



Harlington Village Conservation Area

DRAFT Character Appraisal

Acknowledgements

This document has been produced by the local community, led by Justine Bayley, Chair of the Hayes and Heathrow Villages Conservation Area Advisory Panel, with the support of Turley Associates, the Council's Conservation Team and English Heritage. The local group included Phyllis Atkinson, Robin Brown, Tina Chopra, John Davies and Philip Sherwood.



Foreword

“As a local resident of Harlington I am pleased, and feel fortunate to have contributed my views and suggestions to the conservation project. I thoroughly enjoy living in the area and through this piece of work, I am learning more about its local heritage and history. It is of great value that English Heritage is funding this project alongside those with a keen interest in preserving the local area.”

Tina Chopra

“As an ‘outsider’, when I joined the project my initial reaction was why has Harlington been designated a Conservation Area? However, after several visits and looking beyond the façade of the corridor (and the damage already done), the historic value of the village became clearer. I hope this appraisal will provide protection from further erosion, encourage the provision of necessary enhancements and raise the status of this historic village within the community and beyond.”

John Davies

“I have lived in Harlington for nearly 60 years and have been saddened to see how the village has suffered more than most from post-war development out of keeping and scale with the older buildings that still remain. It is, therefore, gratifying to see a renewed interest in preserving and enhancing the village atmosphere that was in danger of completely disappearing forever.”

Philip Sherwood

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1. Introduction

Harlington Village Conservation Area

The Harlington Village Conservation Area was first designated in 2005 by the London Borough of Hillingdon. The boundary of the Conservation Area has not been revised since that time.

Conservation Area Appraisal

The main purpose of this character appraisal is to provide a description of the significance of the Harlington Village Conservation Area, in terms of its architectural and historic interest. It also seeks to increase public awareness and involvement in the preservation and enhancement of the area. The document is intended to help provide a framework for future planning decisions within the area and as an opportunity to identify potential for its improvement.

A review of the current planning policy context, the purpose of Conservation Areas, and the purpose and status of this Conservation Area appraisal, is set out in Appendix 4.



Some of the working party visiting the Church of St Peter and St Paul's

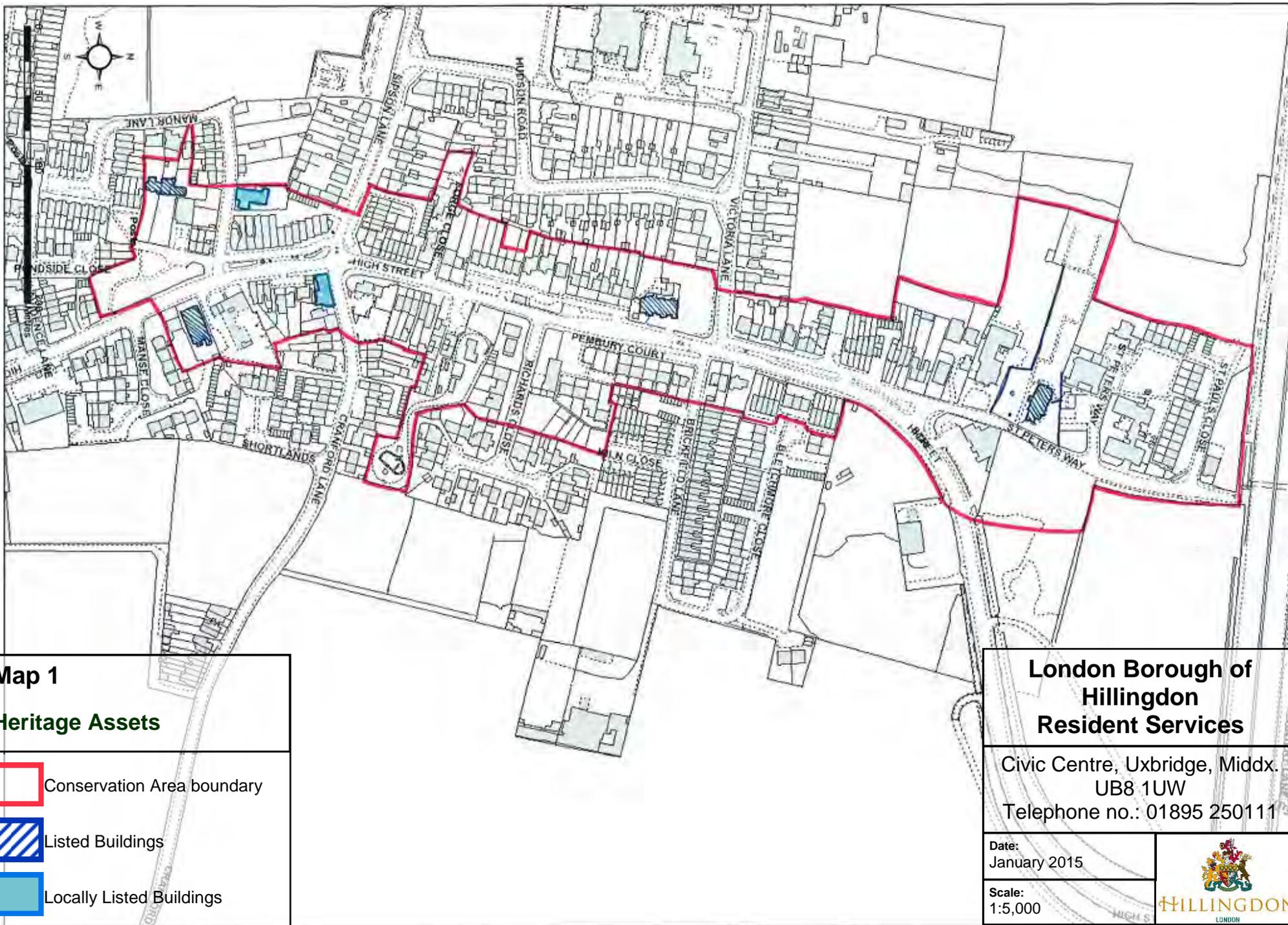
2. Summary of special interest

Essential features and significance

The significance and value of the Harlington Village Conservation Area (a Heritage Asset), in terms of its special interest can be summarised as:

- It retains built evidence of the original medieval agricultural settlement at Harlington, including the Church of St Peter and St Paul's.
- It has a distinctive form, comprising a dispersed, linear development along the High Street.
- Views to the surrounding open green spaces, all of which are designated as Green Belt, are important and these form part of the setting of the Conservation Area.
- The original village green remains and is an important community space.
- It has a number of properties of architectural quality and good building groups, dating from the medieval period, the 18th and 19th centuries and more recent 20th century development (see Map 1).
- The area has an historic association with the noted Tudor composer William Byrd and 17th/18th century local landowners Henry Bennet, Earl of Arlington, and Henry St John, Viscount Bolingbroke.





Map 1
Heritage Assets

-  Conservation Area boundary
-  Listed Buildings
-  Locally Listed Buildings

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3. Location and setting

Location

Harlington parish is at the southern extremity of the London Borough of Hillingdon. The village lies to the south of the parish and today is regarded as the area between the M4 to the north and the Bath Road (A4) to the south.

Setting

The road layout of the parish was first recorded in detail in Rocque's map of Middlesex of 1754, which shows the High Street and the pattern of major roads that still survives today. The High Street was truncated at its northern end and diverted in 1963 to go over the newly-built M4. The Conservation Area straddles the High Street, which is its main defining feature.

This route carries a considerable traffic flow north from Heathrow and the A4 towards Hayes and beyond. Traffic calming measures have been introduced such as the pedestrian crossing to the south of the main cross-road, a roundabout at the cross-road, a pedestrian raised crossing outside of the White Hart Public House and pinch points further north. However, the continuous traffic flow makes it difficult to appreciate the positive qualities of the Conservation Area.

