

Demolitions

Conservation Area Consent is required for demolition work of a substantial nature, including demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area.

Trees

Trees and other landscape features may contribute to the special character of a Conservation Area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the Council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the Council to make a Tree Preservation Order if considered to be appropriate. The following tree work is exempt from the formal notification procedure:

- Dead, dying or dangerous trees - only five days notice of the works need be given;
- Council owned trees;
- Work on trees with a trunk less than 75mm in diameter; and,
- If the removal of a tree or work to a tree will improve the growth of other trees, the work is exempt where the tree trunk is less than 100mm in diameter.



Bandstand, Fasnidge Park



New Windsor Street, looking west

Design

The Council aims to enhance Conservation Areas through its own initiatives and by providing encouragement and advice to owners who may wish to alter or improve their properties. The following will be particularly important:

- Extensions or alterations should not be out of scale with the original house, and should respect the property's original design;
- Side extensions should normally be set back from the original building line;
- The original plan of the house should be respected, and there should be a relationship with the original form of the house;
- Materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brick arches and eaves details);
- Boundary treatment should be in keeping with the street scene;
- Shop-fronts should be of good quality design with appropriate advertisements and signage, and the design and nature of advertising material should contribute positively to the character and appearance of the area.

Obtaining information in your language

To be provided by Corporate Comms

Rockingham Bridge, Uxbridge Conservation Area



What is a Conservation Area?

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The borough has thirty Conservation Areas, designated over the last 35 years, the first being in 1970 and the most recent in 2007.

Statement of Significance

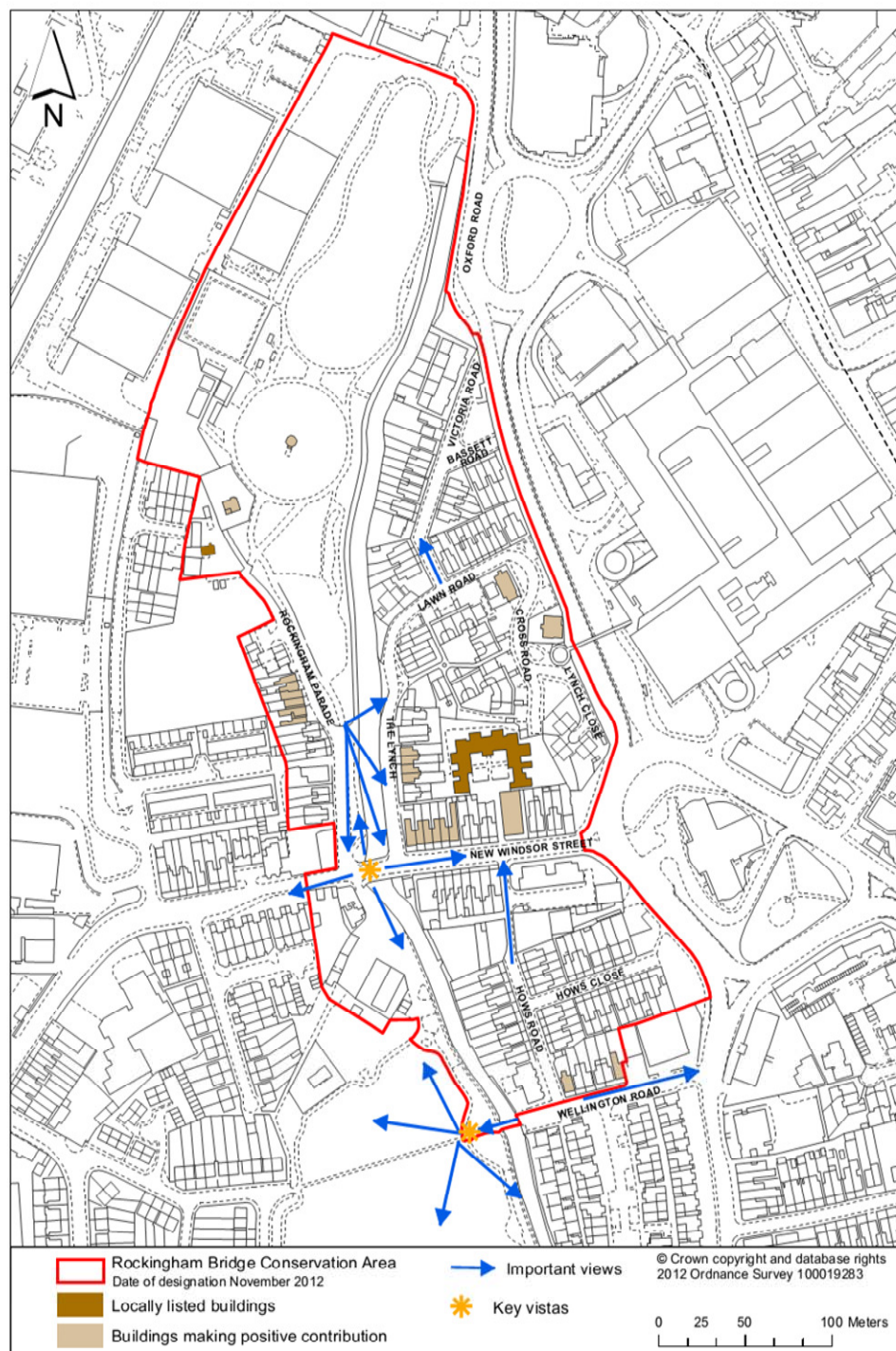
The area around Rockingham Bridge was originally part of the workers' settlement of Uxbridge Moor that developed during the early 19th Century. Post-war clearance schemes resulted in the partial redevelopment of Uxbridge town centre and much of the land to the east of the proposed Conservation Area, originally called 'The Lynch', was cleared to make way for the ring road.

