

Ruislip Village Conservation Area Appraisal

July 2010



HILLINGDON
LONDON

ACKNOWLEDGEMENTS

With thanks to Mrs EM Bowlt for her invaluable help with regards to the history of Ruislip and also for her assistance in the editing of this document.

CHAPTER 1: INTRODUCTION

Introduction

- 1.1 The Ruislip Village Conservation Area was designated in 1969. It was one of the first such areas to be agreed within the London Borough of Hillingdon. It contained Manor Farm, the administrative centre of the Manor of Ruislip, St Martin's Church, the ecclesiastical centre of the Parish of Ruislip and the ancient buildings at the northern end of Ruislip High Street and the southern end of Bury Street.
- 1.2 On 14th January 2009, the conservation area, which originally included only the medieval village centre, was extended to include all of the High Street and the later residential suburbs to the west. These had been built on the Park House Estate, Withy Crofts and the meadowland belonging to the King's College Estate. The conservation area also includes the old hamlets of Great King's End and Little King's End to the west of the original village centre.

Planning Policy Context

- 1.3 This appraisal has been developed within the context of the conservation policies contained within London Borough of Hillingdon Unitary Development Plan Saved Policies document, the emerging Local Development Framework, The London Plan, the guidance contained within Planning Policy Statement 5 (PPS 5) and the relevant Planning Acts.
- 1.4 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to designate conservation areas. These are defined as "*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*". Local authorities are also required to keep this process under review.
- 1.5 Section 71 of the Act requires local authorities to formulate and publish proposals for conservation areas

and to consult with the wider community as part of this process.

- 1.6 As of 1st April 2006 the Government set a Best Value Performance Indicator (BVPI 219b) requiring local planning authorities to complete conservation area appraisals and reviews.
- 1.7 Planning Policy Statement 5 advises that conservation areas are historic assets and that they have meaning for society over and above functional quality. Heritage significance is considered to justify the protection of assets within the planning process. In the case of conservation areas, PPS5 advises this can be achieved by supporting their management and controlling change in ways that sustain and where appropriate enhances, their heritage significance. PPS5 also advises that better decisions will be made if applicants and local authorities understand the significance of an area. A conservation area appraisal is an

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assessment of the character of a conservation area and is also considered as an assessment of its significance.

- 1.8 English Heritage has provided guidance on the appraisal and management of conservation areas. These documents have informed the drafting of this appraisal.

Conservation Area Designation and the need for an Appraisal

- 1.9 Conservation area designation focuses on the overall quality and interest of an area and depends on much more than the quality of individual buildings. Features such as building layout, open spaces, boundaries, thoroughfares, the mix of uses, the use of materials and street furniture, all contribute to the character of the area. It is also common for a conservation area to include a number of designated historic buildings.

1.10 The aim of a conservation area appraisal is to assess these elements, to define the special architectural and/or historic character of the area and to highlight areas requiring enhancement.

1.11 Conservation area character appraisals are important planning policy tools. They inform the development control decision making process and provide a framework for enhancement proposals. All of these contribute towards the successful management of conservation areas and work best when there is a clear understanding of the area's "significance".

1.12 The purpose of the Ruislip Village Conservation Area Appraisal is, therefore, to improve our understanding of the built heritage of the area. The document will enable the Council to develop its conservation policies and maximise opportunities for improving the environment within the area.

It will support the effective determination of planning and other applications, and form robust supporting evidence at planning appeals. It will also provide local owners and residents with clear advice on those forms of development considered appropriate and so likely to be supported by the Council. The appraisal will be a material consideration in determining planning applications within the conservation area.

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CHAPTER 2: SUMMARY OF SPECIAL INTEREST

Location and Setting

- 2.1 The Ruislip Village Conservation Area has a green and open setting. To the north lies Park Wood, which is part of the Ruislip Woods National Nature Reserve and Ruislip Lido, created as a reservoir in 1811 and now a recreational area. The River Pinn and its water meadows fall within the northernmost part of the conservation area, and provide an attractive green corridor along this boundary. The area is surrounded by Green Belt to the north, east and west.
- 2.2 To the south-west, south and east, the conservation area is surrounded by residential development, mainly ranging in date from the 1930's to the 1970's. These areas comprise mostly detached and semi-detached houses and more recent small blocks of flats.

General Character

- 2.3 The medieval village forms the core of the conservation area. This includes (Ruislip) Manor Farm, St. Martin's Church and the buildings immediately surrounding them. This area contains a number of early timber framed listed buildings and Locally Listed buildings. Many un-listed buildings within the area also make a positive contribution to its appearance.
- 2.4 The High Street lies to the immediate west and southwest of the Church and forms the commercial centre of the area. In appearance it is very much a busy and traditional high street. It mainly comprises parades of early 20th century shops of a variety of styles characteristic of the period, with interesting architectural detailing and decoration.
- 2.5 Beyond the High Street and the early village core, are residential areas. These mainly date from the

1920s and 30s and have a spacious and leafy character. They include good quality houses of varied size and design, many set on tree lined roads.

History

- 2.6 The original village and surrounding hamlets remained largely unaltered until the arrival of the railway in the early 20th century. The areas to the west and south west of the village centre then grew and were developed very much in the "Garden Suburb" tradition. These are high quality residential areas, which include a number of large detached dwellings set in mature gardens.
- 2.7 Today, Ruislip has a distinct identity, which reflects its historical development, but which also retains a strong village character.

Recent Changes

- 2.8 Some of the residential streets within the conservation area have

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recently been the subject of development proposals for blocks of flats. Such developments have been focussed for the most part on Kingsend and Wood Lane. Where built, these have significantly altered the character and appearance of these areas, with the loss of established development patterns and a general erosion of the quality of the streetscape.

Boundary

2.9 The conservation area is bounded by Pinn Way to the north. It includes the Manor Farm site, and the residential properties on the western side of St. Martin's Approach. To the east, the boundary continues around St. Martin's Church and Church Field Gardens, and then runs to the rear of the commercial properties on the High Street.

2.10 To the south, the boundary runs to the rear of the properties on Kingsend, and then continues along Wood Lane. It excludes the later

housing estate to the south of Wood Lane. This is mid 1960s in date and is of a different character to the Edwardian, and interwar housing areas, which have been included within the conservation area.

2.11 From Wood Lane, the western boundary continues along historic Sharps Lane, and includes all the properties to the east and those of a similar date and quality on the western side of the road.

2.12 Continuing north, the boundary runs along the public footpath opposite the junction of Sharps Lane, Hill Lane and Manor Road. It then follows the boundary of Barringers Court and the Youth Centre playing field, continues to the north to include the Mill House and the Old Vicarage before returning to Bury Street.