The M4 now marks the northern boundary of the village (and of the Conservation Area), however, its truncating effect is mitigated by the mature trees on the Green Belt land to the north-east of the church. Twentieth century housing of various dates has been constructed on both sides of the High Street, but beyond this is open Green Belt land, which provides a rural and semi-rural outlook from the Conservation Area. This open outlook is most noticeable in the northern part of the Conservation Area.



4. General character and use

General character

Despite considerable development during the latter part of the 20th century, much good quality built and natural environment survives within the Conservation Area. The historic layout of the village is largely discernible and effectively unchanged from past centuries, although the townscape is much altered.

The statutory designated Listed Buildings and buildings contained on Hillingdon's Local List of Buildings of Architectural or Historic Importance (Locally Listed), provide a good indication of the original appearance of the village, but their wider settings would benefit from enhancement to improve the quality of the local environment and overall street scene.

Uses

The Conservation Area is predominantly residential in character. There are a few public buildings (churches, church halls and the Scout Hut), a small number of commercial premises (pubs and shops) and also a miniature railway. This contrasts with the original mix of mainly agricultural and residential properties, with a few public and commercial buildings.



White Hart PH, High Street, Harlington, Listed Grade II

5. Historical development

The parish shares its western boundary with the parishes of Harmondsworth and Hillingdon. To the south is the parish of East Bedfont and to the north it is bounded by Hayes. Historically, the parish boundary with Cranford to the east ran across fields, mid-way between the two villages. However, with the re-organisation of local government in 1932, the boundary was extended eastwards as far as the River Crane. This now forms the boundary between the Boroughs of Hillingdon and Hounslow.

Apart from a very short section on the east boundary where it followed the River Crane, the ancient parish followed no natural features. It was quite small, comprising only 1420 acres and was roughly the shape of an elongated diamond, three miles long from north to south and only one mile across at its widest point.

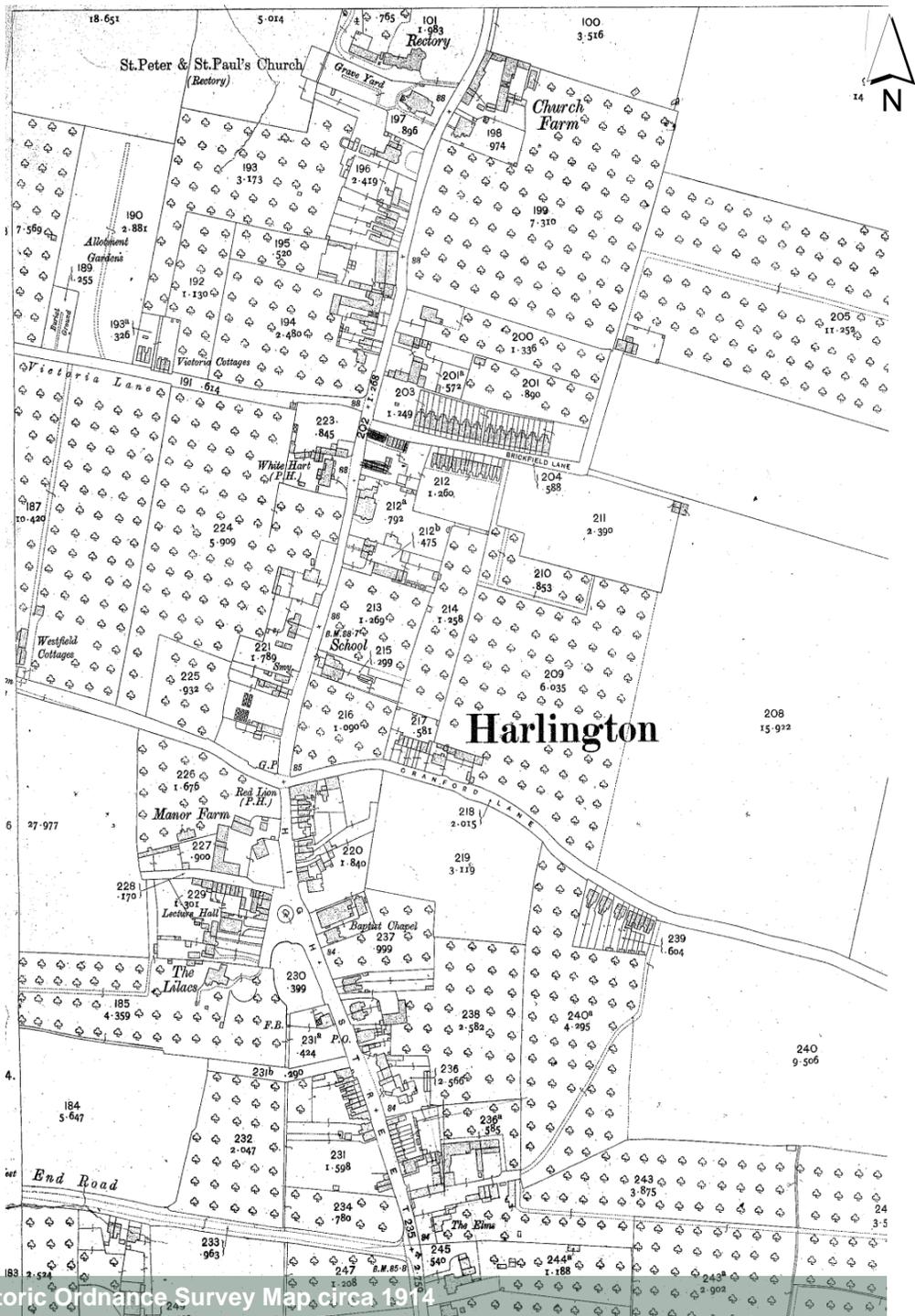
The first recorded mention of Harlington was in the year 851 AD, when the transfer of a plot of land at Botwell in Hayes referred to the fact that it was bounded on the south by Hygeredington. In the Domesday Survey of 1086, it is recorded as Herdintone; this also records Dallega– the modern Dawley, as another Manor in the parish.

The origins of the two names are said to be ‘Hygered’s tun’ (from an Anglo– Saxon personal name and ‘tun’ meaning an enclosure) and Old English ‘dal’ meaning dole (i.e. part or share) and ‘leah’ meaning a clearing.

In the past, apart from the public buildings, the High Street was bordered by large houses standing in their own grounds, interspersed with more modest houses and cottages. Only one of the larger buildings (Lansdowne House) now remains. All of the others, together with the larger cottages, were demolished in the 1950s and 1960s, and replaced by new houses at a higher density. This post-war development was set back from the High Street. Although this changed the layout and appearance of the village, the traditional design and open setting of these buildings, together with the surrounding Green Belt land, still contribute to its semi-rural village character.

Appendix 2 includes a short history of some of the key personalities who played a role in the development of Harlington, compiled by Philip Sherwood. Appendix 3 also includes some sources of information on the history of Harlington.





6. Spatial analysis

Through routes

The High Street is the key route through the heart of the Conservation Area. The spaces leading from it, The Green at the south, the miniature railway in the centre and the churchyard and open land to the north are important features, which soften its appearance and form a back drop to the development along the High Street.

Key views

The north–south views along the High Street within the Conservation Area are important, but in general they show little of quality. Notable exceptions are the view south from the roundabout by the Red Lion Public House looking towards The Green and north from outside the White Hart Public House towards the church.

The view from the south looking into the Conservation Area creates a pleasant gateway to it.

