservation area was designated in 1980 and the boundary has remained the same since designation.



Picture 2.2 Waxwell Close CA
LBH LA.100019206.2007

- 2.3** 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. This guidance document supplements and supports saved UDP policies D14 and D15. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 2.4** There was no existing character appraisal for this conservation area. Now adopted, this appraisal, and the linked management strategy carry weight as a material planning consideration for assessing all development proposals.
- 2.5** 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 help protect the area's character.
- 2.6** This appraisal and management strategy form 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 and the emerging Local Development Framework. 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.

2.1.3 Summary of Special Interest

- 2.7** The special interest of Waxwell Close lies chiefly in the uniformity of its layout, plans, and the design and detail of the attractive high quality residential architecture. Its side and driveway entrance gates and front garden greenery denote the different area of townscape, which in contrast to nearby properties creates a marked formal

character. The properties' private crescent shaped area of unkempt greenery, with mature trees, adds a semi-secluded atmosphere which in combination with the timber entrance gates and unadopted gravel road surface provides quite an informal setting. The area's interest also lies in its origin as the product of a local man, Reginald Bridgeman.



Picture 2.3 According to a covenant on the land, the drive must be kept clear of parked vehicles



Picture 2.4 The uniformity of the group is a key characteristic

2.1.4 Short History

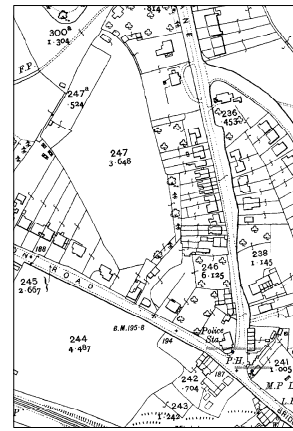
- 2.8** The Greater London Sites and Monuments Record indicates that prior to the Medieval period the area around Pinner, was sparsely populated. From the early 9th century, Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury.
- 2.9** Pinner was farmed 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 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. Further information on the development of Pinner's High Street can be found within the Pinner High Street Conservation Area Appraisal and Management Strategy.
- 2.10** The Waxwell Close plot remained undeveloped until 1926 according to historic Ordnance Survey Maps. This land, and that upon which 68 and 98 - 118 (even) Waxwell Lane were built, was owned by William Barber towards the end of the 19th century. This was later within the ownership of T. Evans and was subdivided and sold throughout the ownership of both custodians. The Waxwell Close plot was sold to Annie Trotter in 1915 and Reginald Bridgeman, who brought about the layout and design of the Close, was her heir.

2.11 In 1927, Reginald Bridgeman is said to have built the present Waxwell Close properties in a philanthropic act in response to Prime Minister, Ramsay MacDonald's appeal for a larger stock of housing of moderate rates. Bridgeman's enthusiastic response is likely to have been linked to his strong socialist ideals, which have led to him being remembered for his unselfish work for those less fortunate than himself. Seven properties have since been sold off, but the area's appearance has remained largely unaltered.

2.12 However, there have been side extensions to four of the properties. The former are visible from the streetscene and therefore detract from the uniform semi-detached character of the area. Alterations and additions have otherwise been to the rear. To date, there have been three rear extensions. Backland development incorporates garages to the north of Waxwell Close, one in the garden of number 14 and alterations have taken the form of rooflights and alterations to side gates. Such development, no matter how small, impacts on the evenness and regularity of the group. At present though, the overall original uniformity is overriding, and should be protected as such. This is supported by the controlling covenants which secure original design. Development pressure however does remain high and care should therefore be taken when considering any possible future development to ensure it respects the design and layout characteristics and medium density of development here. Methods of preservation and enhancement are addressed in the management strategy.



Picture 2.5 Map of
1913. LBH
LA.100019206.2007



Picture 2.6 Map of
1935. LBH
LA.100019206.2007

2.1.5 Archaeology and Geology

2.13 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.