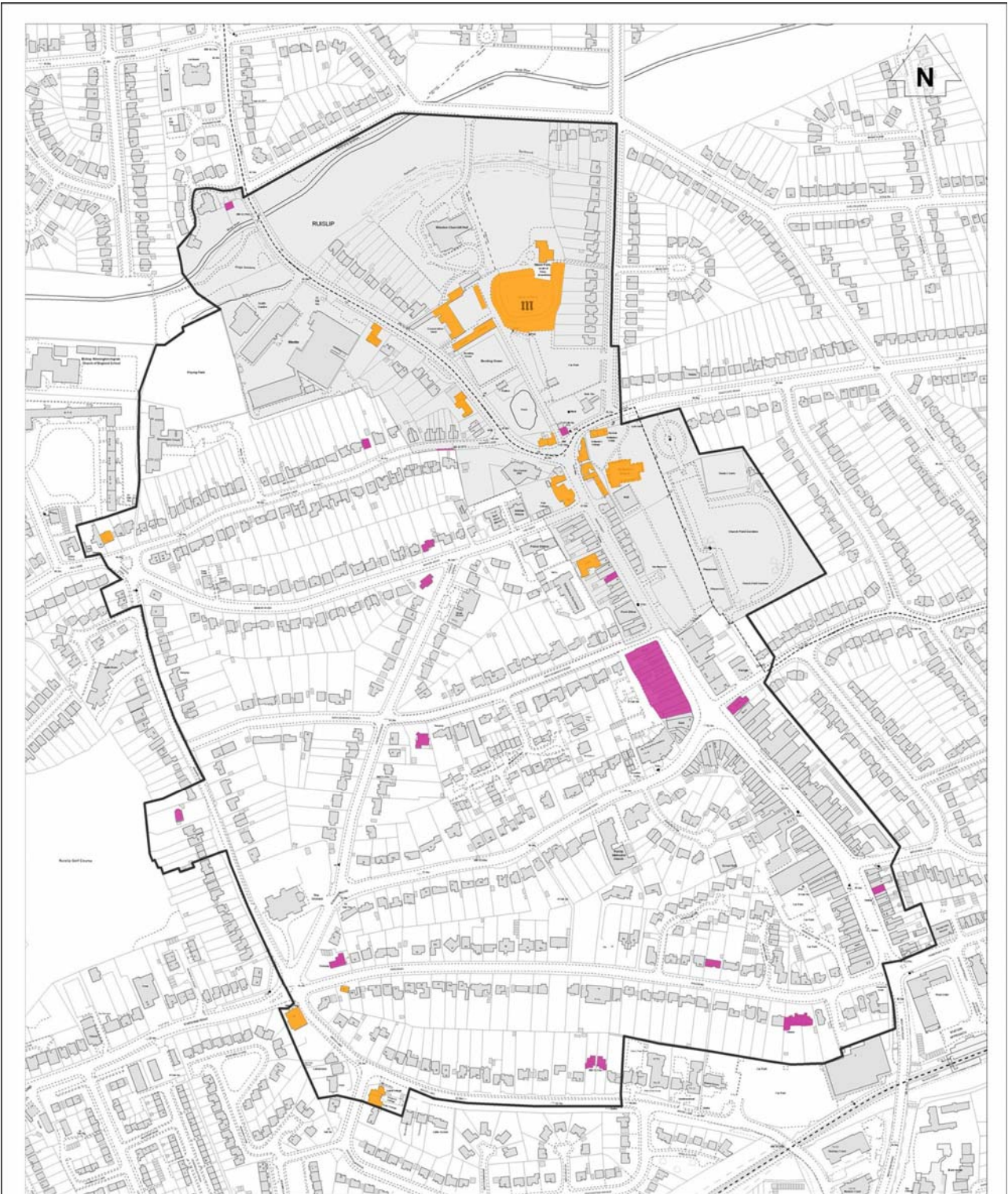
Other Designations within the Conservation Area

2.13 The area is rich in historic buildings and features. Within the conservation area there are 23 statutorily Listed Buildings, 26 Locally Listed buildings and 1 Scheduled Ancient Monument. Their locations are illustrated on the following map and Appendix 1 contains further details of these features.



Fig 2.1 Manor Farm

MAP 1: RUISLIP VILLAGE CONSERVATION AREA BOUNDARY



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- Listed Buildings
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Ruislip Village Conservation Area 1969
- Ruislip Village Conservation Area (Extended) 2009

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CHAPTER 3: ORIGINS AND HISTORICAL DEVELOPMENT

Introduction

- 3.1 Ruislip's recorded history starts with the Domesday Book in 1086, showing that the area has been continuously settled since at least the mid 11th century. Flint flakes, arrowheads, scrapers and knives found in gardens in the Pinn valley and in Park Wood, dating from the Mesolithic and Neolithic periods, indicate settlement along the alluvial deposits of the Pinn, whilst Roman potsherds found within the Manor Farm site and on Bury Street indicate a Roman presence in the late 1st to early 2nd century.
- 3.2 It is possible that the settlement originally developed on high ground near a crossing place on the River Pinn and its name is said to be derived from "rushy leap". Ruislip was the second largest parish in Middlesex in the later Middle Ages. It included Ascot (Eastcote) to the east, Norwood (Northwood) to the north-east and the areas known as

Ruislip Manor, South Ruislip and Ruislip Gardens.

- 3.3 During the early 19th century almost half of the total population of Ruislip was employed in agriculture. During the late 19th and 20th centuries, however, the development of the railway stimulated residential development and the character of the area changed from largely rural, to suburban.
- 3.4 Ruislip Parish Council was part of Uxbridge Rural District from 1895 until 1904 when Ruislip-Northwood Urban District Council was constituted. In 1965 Ruislip-Northwood Urban District merged with the municipal borough of Uxbridge to form the new London Borough of Hillingdon within the Greater London Council area

Archaeology

- 3.5 There is a motte and bailey castle site at Manor Farm, scheduled as an ancient monument. The present Manor Farm House, built in 1505-06, stands on part of the site of a small 13th century priory belonging to the Norman Abbey of Bec, parts of which were incorporated into the present building and survived until 1613 (Franklin, Geraint and Hall, Linda, 2008). Traces of flint interspersed with Roman brick and associated fragments of pottery from the late 1st/early 2nd century were observed in Dove House Close (now St Martin's Approach car park) in the 1930s. (Braun, H, 1937).
- 3.6 A large ditch and bank at the northern end of the former orchard, at one time thought to be part of the village earthwork, may be a portion of the enigmatic Grims Dyke that was probably dug in the pagan Saxon period. Roman potsherds found in the bank of the ditch in 1976 included unglazed whiteware

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from the Roman kilns at Brockley Hill, Roman grayware and part of a mortarium from the Verulamium (St Albans) area dated to the late 1st/early 2nd century. (Bedford, R and Bowlit, C, 1977).

Historic Layout and Development

- 3.7 The village of Ruislip has been occupied continuously since late Saxon times and St Martin's Church (mainly 13th century in date) seems to be the successor of the church served by the priest mentioned in the Domesday Book. It remained a small rural settlement until the twentieth century when a succession of planned residential developments took place.
- 3.8 By 1565 the boundaries of the settlement had been established and remained so up until the 19th century when the first detailed maps of the parish were made. At the centre of the village was the church, which was in existence by the end of the 12th century.

3.9 The Manor Farm house is early 16th century in date and was built as a Court House/ Home Farm for King's College, Cambridge (Lords of the Manor since 1451) (Franklin and Hall, (2008). It occupied the site of an earlier building associated with the priory.

3.10 The northern part of the Parish was covered in woodland, of which Park Wood, Copse Wood and Mad Bess still remain. Open arable fields interspersed with meadows along the Yeading and Roxbourne Brooks, lay to the south of Eastcote Road.

3.11 The settlement pattern was one of scattered hamlets in Westcote (modern Ruislip), the village with church and manor house at the end of the High Street; Silver Street Green in Bury Street; Park Hearne (submerged by the Reservoir); Cheapside (Withy Lane); Field End and the two King's Ends. There were 9 or 10 houses in the mid 16th century and development came at the end of the 19th century when the

Metropolitan Railway was extended to Rickmansworth. (Bowlit, EM,1989).