The views north and south along St. Peter's Way are semi-rural in

character because of the large numbers of trees and the overgrown hedges to the east of the road.

Some east-west views into and out of the Conservation Area are pleasant, for example, those looking west from Manse Close, east from Sipson Lane, east into Brickfield Lane, and west along Victoria Lane and Sipson Lane. A number of the key views and vistas within and from outside of the Conservation Area, as well as landmarks, are illustrated at MAP 2.



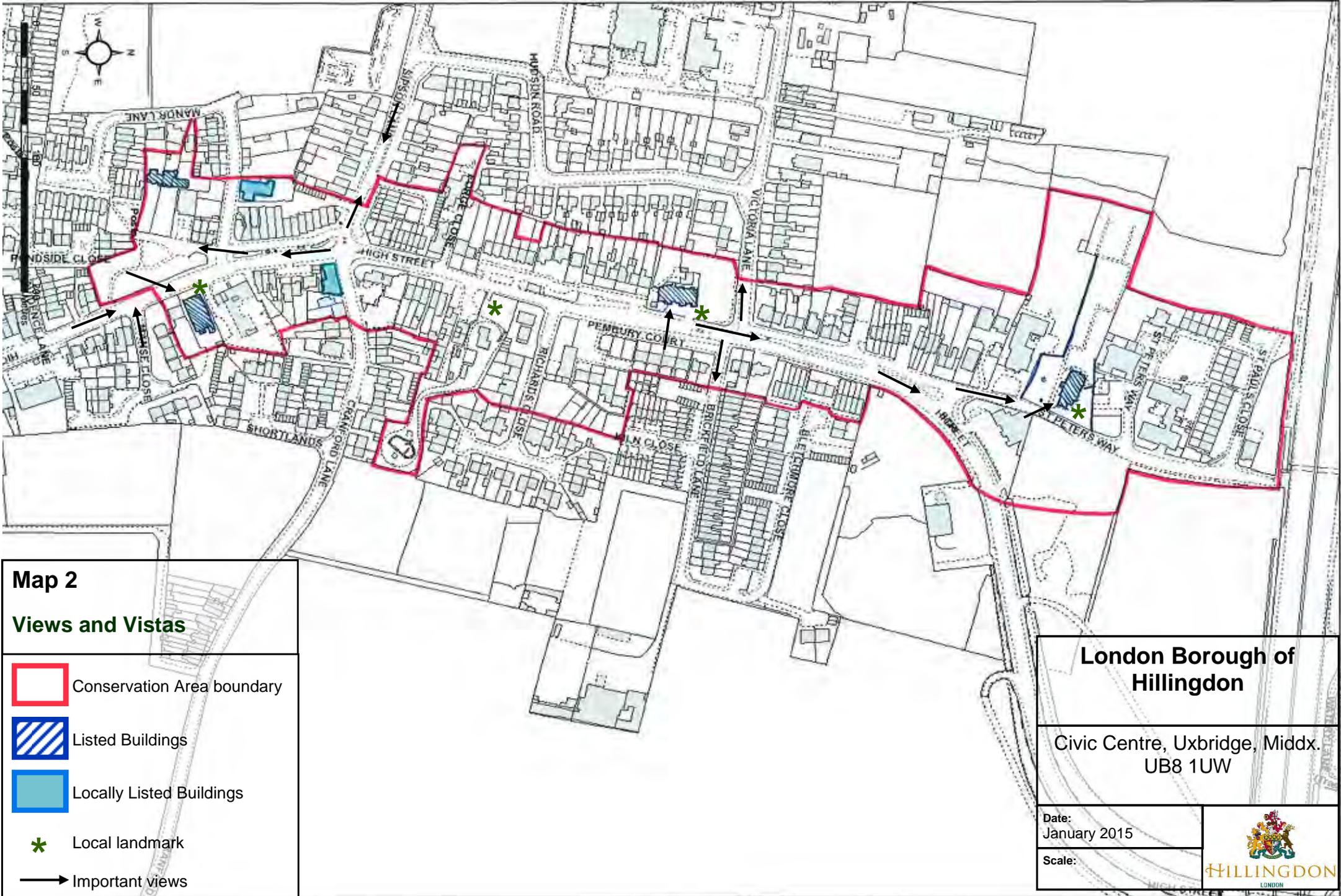
The Red Lion PH, High Street, a Locally Listed Building



Harlington miniature railway



View of The Green and looking north along the High Street



Map 2
Views and Vistas

- Conservation Area boundary
- Listed Buildings
- Locally Listed Buildings
- * Local landmark
- Important views

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7. Character analysis

7.1 Architectural quality and built form

Harlington village comprises a distinct collection of early farm buildings, public houses, places of worship and dwellings arranged along the High Street. These are interspersed with later development, illustrating the gradual expansion and piecemeal growth of the area over a long period of time, from a rural village to a suburb. This gives the Conservation Area a varied character, with buildings of different ages, styles and architectural detailing.

The most architecturally and historically significant buildings are those that are statutory listed. The Parish Church of St Peter and St Paul's (Grade I) is a landmark building of exceptional significance. It dates from the 12th century with later additions, including the 14th century chancel, 15th century tower and north aisle added as part of late 19th century 'restoration'.

Other early Listed Buildings include numbers 268-272 High Street and the White Hart Public House (both Grade II), dating from the late 17th and 18th centuries. The weather-boarded Manor Farm Barn, located off Manor Lane (Locally

Listed) constructed with a brick base and stout queen post roof trusses, also dates from this period and is evidence of the area's rural past.

There are also a number of 19th century buildings that illustrate this phase of growth and the beginnings of the urbanisation of the village. Notable buildings include the local landmark Baptist Church on the High Street. This Grade II Listed Building presents a distinctive and ornate frontage to The Green in stucco render over brickwork. It features rustication, pilasters and round-headed windows, and is topped with a pedimented gable.

The Red Lion Public House is Locally Listed and occupies a prominent position at the corner of the High Street and Cranford Lane. It is an historic building that adds interest to views within this part of the Conservation Area, with a decorative hanging sign, deep eaves, attached outbuildings and clay tile finials.



Former Barn, High Street



Harlington Baptist Church

Almost all the buildings within the Conservation Area, of whatever date, are brick built, although there are examples where some have been rendered or painted, in part or whole. The older buildings are mostly constructed of yellow/brown local London stock bricks, but a wider range of colours, mainly reds, have been used for the later post-war construction.

The majority of the residential properties are two-storey, and have varied roof-lines. Some houses have, however, been unsympathetically extended, with either overlarge dormers, or hipped roofs changed into gable ends. This is most noticeable where the changes affect only one of a pair of semi-detached houses. Nevertheless, there is still a general uniformity to the built form emanating from the traditional domestic appearance, style and layout of the dwellings on the High Street. The brick construction, red tiles and slate roofs, give a polite, informal and modest appearance to the Conservation Area.

The original property boundaries were close to the High Street – examples are the Baptist Church and the Manse, and the two public houses. However, the post-war development has generally been set back from the road, in some places creating secondary access roads.