2.2 The Character of the Conservation Area Today

2.2.1 Density of Development, Topography and Plan Form

- 2.14** The area's very specific plan form, topography and density of development contributes to its formal layout, and uniform character. There is a medium density of development here, as Waxwell Close comprises well-spaced semi-detached properties. There is also a crescent shaped plan form and a mostly flat surface to the land, since the area is located in a flood plain. The central grassed area is designated as an open space in the Harrow Unitary Development Plan, which is important as it allows good views into and out of the attractive crescent and provides the area with valued biodiversity. It is privately maintained and not suitable for development. It is important that this open character is retained otherwise the setting to the conservation area would be detrimentally impacted upon and the sense of exclusion it affords for the conservation area would be lost.



Picture 2.7 The area is reasonably flat. LBH
LA.100019206.2007

2.2.2 Townscape Character

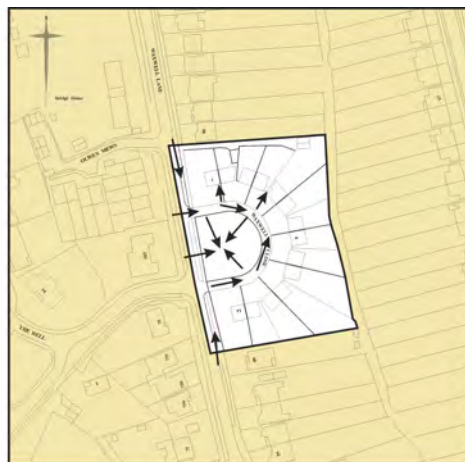
- 2.15** Waxwell Close is characterised by two storey, shallow hipped roofed, semi-detached residential properties. Use of the same design, form and detailing for each is important in bringing continuity and formality to the area. The front driveway entrance gateposts complement this formality, creating a unique pocket of Pinner's architectural history. The front garden treatment likewise brings regularity to the area as the stone pathways, grassed lawns and hedged boundary treatment are of the same repeated design. The front gardens have much townscape value as these create a suburban feel, especially within the context of architecture more akin to the townhouses of inner London. The planting and greenery that is provided here helps to make the crescent less isolated and provides a link to the wider townscape setting. Any alteration therefore to hardsurface or to remove hedgerows or substantial amounts of planting would be detrimental to the character and appearance of the conservation area.

- 2.16** The shared front crescent shaped greenery, 'The Spinney' and lack of pavements is important in accentuating the quiet and semi-secluded character of these properties. The informality of the planting creates a comfortable atmosphere, as does the unmade driveway and simple timber entrance gates. The informality of the green spaces makes a visible contrast with the formal layout of the buildings and their architecture, adding visual interest and character to the area. The green space also helps to maintain a medium density of development and a visual break within the streetscene of Waxwell Lane. The combination of high quality architecture and green spaces mean there are good short distance views from most parts of the conservation area.
- 2.17** The townscape character also provides an interesting setting to Waxwell Lane Conservation Area. This is because in contrast to Waxwell Close, Waxwell Lane developed gradually from the medieval era to give varied property designs and numerous detached and semi-detached properties including Arts and Crafts and timber framed designs that create a far more informal character.
- 2.18** Attractive brown brick with red brick quoined gate pillars, with round stone tops mark the entrance to the conservation area. These reinforce the formal design of the properties and the symmetry of the crescent shaped layout. The timber driveway entrance gates are similarly important and should be maintained as they emphasise the symmetry of the layout of the conservation area and identify the name of the Close. These are relatively recent post-war gates, the simple design of which complements the more informal, unkempt *Spinney* setting.

2.2.3 Key Views and Vistas

- 2.19** Important views have been marked on the key views map below. This is not exhaustive but indicates the types of views that are important to the area. The gaps between each semi-detached pair and the side gardens of numbers 1 and 14 provides the source of key views. The attractive architecture of each property as outlined in following sections also provides the source of many key views. The chimneys and hipped roofs especially, provide an interesting roofscape and the garden hedges and other planting enhance the streetscape.

Key Views



Picture 2.8 Important Views. LBH
LA.100019206.2007

2.2.4 Land Uses

- 2.20** The use of the area is consistently residential and all properties are single-family dwelling houses. Likewise the immediately surrounding area is of residential use. There is also currently a religious use at the nearby Grail, and commercial uses along Bridge Street.