Historic Map Assessment

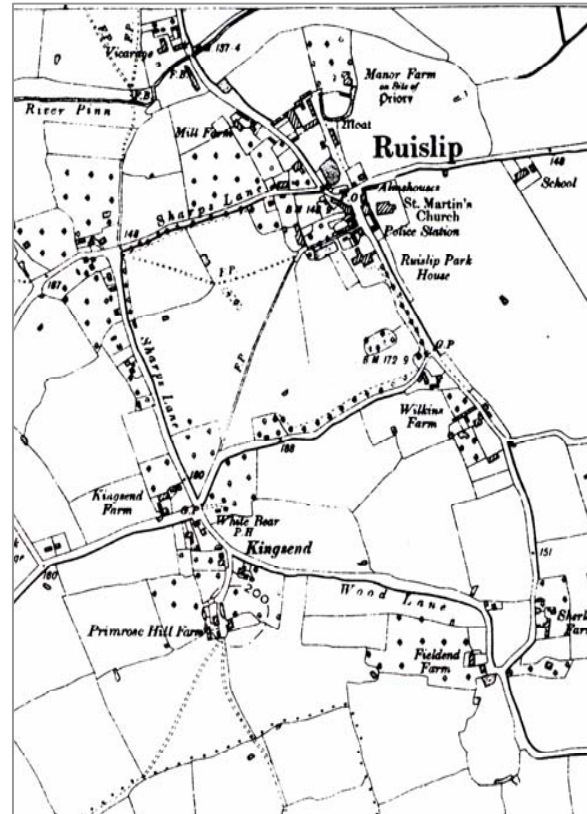
3.12 Rocque's Map of 1750 shows the hamlet of Kings End and further south, the hamlet of Field End. The early road layout included the High Street (running into Bury Street), Sharps Lane running west and south, Ickenham Road and Wood Lane.

3.13 The 1897 OS map shows little change. Farming was still the main economic concern. Manor Farm, from which most of the King's College estate was farmed was the largest and most important. Of the farms named on the map, Manor Farm, Mill Farm and Sherley's Farm still remain but are no longer farms. Primrose Hill Farm and Fieldend Farm no longer exist.

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Map 3.1 Rocques' Map, 1750



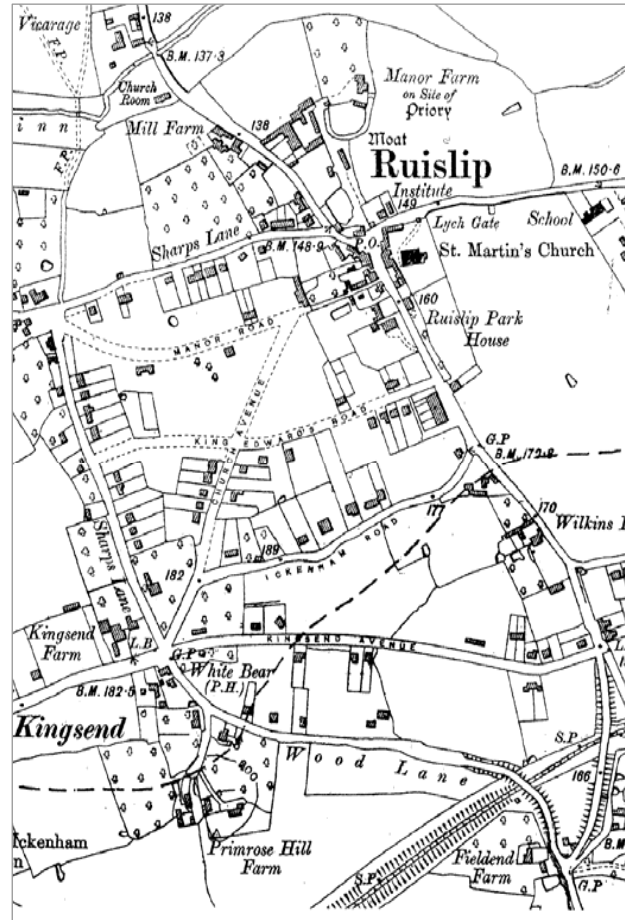
Map 3.2 OS Map of 1897

3.14 The map shows the development of Ruislip as the main village, with St Martin's Church at its centre. There was also a police station, together with a school, almshouses and the White Bear Public House at Kingsend. The map also shows Park House and its estate, bounded by the High Street, Ickenham Road and Sharps Lane and the Withy Crofts; and the King's College meadows between Ickenham Road and Wood Lane, these two areas form the extension to the original conservation area.

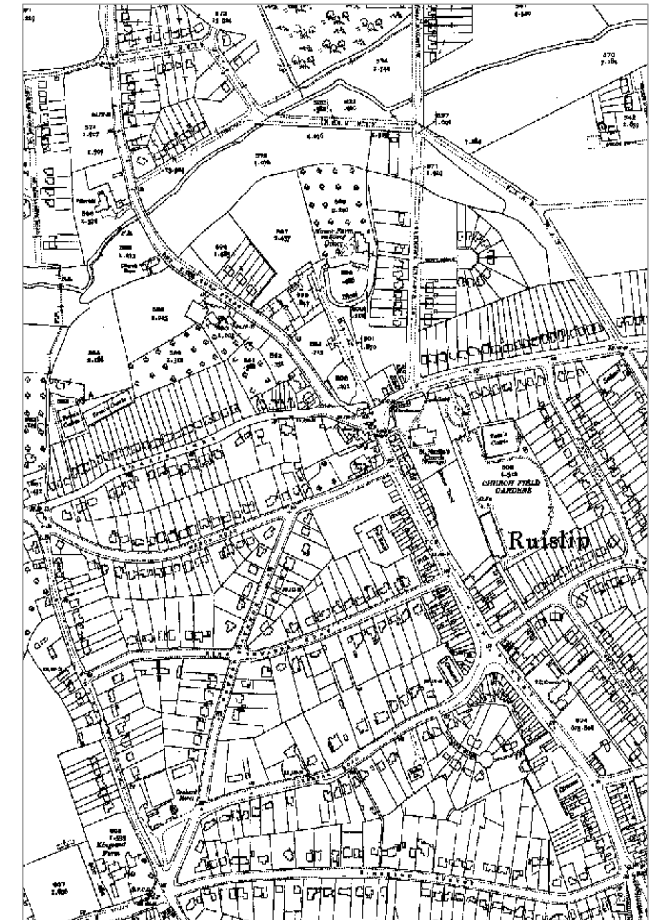
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3.15 The 1916 map illustrates that much of the road pattern that exists today had already been established. The High Street, Sharps Lane, Ickenham Road and Wood Lane (the old medieval lanes) remained the same. Kingsend Avenue and King Edward's Road had been created, whilst Church Avenue and Manor Road, both former footpaths, had been widened to form roads. Also shown on the map was the railway station, which was constructed in 1904 as part of the Metropolitan Line. In this map, the very early stages of the development of Ruislip as a suburb can be seen.

3.16 By 1938 there were shops on the High Street that had developed in a linear fashion from the station to the church. Ruislip also had two cinemas, four banks, a police station, post office, two public houses, (the George Inn and the Swan Inn), tennis courts, a bowling green and a hotel. It also had a Roman Catholic Church and formal pleasure gardens.



Map 3.3 OS Map of 1916



Map 3.4 OS Map of 1938

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3.17 By the late 1930s much of Ruislip looked as it does today. During the mid twentieth century, particularly the 1960s and 1970s, most new development took the form of infill development within the grounds of, or replacing, the large earlier houses.