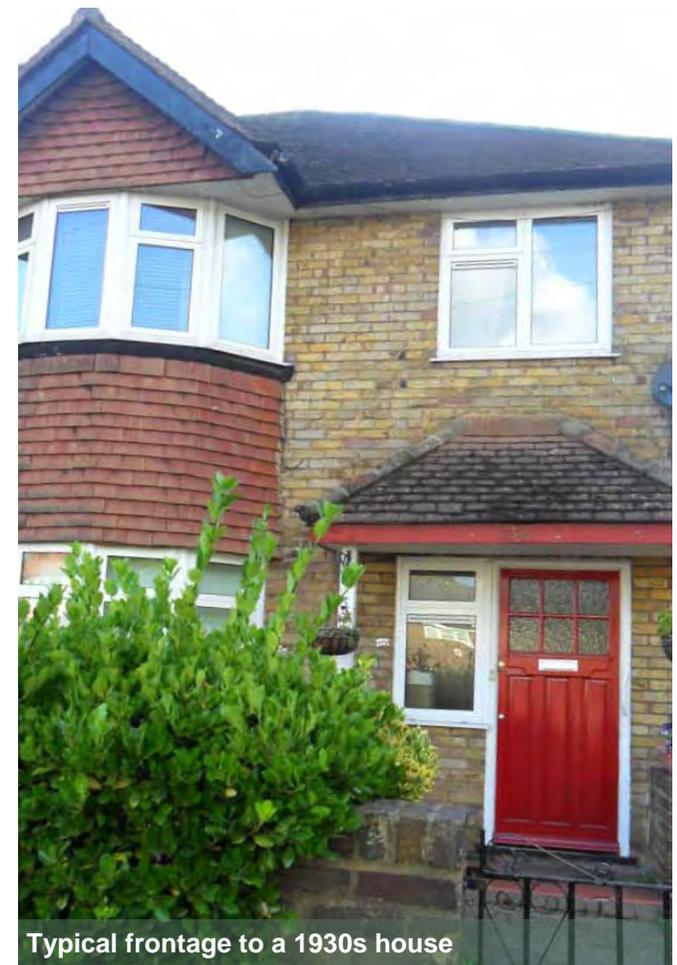
North of the roundabout on the east side of the High Street are several lengths of high brick walls that provide enclosure to the street and are a feature of the area. Similarly, the mature trees in front of them and overhanging greenery softens the appearance of the street.

At the far north of the Conservation Area, the High Street is bounded by a section of scrubby land, un-kept and semi-rural in character. In contrast, the car-related business just south east of the Parish Church have a commercial, unsightly and gritty appearance. However, their low lying form permits extensive and picturesque views of the church tower and mature trees beyond.

The general uniformity of scale and form within the area emphasises the few overlarge exceptions, for example, the block of flats (Felbridge Court) and the modern maisonettes above the parade of shops. These buildings stand out and detract from the character and appearance of the street scene. Much of the later 20th century building has, however, had at best, a neutral effect on the appearance of the Conservation Area. Furthermore, the in-filling of the more recent development has resulted in the closing of many of the gaps between buildings that existed previously.

Infill development between the properties

along the High Street and construction of large outbuildings in small gardens has, over time, markedly changed the nature of the former village. It is important not only to maintain what remains of the village character, but to prevent encroachment on the later, established, and uniformly designed street layouts.



Typical frontage to a 1930s house

7.2 Public realm, green spaces and landscape

Buildings and mature trees help to enclose The Green at the southern end of the Conservation Area. This is a significant historic open space. More could be made of The Green and the southern entrance to the Conservation Area .

The green open space and trees within the churchyard and the miniature railway are also important contributors to the character and interest of the Conservation Area. Similarly, the mature trees along the High Street and those within gardens help to define the setting of Harlington Village.

MAP 3 identifies significant green areas and trees within the Conservation Area. This shows that publicly accessible open space is at a premium within the area and highlights the contribution made by the spacious and open settings of some of the more visually important buildings in the area.

MAP 4 illustrates features in the public realm and other positive townscape contributors including some old-style lamp posts. It also highlights an unfortunate array of ad-hoc street furniture in front of the parade of shops, requiring rationalisation.



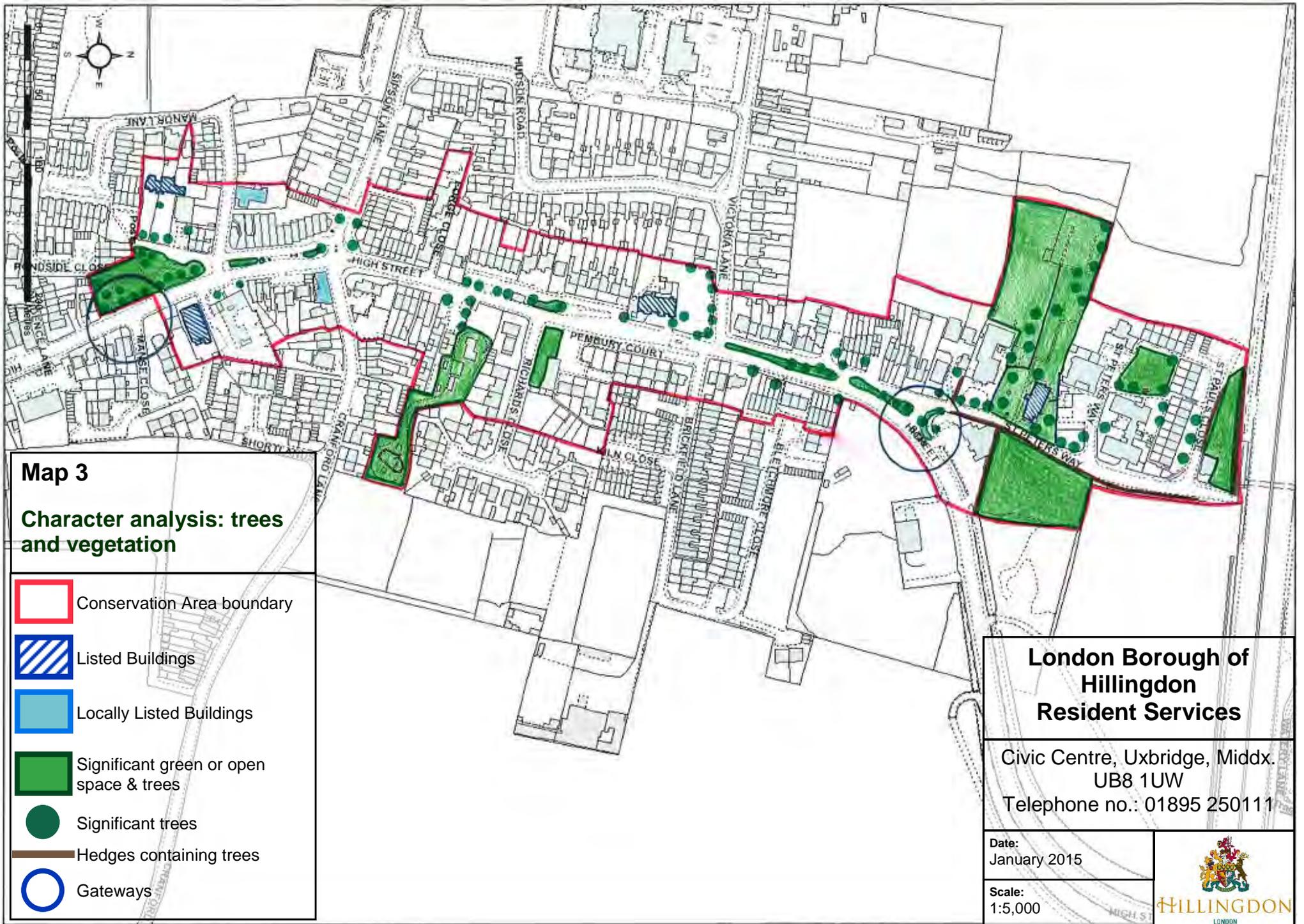
Surrounding greenbelt land (looking towards M4)