2.2.5 Architectural Qualities

- 2.21** Properties are attractive two storey, hipped roofed, semi-detached residential properties of red and brown brick, red clay tiles and lead covered porches with timber sash windows. Their quality lies mainly in their elegantly proportioned form, and high quality detailing. Notable detailing includes the distinctive white painted timber dentil course just below eaves level and scooped porches supported by decoratively carved timber brackets. There are also delicate gauged, deep red brick arches above the windows and doors and dark red brick detailing around them that neatly frames the attractive, slightly recessed, sash timber windows and the doors of these properties.
- 2.22** The windows are similar to many found in the Pinnerwood Park Estate Conservation Area. On the front elevation these consist of a 6 over 6 square paned frosted glass window above the entrance porch and otherwise square paned clear glass in a 6 over 6 design on ground and first floor level with 2 over 2 side lights either side. The regular spacing of front doors are also important especially due to their matching design and colour (see following photos). The central white painted lead drainage pipe and the brown brick chimney, occasionally with clay chimney pots above, complements the symmetry of the semi-detached properties. The stacked round clay ridge tiles draw attention to the shallow hipped roofs and accentuate the characteristic symmetry. Further mirroring is provided by the brown brick entrance pillars with red brick quoins and round stone top.
- 2.23** Painted side timber gates are repeated to the rear garden of these properties, as shown in the photograph below. These are painted in Buckingham Green. However, a number are being replaced or altered which detracts from the continuity of the group. Similarly some properties have been altered by side extensions or the addition of satellite dishes, which detract from the properties similarity of form and detailing. Fortunately a covenant protects the facade of these properties since it states no alterations are allowed on the front. The linking architectural form also reflects their historic origins providing as much housing as possible in the most cost effective way. Alterations to the properties are addressed in the linked Management Strategy.



Picture 2.9 Original windows and doors



Picture 2.10 Typical wooden side gate



Picture 2.11 Hipped roofs and centrally located chimneys

2.2.6 Streetscape

- 2.24** All street furniture is private. The timber driveway entrance gate pillars and timber entrance gates make an important contribution to the character of the area .



Picture 2.12 The Spinney is surrounded by timber fence.

2.2.7 Green Spaces and Ecology

- 2.25** All greenery contributes to the character of the area. This helps maintain the medium density of development, particularly to the front of the properties and to the sides of numbers 1 and 14. Boundary treatments consist of continuous hedgerows just over one metre high above a low brown brick wall. The hedge extends higher either side of entrance-ways to the properties. This continuous and neatly trimmed element is important as it accentuates the uniform formal architectural character of the properties. The private front greenery is significant as its mature trees help provide a semi-secluded setting to the conservation area. The more unkempt nature of the

greenery here also provides an informal setting providing an interesting contrast to the formal architecture. Importantly, this area is retained by the family of Reginald Bridgeman to protect it from development.

- 2.26** 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.



Picture 2.13 According to a covenant for the land, hedgerows must be retained

2.3 Summary of Waxwell Close Conservation Area

2.3.1 Summary and Main Assets

- 2.27** The general condition of the area is good. The main assets include the well maintained, mostly unaltered, high quality architecture (the unaltered windows being particularly notable) that is well-balanced with private green spaces, including mature trees. The continuity of design in terms of detailing, scale and layout is important in bringing uniformity to the area.

2.3.2 Problems, Pressures and Potential for Enhancement

- 2.28** 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 Potential for Enhancement:	Address:	Description:
Pressure to change timber sash windows and front doors	All of Waxwell Close	Timber windows and front doors add to the overriding uniform character of the conservation area. They also add to the integrity of the original design and are attractive due to their proportions and the windows for their delicate glazing bars. It is desirable to preserve these features. Importantly there is a covenant protecting these features at the front of these buildings. However, further protection could be provided through the planning system. There may also be pressure to change these windows and front doors or to change their colours.
Pressure to change front garden paths and green spaces	All of Waxwell Close	The regular front paths make up part of the character and appearance of the conservation area. Again, they also add to the integrity of the original design and are pleasant features as they do not detract attention from the high quality architecture and allow for quite large