Fig 3.1 Ruislip High Street, 1932

Photograph Ref: Bowlt, E., 1994, *Ruislip Past: A visual History of Ruislip, Eastcote and Northwood*. London: Historical Publications.

The Planned ‘Garden Suburb’

3.18 At the start of the twentieth century King’s College, Cambridge owned much of the land within the area and had been Lords of the Manor of Ruislip since 1451. With the development of the railways, they

sought to maximise the potential value of their manorial estates. Between 1901 and 1905, they consolidated their land by a series of purchases and the taking up of leases. By 1907, a new road had been constructed from the station end of the High Street to King’s End. Fredrick Herbert Mansford FRIBA (1897-1946) built the first two houses, nos 13 and 15 Kingsend, in 1907. These were designed to look like an imposing single dwelling, with wings to enhance their appearance. All the new houses, several were by Mansford, were carefully designed to meet the College’s requirement for good quality building, in contrast to the more speculative development encouraged by the development of the railway.

3.19 The Park House Estate was put up for sale after the death of Cornelius Thompson in 1905. It was bought by Walter Morford and resold to Dickens and Welch of High Wycombe in 1906. They laid out

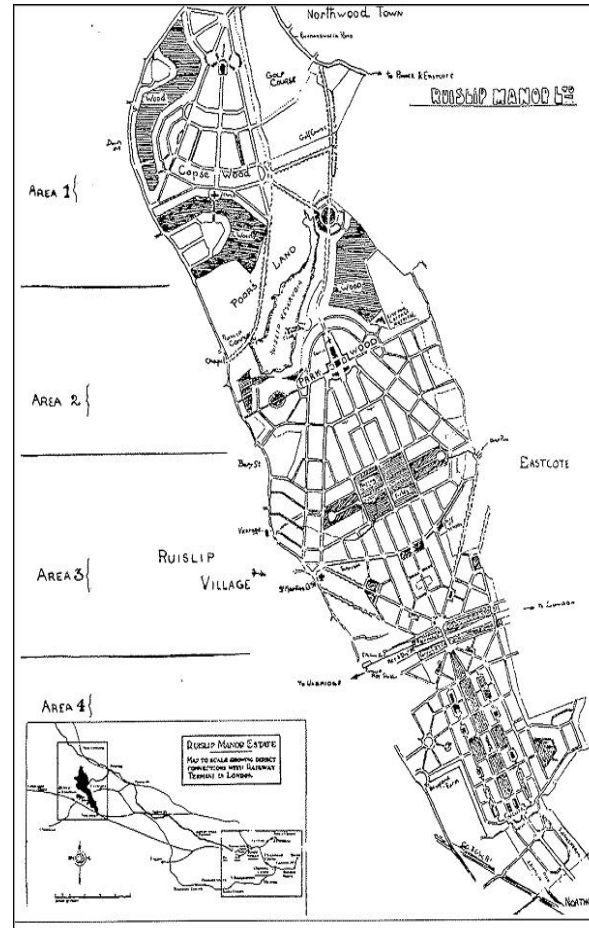
Manor Road on the line of a former footpath from Swan Alley to Little King’s End and Church Avenue on the former path from Great King’s End to the Church, and a new road called after King Edward. They laid out these new roads with generously sized building plots. Three auctions sales were held in 1906 and another in 1911. Some purchasers bought double plots and built large houses with outbuildings. Building began in 1906, Dulce Domum in King Edward’s Road being one of the first houses (Bowlt, EM 1989).

3.20 In 1909, Kings College held a competition to develop a plan for a Garden Suburb. This was won by Messrs A and J Soutar. The plan covered a long narrow area of land, pointing roughly in a north-northwest direction. It encompassed parts of Northwood, including what is now the Copsewood Estate, the area immediately to the east of Ruislip High Street and as far south as South Ruislip Station.

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3.21 The Soutar plan included a system of axial roads aligned in a north-south direction. There were areas allocated for factories, workshops, market places, churches and schools. Socially, the estate was graded from north to south with large houses at low density in the north. The map on the opposite following page shows the 4 zones of densities. Ruislip was envisaged as medium density (8 houses to the acre) under area 3.

3.22 Following the Town Planning Act of 1909, the Soutar plan was incorporated into a much larger scheme, covering some 5,992 acres, developed by the Ruislip-Northwood Urban District Council in 1910. Almost all the principles of the King's College scheme were extended to cover the area of the joint plan. This scheme was approved in September 1914.



Map 3.5 Soutar and Messrs town planning scheme for the King's College

3.23 An area to the east of the village was developed for workers' housing, in the Hampstead Garden Suburb tradition, by the Ruislip Manor Cottage Society Ltd. These were for sale, or let to the working classes. The work started before the commencement of the First World War, with many of the houses being designed by architects working in the Hampstead Garden Suburb. This area now forms the Manor Way Conservation Area, which was designated in 1989.

3.24 To the north of the village, towards Park Wood, the density according to the Soutar plan was envisaged to be only 3 houses to an acre. These, however, were never built.

3.25 The advent of the First World War delayed the development of the area and the implementation of the plan. Most building took place during the 1930s and this was mainly in the area south of the Metropolitan Line, between Eastcote and Ruislip. This area, later developed as the Manor

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Homes Estate, was designated for the highest density of housing in the joint scheme.

3.26 Although, the Garden Suburb Plan was not implemented comprehensively, the plan remains one of the earliest town planning schemes in the country. Whilst most of the development associated with it was undertaken outside the Ruislip Village Conservation Area, development within the area was much influenced by the principles of the plan.

3.27 The plan had a beneficial effect on the development of the district as a whole during the 1930s. Its legacy today can be seen in the attractive well laid out houses, many set in large gardens and the general green and spacious character of the conservation area.

CHAPTER 4: Uses, Transport and Current Issues

Uses within the Conservation Area

- 4.1 The area is predominantly residential in terms of use and the housing stock comprises mostly privately owned, single family dwellings. There are, however, a number of purpose built blocks of flats, the most recent of which are on Kingsend. There are also modern flats on Regency Drive and purpose built apartments over many of the shops on the High Street.
- 4.2 The High Street is the retail and commercial core of the conservation area. The northern section is the oldest part and contains a number of Listed Buildings. For example, the former Swan Public House, which has a 17th century core and is currently in use as a restaurant. This part of the street also includes estate agents, solicitors' offices and small specialist shops.
- 4.3 The southern section of the High Street contains more modern

purpose built units, arranged in two and three storey shopping parades. The uses are varied, consisting of small independent department stores, specialist shops, banks, a post office and some high street chain stores selling groceries, clothes and household items.

- 4.4 The Manor Farm site contains the library and community space. There is a Police Station on Oak Road and The British Legion Club has a branch on the High Street in the former Park House.

Access and Transportation

- 4.5 The conservation area is readily accessible by both private and public transport. The station is located to the south of the High Street and there are a number of bus routes within the area. The principal roads are West End Road, Bury Street, Ickenham Road, Eastcote Road and Pembroke Road. There is a mini roundabout to the north of the High Street and the

junction at the southern approach is controlled by traffic lights.

- 4.6 A number of the east-west streets, such as Church Avenue, are used as short cuts by drivers. These, and the streets closest to the High Street, are often also used for parking by shoppers and commuters, and as such, they can become quite congested. A number of traffic calming measures have been recently introduced to the High Street, such as pavement build outs, parking restrictions and pedestrian crossings. These have been carefully designed, and have been successful in reducing traffic speed and improving flow.

Recent Developments and Development Opportunities

- 4.7 There have been recent changes within the residential areas and also to the commercial centre of the village.