St Peter & St Paul's churchyard



The Green



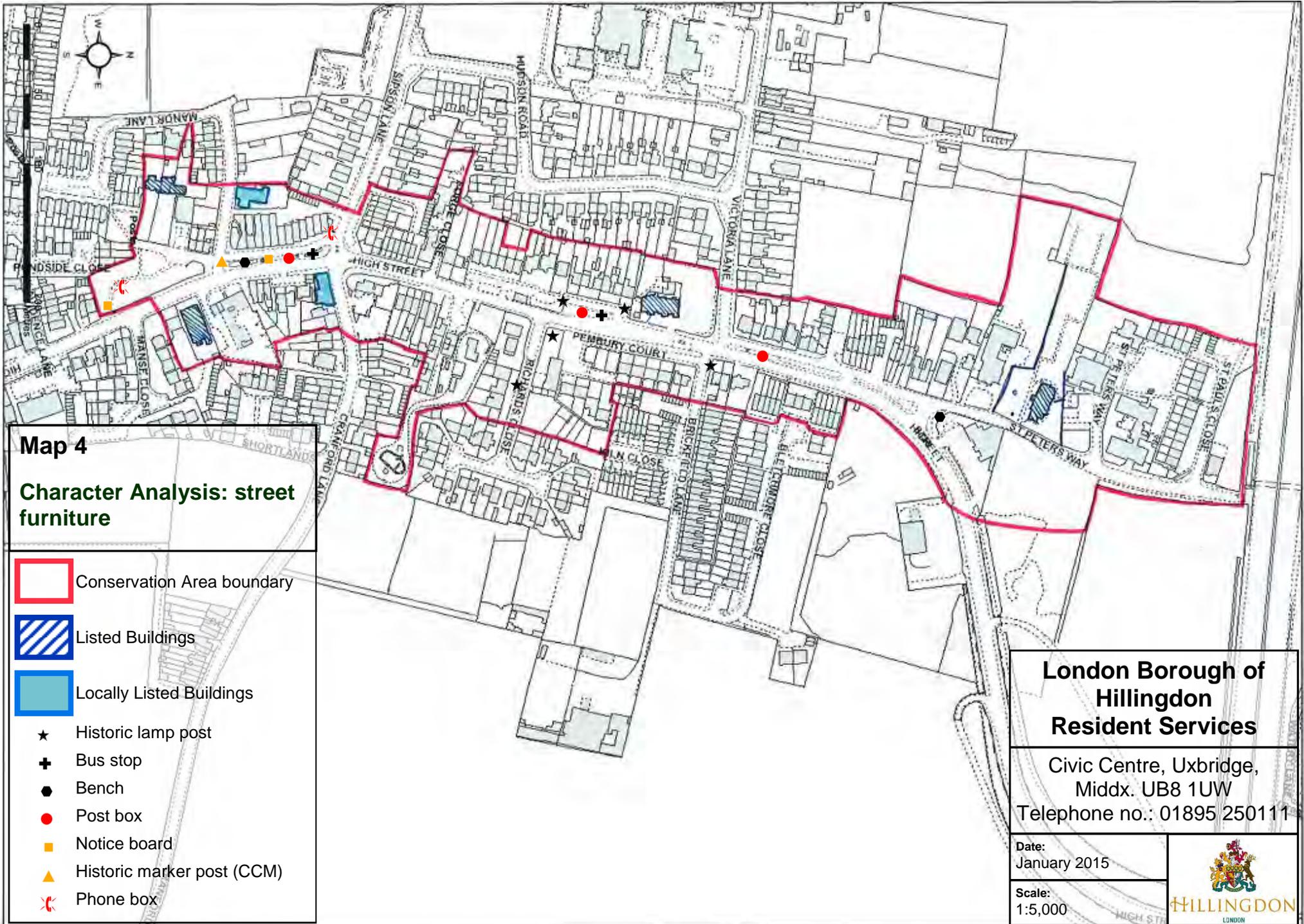
Map 3
Character analysis: trees and vegetation

- Conservation Area boundary
- Listed Buildings
- Locally Listed Buildings
- Significant green or open space & trees
- Significant trees
- Hedges containing trees
- Gateways

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Map 4

Character Analysis: street furniture

-  Conservation Area boundary
-  Listed Buildings
-  Locally Listed Buildings
-  Historic lamp post
-  Bus stop
-  Bench
-  Post box
-  Notice board
-  Historic marker post (CCM)
-  Phone box

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7.3 Positive Contributors

A number of the buildings or features within the Conservation Area make a positive contribution to its significance, character and appearance. Some have already been identified and are either Listed Buildings or buildings included on the Local List of Buildings of Architectural or Historic Importance.

Listed Buildings

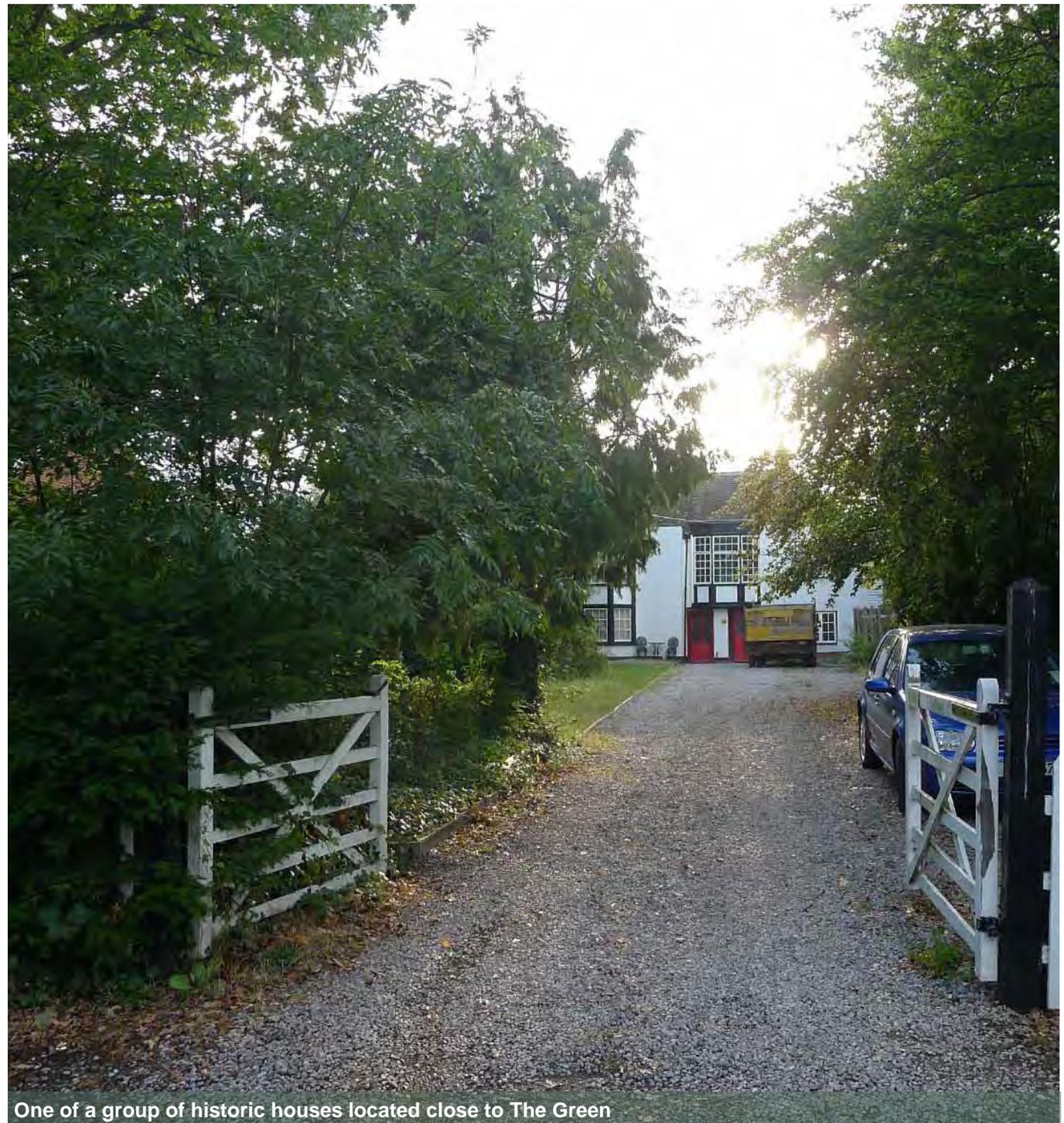
Listed Buildings within the Conservation Area are identified in Appendix 1.