Today, the area remains a quiet residential neighbourhood close to Uxbridge town centre. It is characterised by good quality tightly developed 19th Century two storey workers' terraces. It has an urban character, softened by the green spaces and the tree lined banks of the River Frays. The plot sizes are quite modest, and the houses have small front gardens, or front directly onto the street.

Rockingham Bridge is an important feature and it is Locally Listed, dating from 1809. It has three brick arches and a carved keystone above the central arch. Fronting the water, and near the entrance to Fasnidge Park, are Union Villas (Nos 15-16 Rockingham Parade). These are attractive two storey cottages dating from 1846, now much altered, but which retain full height pilasters to the street frontage and sash windows. To the north side of New Windsor Street, is the site of a drill hall, which was replaced in 1908 with Almshouses built by the Uxbridge United Charities and are now locally listed. They were built in 'Garden Suburb' style, and comprise a quiet courtyard surrounded by two storey cottage-style residences.

To the north, Fasnidge Park is a green haven. It includes many unusual mature trees and forms a green edge to the area, screening it from the traffic and tall buildings in the town centre. The park is visible from Rockingham Parade and also from a number of the properties situated on the river bank. The River Frays runs almost through the middle of the Conservation Area and from the bridge there are attractive views to both north and south. The grassy riverbanks and numerous mature trees that overhang the water contribute to the character of the area.

The urban nature of the layout of this area has resulted in small front gardens, although their contribution to the appearance of the area is significant. Typical boundary treatments include railings, hedges and dwarf brick walls with brick on edge coping. A number of the properties on How's Road and How's Close retain early cast iron decorative gateposts.



River Frays, looking north from Rockingham Road



The Lynch, looking north

What effect will designation have?

The Council's planning policies seek to preserve and enhance the architectural character and appearance of Conservation Areas, and to resist inappropriate development through the exercise of planning controls under the provision of the Town and Country Planning General Permitted Development Order 1995 (as amended). In these areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) have been restricted, enabling more control over the size, design and location of extensions and alterations. With regard to dwelling houses, the following would apply:

- Enlargement or alteration of a dwelling house would require planning permission if the extension were situated to the side of the house or would have more than one storey and extend beyond the rear wall of the original house;
- Planning permission is required for cladding any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- Planning permission is required for the enlargement of a dwelling house consisting of an alteration or addition to its roof;
- The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting the road would require permission;
- Installing, replacing or altering a chimney, a flue or a vent pipe on a wall or roof slope on the principal or side elevation or an elevation fronting a highway would require permission;
- Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house if situated between the side of the house and its boundary.
- Planning permission is required for the installation of solar panels on a wall on the principal or side elevation of a house if visible from a highway, or if it protrudes more than 200mm beyond the plane of the slope of the original roof.