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4.8 Within the residential areas, new development has taken the form of infill development within large gardens, and the replacement of one or more of the early houses, such as at Kingsend, with numbers of smaller houses and blocks of flats. There have also been a number of small scale changes, such as the hard surfacing of front gardens for car parking and the loss of original windows. Despite these changes, the character of the conservation area remains that of an affluent and attractive residential suburb.

4.9 On the High Street, a number of the shops have poorly designed modern shopfronts and inappropriate signage. These detract from the appearance of the individual buildings and also their wider setting. Many of the shops also have unsightly air extraction units, large flues and fire escapes to the rear, together with ad hoc storage structures and car parking within their service yards.



Fig 4.2 Poor shop signage on Ruislip High Street



Fig 4.1: Electron Technologies, Bury Street

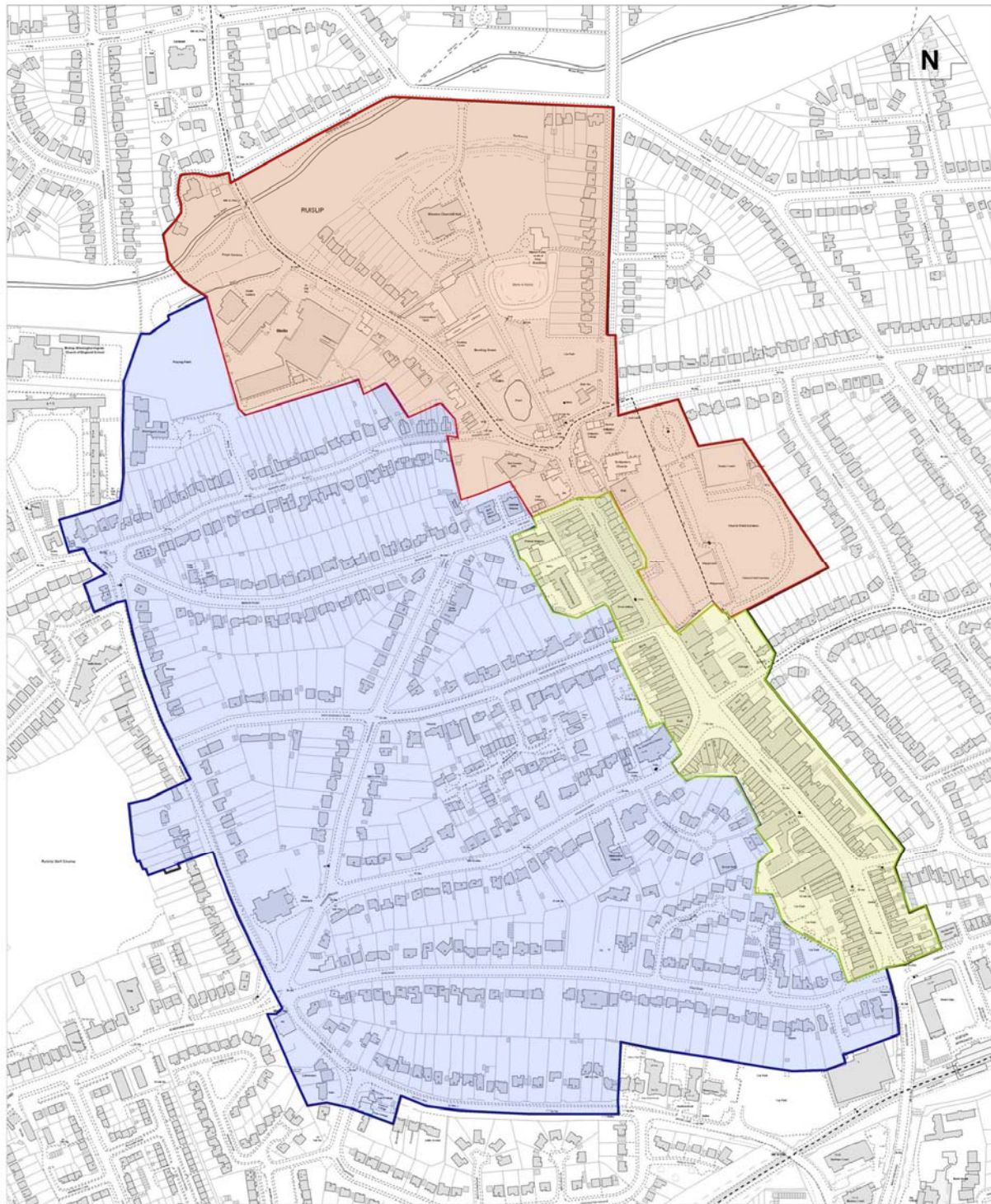
4.10 Electron Technologies at Bury Street was the only large industrial use within the conservation area. The business has recently relocated and the site is currently being cleared for development. It was the only sizable potential development site within the conservation area.

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Character Areas

- 4.11 In terms of the built form and general layout, the Ruislip Village Conservation Area falls into 3 distinct Character Areas. These are the early village core, the High Street and the western residential area. These areas also reflect the phases of the historical development of Ruislip.
- 4.12 **Area 1:** The village centre, containing the oldest and most historically significant buildings and spaces.
- 4.13 **Area 2:** The High Street, a densely developed street running north-south from the old village to the station. It grew following the opening of the station and the development of the Metropolitan Line. It contains the commercial centre of the area.
- 4.14 **Area 3:** The residential areas to the west of the High Street. These were originally developed in the “Garden Suburb” tradition and contain buildings of generally good architectural quality, set in large, mature gardens.

MAP 2: CHARACTER AREAS



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|---|-------------------------|--|-----------------------------------|
|  | Character Area 1 |  | Character Area 2 |
|  | Character Area 3 |  | Conservation Area Boundary |

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CHAPTER 5: Character Area 1- Ruislip Village Centre

Background

- 5.1 This is the earliest part of Ruislip and contains the core of the original village. Centred at the meeting of ancient routes, the area includes some of the most historically important buildings and spaces within the Borough.
- 5.2 The area still appears very much as a village with a distinct rural character. This is derived from the type and scale of the buildings and the quality of the open spaces associated with them.



Fig 5.1: Ruislip Village c1907
 Photograph Ref: Bowlt, E., 1994, *Ruislip Past: A visual History of Ruislip, Eastcote and Northwood*. London: Historical Publications.

Character Analysis

- 5.3 The character of the area is derived from key structures and groups of buildings. These are the Manor Farm buildings, St Martins Church and the adjacent, smaller scale buildings forming distinctive groups to the north of the High Street.



Fig 5.2: Ruislip village centre

Manor Farm Buildings

- 5.4 The Manor Farm site is Council owned and includes a number of important historic buildings. It was a gift to the people of Ruislip, when King's College sold Park Wood to the Ruislip Northwood Urban District Council in 1932 and remained as a working farm

until 1933. The principal buildings have recently undergone an award winning scheme of refurbishment and are in community use.



Fig 5.3 Little Barn and Cow Byre, Manor Farm c1932, Photograph Ref: Bowlt, E., 1994, *Ruislip Past: A visual History of Ruislip, Eastcote and Northwood*. London: Historical

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Fig 5.4: The Little Barn, converted to a public library in 1937

5.5 The buildings and structures on the site include the 13th century aisled oak framed Great Barn, the part 16th century Manor Farm House, a Norman motte and bailey, the 16th century Small Barn (restored and converted to a public library in 1937) and a number of 19th century outbuildings, including two cowsheds. All of the buildings are statutorily listed, and the Great Barn is considered to be an outstanding example of an early aisled barn and is probably one of the earliest surviving timber framed buildings in the Greater London area.