Locally Listed Buildings

Buildings within the Conservation Area, which have been included on the Local List of Buildings of Architectural or Historic Importance are identified in Appendix 1.

In addition, there are a number of buildings and structures which also make a positive contribution to the appearance of the Conservation Area. Other structures may not be so architecturally important, but have shaped the history of the village and are valued by local people. These buildings and structures are also a link to the past and provide a sense of continuity and stability as they have the reassurance of the familiar.

For these reasons they should be recognised for their architectural, townscape significance or historic value.



One of a group of historic houses located close to The Green

It is therefore proposed that these are included within the London Borough of Hillingdon's Local List of Buildings of Architectural or Historic Importance. These are listed at paragraph 10.3 and also identified on MAP 5

Other positive contributors' include the following. but are not recommended for the Local List.

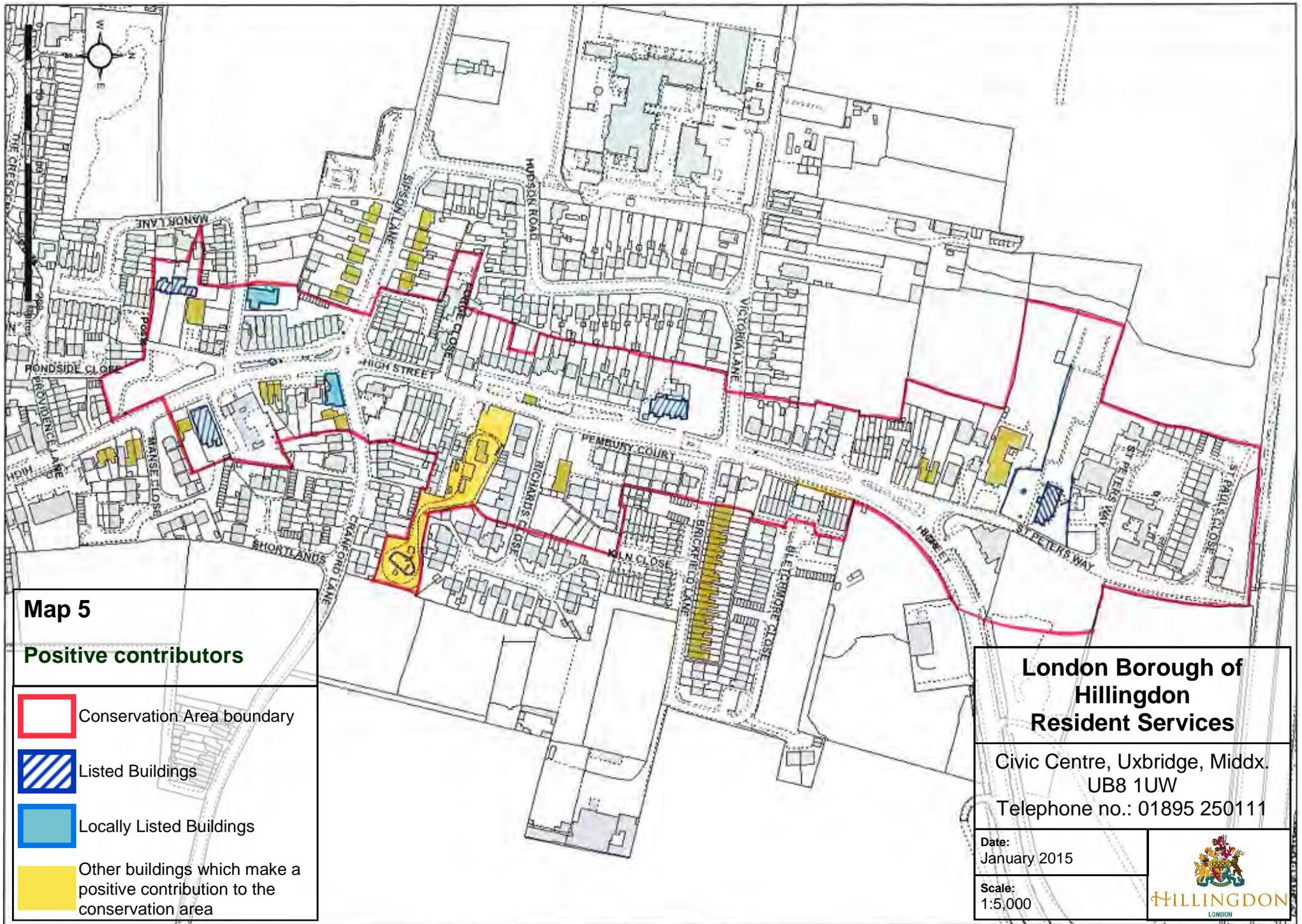
- Brick boundary wall to High Street (to the rear of Numbers 43-73 Bletchmore Close)
- Edwardian terrace housing featuring red brick string courses and slate roofs: Numbers 1-24 Brickfield Lane (outside Conservation Area)
- Well preserved inter-war semi-detached houses: Numbers 2-14 Sipson Lane (outside Conservation Area)
- Former barn and Victorian house: Numbers 2-4 Cranford Lane
- Edwardian properties detailed with terracotta ridge cresting: Numbers 299-303 High Street
- Handsome villa-style properties: Numbers 333-335 High Street (outside Conservation Area)



Historic road traffic hazard sign, Grade II Listed



Miniature railway, High Street, 1920



Map 5

Positive contributors

- Conservation Area boundary
- Listed Buildings
- Locally Listed Buildings
- Other buildings which make a positive contribution to the conservation area

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8. Challenges, pressures and capacity for change

Problems and pressures in the area include:

1. The on-going threat posed by the third runway and expansion at Heathrow Airport has had (and continues to have) a negative effect on Harlington, reducing property values and investment in the area.
2. A lack of community cohesion within the area as a result of the dispersed character of the settlement and changing uses. There is also a lack of awareness of the designation of Harlington Village as a Conservation Area.
3. Inappropriate new development on infill or backland sites affecting the character or appearance of the Conservation Area and the Green Belt.
4. The unkempt appearance of the two commercial garage premises located on either side of the road, at the northern gateway to the Conservation Area.
5. Unsympathetic alterations to buildings which have included:
 - poorly carried out repairs using inappropriate materials and methods
 - the loss of original fabric, materials and details, together with inappropriate replacement metal or plastic framed windows and doors
 - the painting, or cement rendering of traditional brickwork, replacement concrete roof tiles and the removal of chimney stacks and pots
 - the installation of inappropriately-sited satellite dishes and TV aerials
 - overlarge, or inappropriately designed, side and roof extensions
 - the loss of traditional boundary treatments and soft landscape within front gardens.
6. The loss, or reduction of, garden spaces to the rear of houses through the construction of large outbuildings.
7. The poor maintenance of public spaces, including hard and soft landscaping.
8. The poor quality of floorscape and street furniture within the Conservation Area. Overall, there is a clutter of poorly designed, located and uncoordinated street furniture, including signage.