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		areas of green space in front of the properties and provide a good soft, suburban setting. Importantly there is also a covenant protecting these features. However, further protection could be provided via the planning system.
Alterations to the side gates of properties	Intermittent along Waxwell Close	Alterations detract from the uniform character of these properties and the integrity of their original design. These alterations involve placing a solid backing and altering the colour of the backing. Even altering this to a different shade of green detracts from the integrity of the group.
Minor alterations such as satellite dishes or rooflights	Occasionally along Waxwell Close	These detract from the traditional character of these properties and their intended uniformity of design. These have a cluttering effect and the shimmer of the glass of rooflights can change the character of the roof. Whilst at present the impact is not severe, cumulatively these would detract from the special interest of the conservation area.
Extensions	Four properties	The side passageways are important as they

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		provide a sense of medium density of development to the area. They are an important part of the original plan form of the properties. There remain good views to the attractive architecture along the sides of these properties and views through to gardens maintaining a sense of openness here in an otherwise enclosed area. The regular spacing between properties is very important in maintaining the regularity and continuity of the crescent. Therefore any further side extensions would not preserve the character of the area. Positively though the existing side extensions have not exceeded one storey.
Gravel Driveway	Between the Spinney and the front gardens	Two to four cars are stored on the front crescent shaped gravel driveway. This adds to a cluttered feel. A covenant means no cars should be parked here.
Garages	Garages on the north side of the conservation area and in the garden of number 14	These constitute backland development.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		They detract from the uniform original layout of the area and the large gardens that contribute to the area's medium density of development. Those to the north have been sold off and have rights of access through the north side gardens. So, these could be built to provide access to the garages. Number 14 retained in a covenant rights of access down the south side of the gardens so that in the future it could provide off street parking/garages at the bottom of numbers 10 and 11.
Outbuildings	Within gardens	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 consistent use of open, green garden space.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
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. Wind turbines are also a pressure.	All of Waxwell Close	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 traditional uniformity of the area.
Porches	All of Waxwell Close	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.
Cracking to brick section of front garden walls	Intermittent along Waxwell Close	This detracts from the otherwise high quality and maintenance of the area. This was due to a vehicle backing into the wall.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

2.3.3 Public Consultation

- 2.29** 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.

2.4 Waxwell Close Management Strategy

2.4.1 Purpose of the Strategy

- 2.30** 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 such 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 guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features/issues identified as having potential for enhancement.
- 2.31** 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.

2.4.2 Management Proposals

- 2.32** Pressures and issues are outlined in the linked Conservation Area Appraisal, and are addressed in the following table.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Unaltered timber sash windows and front doors	All of Waxwell Close	Replacement windows and doors should be of timber with the same glazing, glazing bar design profile and proportions as the originals. Timber has a finer and more delicate shape and profile. It is important that mouldings are retained, since these add an elegant and decorative quality to the architecture and importantly help retain the area's continuity. Any alteration to the colour of the front doors would be detrimental to the character of the area. The Council will consider the introduction of an Article 4 Direction to require planning permission for the alteration of these features to ensure uniformity of design.
Unaltered front paths and front garden greenery	All of Waxwell Close	Where hard surfacing exists, this should be matched or improved in terms of colour, width and texture. This is important as any subsequent hardsurfacing that differs in material of