Fig 5.5: The Great Barn (Grade II*)

5.6 The small building, which fronts Eastcote Road (now used as a public toilet), has an unusual and prominent chimney stack. It was originally a lodge used by the farm bailiffs and is considered as curtilage to the Manor Farm and hence listed. The Winston Churchill Hall, built in 1965, is a large modern brick built building located to the north-west of the site. It is used for conferences, theatrical performances and other events.



Fig 5.6: Manor Farm House (Grade II)



Fig 5.7: Winston Churchill Hall

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- 5.7 The motte and bailey that lie to the south of the house remained in their original form until 1888, when the northern section of the moat was infilled. This striking feature of the site is a Scheduled Ancient Monument.
- 5.8 The bowling green, on the site of the original rick yard and the Horse Pond are also historically significant features, which make an important contribution to the setting of the farm buildings and that of the wider conservation area.
- 5.9 There are also early earthworks to the north of the site, which are thought to date from the 9th century and may have originally encircled the village.

The Church of St Martin of Tours and Church Yard

- 5.10 The parish church is an important local landmark and was dedicated to St Martin before 1250. The present building (listed grade I), located at the corner of Eastcote Road and Ruislip High Street, dates in part from the 13th century, with 15th and 16th century additions. It is built of flint rubble with stone dressings, and consists of chancel, nave, north and south aisles, south chapel, west porch, and a south vestry added in 1954. The tower, which contains 6 bells, was built in the 15th century and stands at the south-west corner of the church.
- 5.11 The exterior of the building was restored in 1869-70, and the west porch, originally built in 1875, was replaced in 1896. After bomb damage during the Second World War, further restoration work was carried out in 1954. The interior of the church contains traces of early wall paintings, historic joinery including some pews and a number of good monuments.
- 5.12 The grounds of the church front Eastcote Road, where there are three Locally Listed chest tombs and a lych gate at the main entrance. There is a further entrance from the High Street, again marked with a modern lych

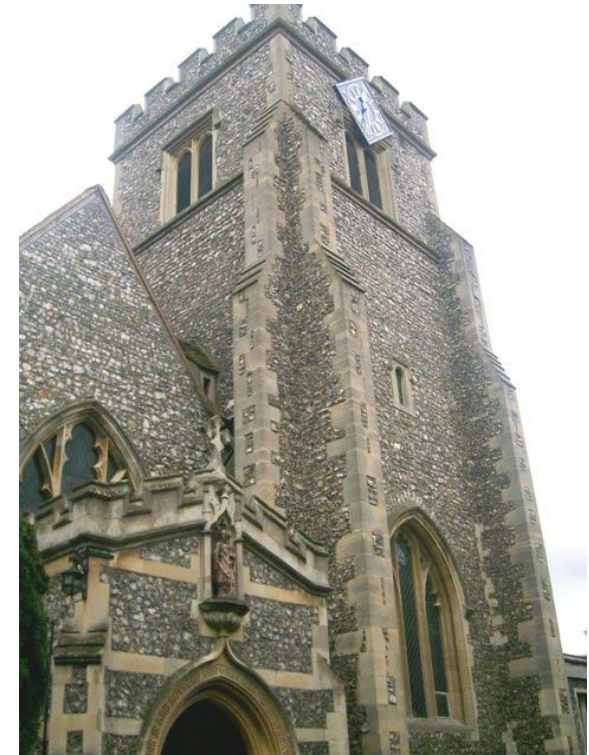


Fig 5.8: St Martin's Church (Grade I)

gate with a hipped tiled roof. The main burial ground is situated to the south of the church and runs parallel with the High Street. Located within this area is a Locally Listed World War I memorial in the form of a large stone cross and a rather

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discrete monument to Annie and Benjamin Hall by Eric Gill. This is a Portland stone chest tomb, with arcaded sides, the recessed panels of which are separated by squat colonnettes. It is Grade II Listed.

Eastcote Road and the North Eastern Side of the High Street

5.13 Close to St Martin's Church, and bounding the churchyard to the north and west, are ranges of two storey traditional brick and rendered buildings of varied and picturesque appearance.

5.14 Nos 1-7 High Street are Grade II and Nos 9-15 are Grade II* Listed. They are timber framed and date from the 16th and 17th centuries. The frontages of these buildings are now mainly smooth rendered and some have later shop front additions. The true quality of these buildings is, however, evident in their rear elevations, which retain original exposed timber framing, moulded beams and jettied upper floors. Nos 5 and 7 were acquired in 1931 by the newly formed Ruislip Village Trust. In 1964 a thorough

restoration was carried out by the Trust, the street front being reconstructed and the interior adapted for use as offices.



Fig. 5.10 : The village centre, c1915
Photograph Ref: Bowl, E., 1994, *Ruislip Past: A visual History of Ruislip, Eastcote and Northwood*. London: Historical Publications.



Fig 5.9: 1-3 High Street (Grade II)

5.15 The former almshouses on Eastcote Road also date from the 16th century.

This building has exposed square timber framing at first floor, infilled with brick noggin. The south side of the building appears to have an under built first floor jetty.



Fig 5.11 Nos 9-15 High Street facing onto St Martin's Church Yard, Grade II*

5.16 Opposite the church on the northern side of Eastcote Road is a distinctive stone war memorial commemorating those killed in both World Wars. It comprises an octagonal base with two steps and is surmounted by a large stone cross with attached metal sword. It is included in the Local List.

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Fig 5.12: War Memorial, Eastcote Road

High Street and Bury Street

5.17 The northern part of the High Street includes a number of historic buildings. At the junction of Bury Street and the High Street, is the former Village Sweet Shop and Hailey's Shop (Listed Grade II). Originally a pair of 17th century timber framed farm cottages; the building was faced with brick in the

early 19th century. It is currently in use as a restaurant.

5.18 The Swan Inn Public House (now Café Rouge), located on the High Street, is an important local landmark and is listed at Grade II. The building originally dates from the 16th century, but has been changed and extended over the years. The left hand wing is the oldest part of the building and there are also later 17th century additions. The right hand section is comparatively modern.



Fig 5.13: Café Rouge (Former Swan Inn)

5.19 Directly to the west of the Manor Farm site on Bury Street are two early houses, which, although much altered, retain their rural character. The Old House (Nos 7-9) is listed Grade II. It is timber framed and dates from the 16th and 17th centuries. It has a distinctive coved eaves cornice and striking pedimented door-case.



Fig 5.14: 9-15 High Street

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5.20 The Mill House (No 25, Bury Street), a former farm house, is also timber framed and listed at Grade II. The part of the building closest to the road was once a barn and is partially weather-boarded.



Fig 5.15: The Mill House, Bury Street (Grade II)

5.21 Located at the northern entrance to the conservation area, no 9 Deborah Crescent was originally the vicarage. It dates from the late 19th century and is included in the Local List. The building, which is quite large and prominently located, is constructed of red brick with a clay tiled roof. It has a three storey gable to the front, half dormers and distinctive chimneys. The house was

converted into flats in 1985. The original dining room of the previous vicarage, a rendered two storey structure, lies close by and has been converted to a house.



Fig 5.16: Former Vicarage, Deborah Crescent

5.22 Rosebank Villas, nos 1-3 Bury Street, were constructed circa 1881, although they do not appear on the 1897 OS map. They were part of the first wave of suburban development within what was the rural hamlet of Ruislip. The houses are constructed of yellow stock brick, with red brick banding and slate roofs. The buildings have typical Victorian detailing, with canted bays at ground

floor and red brick arches to the windows.