9. The harmful impact of the high volume and speed of traffic along the High Street.
10. Degraded and deteriorating Green Belt land within and adjoining the Conservation Area.



Green Belt land within the Conservation Area



Motor vehicle garage, High Street

9. Boundary review

The Conservation Area contains a number of properties, building groups and green spaces of a high quality, value and great character. The overall intention in suggesting alterations to the Conservation Area boundary is to include additional open green areas, structures or buildings that make a positive contribution to its character. They also form part of the history and development of Harlington. These changes are illustrated in MAP 6 and set out below.

- **Include the area of open land bounded by the M4 to the north, St Peter's Way to the west and the High Street to the south and east:** The view south west to the Parish Church from the bridge over the M4 is important and this area forms a significant green buffer to the Conservation Area. Amending the boundary to include this area would help to protect this long view and the wider landscape setting of the St Paul and Peter's Church.
- **Include the terraced cottages on the north side of Brickfield Lane (numbers 1-24):** These turn of the century cottages retain much of their original architectural character and detailing, including bracketed porch canopies and chimneys. They play a significant role in the history of the village. Although few original windows survive, the replacements are mainly

sympathetic; there are no obvious additions in the roofs, and only one added porch. The view from the High Street along Brickfield Lane is attractive and as such this terrace should be included within the Conservation Area.

- **Include the semi-detached houses along Sipson Lane (numbers 2-24 & 7-25):** These inter-war houses reflect the earlier, more spacious character of Harlington, and would thus be a beneficial addition to the Conservation Area. They are robust, retaining original elements, plan form and feature double-height, semi-circular bay windows. Remarkably, the houses on the north side of the road retain their original front doors. The group of trees on the north side of Sipson Lane also creates a green gateway to the Conservation Area.
- **Include numbers 327-335, High Street:** These properties form part of the early development of Harlington and retain much of their original character and features. They overlook and help to enclose this part of the High Street. The Green would be enhanced if the Conservation Area was extended to include these properties. This addition would safeguard the southern gateway to the Conservation Area and provide a frame to the view along the High Street.



Brickfield Lane



Sipson Lane



333-335 High Street

10. Proposals

10.1 General Proposals

1. The installation of appropriate signage, announcing entry to the Conservation Area near the key gateways into the area.
2. Improved design, and the rationalisation of the location and amount of street furniture within the Conservation Area.
3. Regular and appropriate maintenance of street trees and trees within public open spaces.
4. Additional traffic calming measures to enhance pedestrian appreciation of the Conservation Area.
5. Preparation of a Management Plan setting out policies and guidance to ensure the Conservation Area retains the qualities that led to its designation.

Policies to be considered:

- The protection of views of the Parish Church tower looking west from the north end of the High Street and from the bridge over the M4.
- To discourage infill development along the High Street, in order to maintain important gaps between buildings.
- The protection of existing open garden spaces from further development.

10.2 Enhancement proposals

Environmental improvements to The Green; to enhance its appearance and attract new uses as a focal point for the community. This should include new hard landscaping, improved planting and replacement street furniture. Plus, the replacement of the plaque, now lost, that was installed on the Green in 1977.

10.3 Proposed additions to the Local List

- Lansdowne House, St Peter's Way– a fine large Victorian house within the village, typical of many that have now been lost.
- Numbers 96-98 High Street– a well preserved and attractive pair of Victorian houses.
- Scout Hut, High Street– of historic interest as a converted former agricultural barn.
- Harlington miniature railway and associated structures– an unusual and distinctive local feature and an attraction within the village, established in the 1920s.
- Garages, High Street (opposite Shackles Court) - of historic interest as a converted former agricultural building.

- Old Baptist Church (now Frank Peace Hall), High Street– surviving elements of the first Baptist Church built in Harlington in the 18th century.
- Number 323 High Street– built as the Manse to Harlington Baptist Church.

There are no proposed deletions to the Local List

10.4 Boundary changes

A number of additional properties, building groups and green spaces of high quality are proposed to be included within the Conservation Area. These changes are listed on page 24 and illustrated in MAP 6.



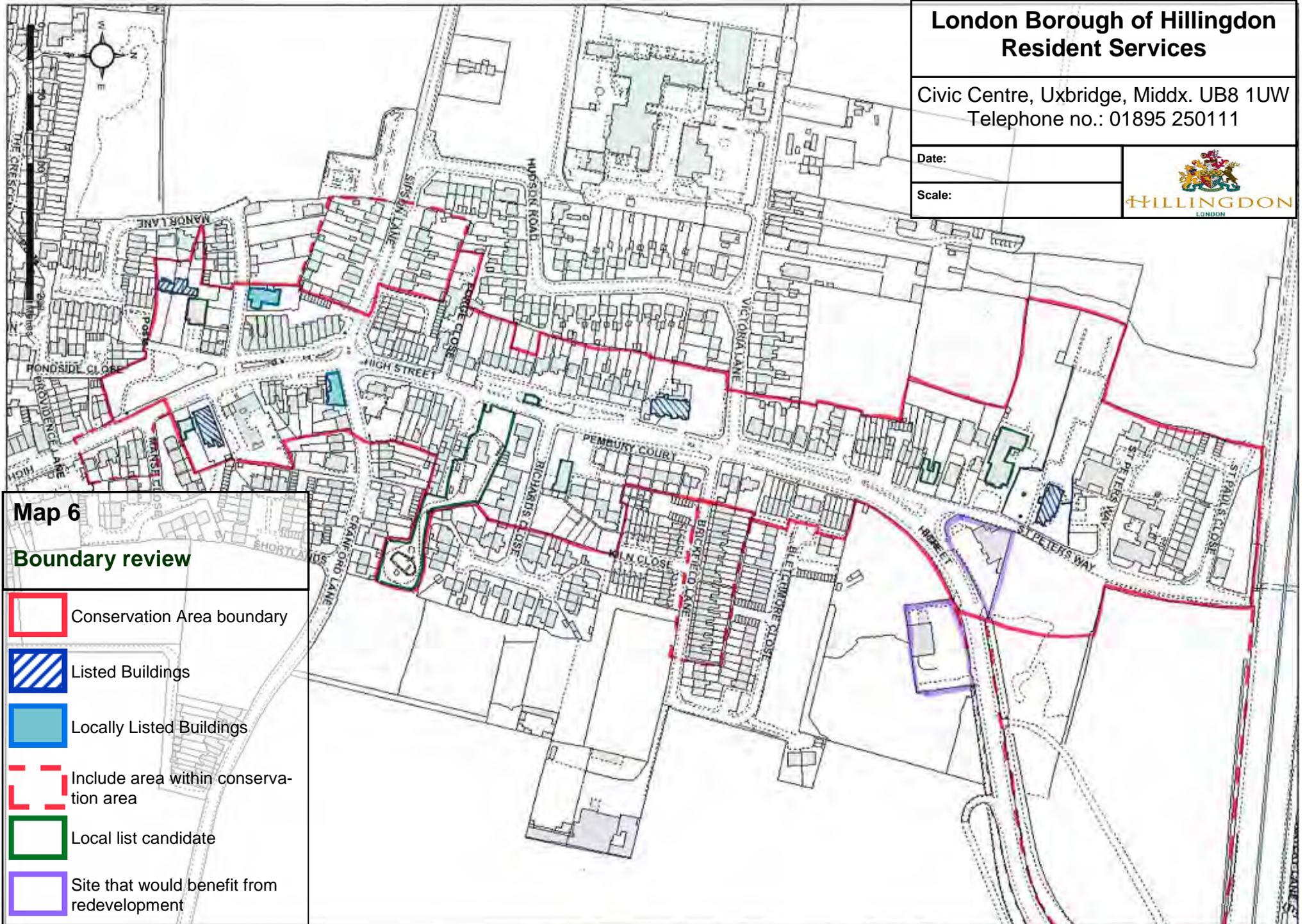
Plaque on The Green, now lost

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Map 6

Boundary review

-  Conservation Area boundary
-  Listed Buildings
-  Locally Listed Buildings
-  Include area within conservation area
-  Local list candidate
-  Site that would benefit from redevelopment