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		surface size would detract from the uniformity and soft, suburban character of the conservation area. The Council will consider the introduction of an Article 4 Direction to require planning permission for the alteration of these features to ensure uniformity of design.
Alterations to the side gates of properties	Intermittent along Waxwell Close	Gates should look like the originals. Consider the introduction of an Article 4 Direction to require planning permission for the alteration of this feature. This would ensure uniformity of design and colour.
Alterations such as satellite dishes or rooflights	Occasionally along Waxwell Close	Ideally any alterations, particularly on elevations visible from the front of the properties, should be avoided as cumulatively they detract from the uniform and traditional character of the conservation area. Consider the introduction of Article 4 Directions, which would require planning permission for such minor alterations.
Extensions	Four properties in Waxwell Close. Numbers 2, 3, 6 and 8 have side extensions. Three properties have rear extensions (4, 6 and 8).	Side extensions are not acceptable as they cause harm to the symmetry of the Close and lose the important gaps between buildings. The design and finish of any addition or alteration needs to be of a high quality. The design should allow for a comfortable space around windows and doors. Brick bonding should match the property. The finish is important as it can affect the whole character of the extension. Therefore, suitable materials to match the existing properties are required. Flat roofs with a brick on edge parapet are most appropriate to limit the bulk of any development given the relatively small scale of these properties. Crown roofs are likely to be inappropriate as they create additional unnecessary bulk that detracts from the dominance of the main building. Any extensions should be set to the rear of the properties so they are not visible from the front of the properties and so they do not block the gap between properties. Planning permission is required for side extensions. Rear dormers are likely to detract from the original hipped roofs in views from behind, particularly on the end properties. It may be possible to work with the residents on a design guide.
Gravel driveway	Between the Spinney and the houses	Parking on the gravel driveway is prohibited as set out by covenant but there are still a couple of cars which park here.
Garages	In the north of the conservation area	Backland development should be avoided, as it would not preserve the character of the area. It detracts from the large gardens that create the area's medium density of development.
Outbuildings	All of Waxwell Close	Careful consideration will be given to the creation of an additional Article 4 (1) Direction. This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
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. Wind turbines are also a pressure.	All of Waxwell Close	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. Careful consideration will be given to the creation of an additional 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.
Porches	All of Waxwell Close	Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.
Cracking to brick section of front garden walls	Intermittent along Waxwell Close	Inform local residents of this issue and offer advice, upon request, concerning replacement materials, and the best approach to fixing as well as appropriate maintenance. There may be the potential of a Harrow Heritage Trust grant for this.
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.

2.4.3 Reviewing the Conservation Area Boundary

- 2.33** The appraisal does not suggest Waxwell Close Conservation Area would benefit from any revision to its boundary as the conservation area is characterised by the uniformity of this crescent shaped group. The surrounding area cannot be traced to the same historic origins nor does it have the same characteristic uniformity. Also, those buildings immediately surrounding have suffered severe alterations such as replacement UPVC windows as well as other inappropriate alterations. Analysis of the existing conservation area has revealed a high quality of buildings and greenery and therefore this appraisal suggests the current boundary should be maintained.

2.4.4 Support

- 2.34** 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 as well as national societies such as the 20th Century Society. They should be involved in all stages of devising ideas for the management and enhancement of the area.
- 2.35** In line with English Heritage's guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhances that areas character or appearance is adopted. Where a conflict with general planning and highways policies occur, special care must be taken to find a solution which meets both the needs of the local community and the historic environment.

2.4.5 Guidance

Maintaining Waxwell Close 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 crescent and Spinney, especially the crescent's building line and height, 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 slightly recessed timber sash windows, scooped lead covered porches with decoratively carved timber brackets, delicate gauged brick arches, side gates, timber dentil course, front boundary treatments) and where replacement is necessary, the architectural or landscape detailing should closely match that of the original in traditional materials.
- g) Avoid involving the painting of unpainted brick surfaces
- h) Ensure material alterations to buildings protect the appearance of elevations that face into the crescent, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- i) Retain visually important boundary treatments, especially the mature hedgerows. Replacement walls should replicate the originals.

- j) Not entail the positioning of satellite dishes and aerals in prominent positions.
- k) Usually avoid change of use to flats and other institutional uses.
- l) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

Maintaining Waxwell Close Conservation Area's Greenery and Open Spaces

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

- a) Encourage the retention and improvement of private green spaces, including trees and hedgerows.
- b) Encourage the retention and improvement of the Spinney.
- 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.

Maintaining Waxwell Close'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 telecommunication 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 furniture and materials, such as wooden gates.
- d) Encourage street furniture to be well designed and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as the gravel driveway and wherever practicable, replacement floorscapes will be encouraged to be of appropriate materials.