Fig 5.17: Nos 1-3 Bury Street

5.23 The remaining buildings on Bury Street comprise a variety of residential buildings, mostly dating from the 1920s onwards. Whilst these are fairly standard in their design and materials, they are nevertheless, of good quality and contribute to the genteel character of the area.

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Scale

- 5.24 The church and Great Barn are the largest and most prominently located buildings within the area. Most of the other buildings are of a more domestic scale and are mainly of two storeys in height. In general, the older buildings tend to be of a more modest size and more tightly developed, often directly abutting the road. The later houses vary from quite large detached properties, to more modest, standard sized 1930s semi-detached houses. Most have front gardens and good sized rear gardens. These houses tend to be either infill development within the gardens of the older houses, or are part of the later planned suburban development of the area.
- 5.25 The relatively modern industrial buildings on the Electron Technologies Ltd site, in contrast to most of this area, have a large footprint and include a three storey purpose-built office building. These buildings are well screened from the road.

Local Details

Building Details

- 5.26 The detailing of the buildings within the area is very varied and mostly of a high quality. As such, it plays an important part in contributing to the character of the conservation area. The early buildings, often former high status farm houses and barns, are usually timber framed. Many have been rendered at a later date, such as The Old House and nos 9-15 High Street.
- 5.27 There are some weather boarded properties, and this is a feature that tends to be specific to this Character Area. A number of the buildings have had their timber frames infilled with brick and tile noggin. Some of the more modern buildings have applied mock timber framing such as The George Public House and the houses on St Martin's approach.



Fig 5.18: Old Mill House- timber framed barn with stained weather boarding



Fig 5.19: Brick noggin - Manor Farm

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5.28 The houses on Bury Street are of varied style and age, including some bungalows. These are nevertheless quite traditional in appearance and tend to have distinctive pitched roofs, overhanging eaves and brick built chimney stacks. Many include single and two storey bay windows, and decorative tile hanging. There are also some quirky design details, such as at No 23 Bury Street, which has an attractive ‘eye-brow’ dormer to the front roof slope.



Fig 5.20: No 23 Bury Street, with eye brow dormer

Materials

5.29 The predominant building materials found within this part of the conservation area are red and yellow stock brick, together with painted pebbledash and render. As noted, stained weatherboarding is also found on some of the older buildings.

5.30 Roofs are predominantly of plain clay tiles, although some of the Victorian buildings and also the refurbished workshops at Manor Farm have grey slate roofs.



Fig 5.21: Late Victorian semi-detached houses on Bury Street in stock brick with red brick detailing



Fig 5.22: Clay tiled roof (the Great Barn)

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Public Realm and Streetscape

5.31 The streetscape within this part of the conservation area is very mixed. Where houses exist, they have moderate to small front gardens, defined by low boundary walls and hedges.



Fig 5.23: Dwarf boundary walls along St Martin's approach

5.32 In general, the footpaths on the northern parts of Bury Street and Eastcote Road are paved with a mixture of worn concrete paving and asphalt. The other areas towards the High Street have recently been

repaved with concrete slabs. The paths at Manor Farm have been resurfaced with a rustic bound gravel finish.



Fig 5.24: Pedestrian guard rails near Bury Street and High Street junction.



Fig 5.25: Bollards on Bury Street

5.33 Street furniture, such as lamps posts, is generally of simple standard design. On the High Street this is new and of good

quality. In some areas, however, the streets appear cluttered by inappropriately positioned and poorly designed service cabinets and extensive traffic signage. The concrete bollards in front of The George public house also detract from the street scene. At the Manor Farm site the street furniture, including new interpretation boards, have been purpose made and carefully designed to enhance the appearance of the historic site.



Fig 5.26: Street furniture within Manor Farm complex

5.34 The listed K6 telephone box on the busy junction of Eastcote Road and

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Bury Street, adds to the traditional character of the streetscape. Another attractive feature is the pump, originally erected on the island in front of The Duck House Restaurant in 1864; it was later relocated to its current position on the forecourt of nos 11-15 High Street.



Fig 5.27 Original position of the pump

Photograph courtesy of, London Borough of Hillingdon, Local History Records



Fig 5.28: The pump in its current location outside Nos 11-15 High Street



Fig 5.29: Green buffer along the Pinn

Green Spaces and Landscape

5.35 The grounds of Manor Farm, Church Field Gardens, the churchyard, cemetery and the water meadows along the River Pinn form the main green spaces within the area. These spaces are quite diverse in character. The water meadows have a natural, lush appearance in striking contrast to the more municipal landscape of Church Field Gardens and the burial ground, and the shaded, sylvan seclusion of the churchyard.



Fig 5.30: St Martins' Churchyard

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5.36 Within Manor Farm, there are maintained green spaces as well as more natural open areas. The slightly unkempt appearance of the Horse Pond contrasts with the manicured lawns of the bowling green, but both add to the picturesque village character of the area.



Fig 5.31: The Horse Pond



Fig 5.32: The bowling green on the former rick yard

New Development

5.37 Within the Character Area, the Electron Technologies Ltd site and the Ruislip Young People's Centre are the only examples of recent, larger scale developments. Both are well screened from the road. The car park off St Martin's approach and associated structures are also relatively modern additions to the area. These developments neither add to the quality of the area, nor significantly detract from it, and are considered to be neutral.



Fig 5.33: Ruislip Young People's Centre

Negative Factors

5.38 The building on St Martin's Approach, which is used as a Citizens' Advice Bureau, is the only structure within this part of the conservation area considered to have a negative impact on its appearance. Although small, the building is of poor quality design and prominently located, and as such, it detracts from the appearance of the area.



Fig 5.34: Citizens' Advice Bureau, St Martin's Approach

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CHAPTER 6: Character Area 2 - The High Street

Background

6.1 Ruislip High Street is a busy shopping street. It rises from Ruislip Station in the south, to the junction with Ickenham Road and runs downhill north- west towards the Manor Farm and Pinn valley.

6.2 The buildings are predominantly two and three storey, purpose built commercial parades interspersed with some good quality individual buildings and some more recent infill of varied quality. Whilst the shop fronts are generally unremarkable, the decorative detailing at first floor and above is of considerable visual interest, exhibiting a variety of lively decorative detailing, most of which is characteristic of the architecture of the 1920s and 1930s.

Character Analysis

6.3 The earliest shops within this part of the High Street date from 1912 (Nos 56-72) and their appearance was very much influenced by the Arts and Crafts



Fig 6.1: Early 20th century shops on the High Street (Nos 56-62)

“cottage” tradition with rendering, half timbering and plain tiled roofs.

6.4 This architectural style greatly influenced the subsequent development of much of the High Street, being used in a variety of ways and including projecting front gables, balconies and oriel windows.

6.5 Most of the buildings on the High Street have brick facades (mainly red brick). The later 1930s developments include more delicate Georgian style detailing and also robust streamlined Art-Deco forms.



Fig 6.2: Nos 92-96 High Street- decorative timber framing, bold gables and distinctive tall chimney stacks



Fig 6.3: Nos 110-114 High Street- mock timber framing with oriel windows

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The whole of the High Street is well preserved at the upper levels, with the roofscape being a particularly strong and interesting feature. The buildings include stepped parapets, gables, mansards and dormer windows of different designs.