Appendix 1: Audit of Heritage Assets

Statutory Listed Buildings:

- Church of St Peter and St Paul's, St Peter's Way– Grade I
- Monument to William and Elizabeth Brookes in Churchyard of Parish Church, St Peter's Way– Grade II
- Walls to North of Parish church, St Peter's Way– Grade II
- Wall to South of Parish Church, St Peter's Way– Grade II
- The White Hart PH, High Street– Grade II
- Harlington Baptist Church, High Street– Grade II
- Numbers 268-272 High Street– Grade II
- Traffic Caution Sign, Boundary between 226 and 228 High Street, Harlington– Grade II

Local List of Buildings of Architectural or Historic Importance (Locally Listed):

- The Red Lion PH, number 287 High Street
- Manor Farm Barn, Manor Lane

Appendix 2: Local personalities from history

William Byrd (1543 - 1623)

William Byrd, now regarded as the greatest of Tudor composers, lived in Harlington from 1577 to 1592. He and his wife were both Catholics and it is because of this that we first learn of his presence in Harlington. The Middlesex Sessional Rolls record that “on 18th March 1577 a bill was served against Juliana Byrde wife of William Byrde, gentleman of Harlington, for not going to church, chapel, or any usual place of common prayer”. The reason for Byrd’s choice of Harlington was probably partly because it was midway between London and Windsor and partly because he could live in relative obscurity, where his Catholic faith would not be noticed too much. It is only because of his continual prosecutions for failure to attend the church that anything is known about Byrd’s life in Harlington.

The Bennet Family

The Bennet family owned the manors of Dawley and Harlington from 1607 to 1724 and lived in the manor house at Dawley. The best known member of the family is Henry Bennet (1618-1685), he was born at Saxham in Suffolk in 1618, although numerous authorities record him as having been born at Dawley. Thus, Samuel Pepys on his return from a visit to Swakeleys at Ickenham on 7th September 1665 in company with a Mr. Povy, records in his diary “A most pleasant journey we had back. He (Povy) showed me my Lord Arlington’s house that he was born in a town called Harlington”.



On the restoration of the monarchy in 1660, he entered politics and was created Lord Arlington in 1663 and Earl of Arlington in 1672. He had fully intended to take the name of the parish where he lived as a boy for his title but presumably, like so many modern-day locals, he failed to aspirate the first letter and so became Arlington. Despite his objections, the College of Heralds refused to change the title from Arlington back to what he intended. He owned land in Mayfair and in Virginia, and gave his name to Arlington Street and what was to become the Arlington National Cemetery in Washington. But for his sloppy pronunciation, these would both be called Harlington.



Henry St. John, Viscount Bolingbroke (1678-1751)

Bolingbroke was the most illustrious of the owners of the manors of Harlington and Dawley. He entered Parliament in 1701 as the Tory member for Wootton Bassett and was Secretary of State for War from 1704 (when he was only 26 years old) until 1708. In 1710 he became Foreign Secretary and shared the leadership of the party with Robert Harley

After intriguing successfully against Harley, he was plotting a Jacobite restoration when Queen Anne died in 1714. In fear of his life, he fled to France where he remained until 1723 when he obtained permission to return to England on condition that he took no further active part in politics. Although he had been stripped of his title and barred from the House of Lords, he continued to be known as Bolingbroke for the remainder of his life.

His purchase of Dawley from Charles Bennet in 1725 allowed him to acquire a country mansion not too far from London where, despite the ban on political activities, he could play a covert role in opposing the government of Robert Walpole. Whilst in Bolingbroke's possession, Dawley was a centre of political intrigue and literary activity with Alexander Pope, Jonathan Swift, John Gay, Oliver Goldsmith, John Dryden and the French philosopher Voltaire among the many visitors.

Bolingbroke eventually tired of Dawley and he sold it in 1735; after several owners of only passing interest, it ended up in the possession of the Earl of Uxbridge. The Earl was a member of the Paget family, who also owned the neighbouring manors of West Drayton and Harmondsworth.

Appendix 3: Sources of information on the history of Harlington village

- Wood. J. (1984) *Harlington Village Trail*, Uxbridge: Hillingdon Libraries
- Reynolds. S. (ed.), (1962) *A History of the County of Middlesex: Volume 3: Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, [online], Available: www.british-history.ac.uk
- Sherwood. P. (ed.) (1996) *Around Hayes and West Drayton in old photographs*, Stroud: Sutton Publishing
- Sherwood. P. (ed.) (1996) *Around Hayes and West Drayton in old photographs – A Second Selection*, Stroud: Sutton Publishing
- Sherwood. P. (ed.) (2002) *Around Hayes and West Drayton in old photographs – A Third Selection*, Stroud: Sutton Publishing
- Sherwood. P. (2006) *Around Heathrow Past and Present*, Stroud: Sutton Publishing
- Sherwood. P. (2002) *History and Guide to Harlington and Harmondsworth*, Stroud: Tempus Publications

Appendix 4: Planning policy context & status of the Appraisal

Planning Policy Context

- Statutory Duties and National Planning Guidance
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Town and Country Planning Act 1990
- National Planning Policy Framework 2012
- Planning Practice Guidance 2014

English Heritage Guidance

- Understanding Place: Conservation Area Designation, Appraisal and Management 2011 (suite of documents)

Development Plans

- The current Development Plans for the area consists of the following:
- London Plan, 2011
- Hillingdon Unitary Development Plan, 1998 (saved policies 2007)
- Local Plan– Part 1

The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as an:

“area of special architectural or historic interest, the character or

appearance of which it is desirable to preserve or enhance” .

They are also defined as “designated heritage assets” in the National Planning Policy Framework 2012.

The aim of Conservation Area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional , rather than national criteria. Above all, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special interest and are irreplaceable. The London Borough of Hillingdon has produced its own criteria for the designation of Conservation Areas, which is available online.

The responsibility for designating Conservation Areas falls to the local authority. Local authorities also have a statutory duty to review all their Conservation Areas periodically. English Heritage recommends that each area is reviewed every five years.

Conservation Area designation provides extra protection within these areas in the following ways:

- Consent is required for the demolition of buildings.
- Local Authorities have additional controls over some minor householder development normally considered as permitted development.
- Special provision is made to protect trees.
- When assessing planning applications, the local authorities must pay careful attention to the desirability of “preserving or enhancing” the character and appearance of the Conservation Area and its setting.
- The local authority can include policies in the Unitary Development Plan or Local Development Framework to help preserve the special character or appearance of Conservation Areas.

The Purpose and status of this Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify the significance of the designated heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – this may be archaeological, architectural, artistic, evidential or historic interest.
- Increase public awareness and involvement in the preservation and enhancement of the area.
- Provide a framework for planning decisions, to guide positive change and regeneration.
- Highlight particular issues and features, which detract from the character or appearance of the Conservation Area and which offer potential for enhancement or improvement through positive management.

The contents of this appraisal are intended to highlight significant features but should not be regarded as fully comprehensive and the omission, or lack of reference to a particular building or feature, should not be taken to imply that it is of no significance. This may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates. Similarly, the controls that apply to elements vary and in some instances, the items that have been identified as significant cannot be fully protected by planning legislation.