Scale

6.6 The street frontage varies from two to three storeys in height and is densely developed. This provides a good sense of enclosure, whilst the relatively broad road and wide pavements lend a spacious feel at street level. The north-south alignment, combined with the change in gradient help to provide long views along the road, although these are closed from some view points by the gentle curve in the road.

Listed Buildings

6.7 The British Legion Hall, formerly Ruislip Park House, is the only listed building (Grade II) within this area.

This is an elegant, stuccoed mid Georgian house, possibly with an earlier core. It is a hidden gem, being almost entirely screened by the commercial frontages on the High Street.



Fig 6.4: British Legion Hall

Key unlisted buildings

6.8 The most prominent buildings in the High Street are the banks. No 63, the NatWest Bank, is a distinctive 1930s rendered two and half storey building. It has tall dormers and attractive projecting eaves with bracketed detail. The building has stilted arches over the doors and windows at ground floor level and retains multi-paned sash windows at first floor.

6.9 Barclays Bank on the corner with King Edward's Road is a two storey, brick built structure. It has a balconied first floor enclosed with a decorative metal balustrade to the street elevation and a side entrance, with a projecting bracketed canopy over. The building has sprocketed eaves which overhang a decorative dentil cornice. It retains its original timber windows and doors.



Fig 6.5: No 63 High Street, NatWest Bank

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Fig 6.6: Barclays Bank, on the corner with King Edward's Road/High Street

6.10 The Lloyds Bank group on the corner with Ickenham Road, forms a prominent classically inspired composition. The bank is 5 windows wide, the 3 central bays are slightly recessed and framed with prominent down pipes with decorative hoppers. There are two similarly detailed asymmetrical wings on either side. The bank has robust vertical decorative brick detailing, Juliet balconies and a prominent stone fascia/band between the ground and first floors. The Post Office is of similar design, although slightly less decorative. It was built between the wars by a local builder, Prowting. The ground floor of the building, however, has modern metal

cladding which detracts from its appearance.



Fig 6.7: Lloyds Bank on the corner with Ickenham Road.

6.11 There are a number of good terraces on the High Street. Nos 12-22 are a particularly striking example. The terrace comprises three storeys and is constructed of dark red brick with stone and lighter decorative brick detailing. Symmetrical in design, the building is divided into five parts, which

emphasises its verticality. The central and end bays are finished with Dutch gables.

6.12 The Tesco Metro building, the former Woolworth, nos 122-124 High Street, is interesting as the first floor is just a thin façade, with no structure behind.



Fig 6.8: Nos 12-22, High Street

Local details

6.13 Many of the buildings are well detailed and have quite distinctive decoration, which adds to the quality and interest of the streetscape within this area.

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Shopfronts

6.14 The majority of the shops have lost their original shop fronts, although many still retain the pilasters, brackets and in some cases cornices that formed part of the original shop fronts. Three shopfronts of note remain. These include: no 135 High Street, CS Bedford, a jewellers which has a 1930s metal framed shopfront with original glass painted signage, retractable blind and recessed black and white tiled entrance, and F Hinds jewellers. The latter appears later in date, but also has a recessed entrance and distinctive mirrored banding to the shopfront and signage. Village Fruiterers, no 38 High Street, has a circa late 1940s- 50s simple plate glass and chunky polished metal shop front, which is quite unusual and of interest.

Materials and Decoration

6.15 The materials found within this area are fairly standard: redbrick and clay tiles, smooth render, stone decoration and applied mock timbering. Many of

the buildings also have decorative iron work, mainly railings to balconettes, and some retain their original 1930s Crittal type metal windows, which enhance their appearance and are increasingly rare survivals.



Fig 6.9: No 135, High Street, Ruislip

Public Realm

6.16 The quality of the public realm is generally good, with the pavements having been recently repaved, new street furniture, street trees and lighting. There is some clutter particularly as regards traffic signage and cable cabinets. The busy road does mean the

traffic movement and noise can be intrusive.

6.17 A number of shops and restaurants utilise the pavement outside their premises to display goods, place advertising boards or to provide seating for customers. Whilst these add clutter to the street scene, they also provide a welcome level of visual interest and activity.



Fig 6.10: Outside seating

New Development

6.18 There has been some new development in recent years, with a small number of buildings being

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replaced with new terraces and individual buildings such as at No2 Midcroft (Jebson House). On the whole, this has not been extensive and has not detracted from the appearance of the conservation area. There are currently no vacant sites for development within the High Street, although it is possible that individual properties, particularly those that are unoccupied and or in disrepair, might be considered for redevelopment in the future.

6.19 There is a presumption against demolition in conservation areas (PPS 5), and any new development will be considered against the relevant Council policies and design guidance, and will be required to preserve and enhance the appearance of the conservation area. The Council's policies regarding these matters are included in Appendix 2.

Negative Factors

6.20 The main negative change in recent years has been the introduction of modern shopfronts and signage. Many

of these are inappropriate in terms of their size, position, design, materials, colour and degree of illumination. The introduction of fixed plastic blinds to some buildings has also detracted from their appearance.

6.21 The areas to the rear of the shops are also of concern, as these include ad hoc storage structures and informal parking/servicing arrangements. The rear elevations often have large unattractive flues, vents, services and other additions, such as aerials, satellite dishes, air conditioning units and escape stairs.

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CHAPTER 7: Character Area 3 - The residential area to the west of the High Street

Background

7.1 This area lies to the west of the High Street and it comprises mainly 20th century houses developed as a result of the opening of the Metropolitan Line in 1904. It also includes some earlier buildings, such as the White Bear public house, many of which are listed and which originally formed part of the hamlet of Kings End, or were located on the outer fringes of the old village centre.

7.2 Sharps Lane, Wood Lane, Ickenham Road, Manor Road and Church Avenue were originally medieval lanes and footpaths that were developed as the area grew into one of London’s better quality “Metroland” suburbs.

Character Analysis

7.3 The area has a spacious, green and leafy appearance. This is very much as a result of the influence of the Garden Suburb tradition on the development plans of the original owners, King’s College. The college commissioned the Soutar Plan of

1909, and this formed the basis of the later development plan of 1914, which was formulated by Ruislip-Northwood Urban District Council. All of these plans significantly influenced the appearance of the area.

Sharps Lane (running west)

7.4 This road curves gently and rises to the High Street at its eastern end. The buildings in Sharps Lane include some late Victorian workers’ cottages and also some of the earliest that survive from the first part of the 20th century. These are mainly moderately sized houses, which are well designed and include some unusually detailed properties. Many are “cottage style” with distinct hipped roofs. The houses are predominantly rendered, both rough cast and smooth, with red clay plain roof tiles.

7.5 No 9 is bounded to the front by a tall, 18th century stock brick garden wall which originally formed part of the Park House estate. On the opposite side of the road adjacent to no 14, a tall red brick wall of similar age, bounds the

property and lies at right angles to the road.



Fig 7.1: Walls fronting No 9 Sharps Lane

7.6 No 22 is a charming example of a 1920s detached property with tall chimneys, distinctive dark blue glazed roof tiles and semi-circular headed wooden front doors. No 74 is listed at Grade II and probably dates from the 17th century. It has extensive timber framing, although this is not visible externally.

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Fig 7.2: No 22 Sharps Lane



Fig 7.3: No 74 Sharps Lane, Listed Grade II

- 7.7 There are a number of other good quality buildings with interesting detailing from the 1920s and 30s, the majority of which are well preserved. There are also some later infill

developments, mostly toward the eastern end of the road. These are, however, fairly discrete and do not detract from the overall quality of the townscape of the road. The established gardens bounded by mature hedges, low walls and in some cases picket fences, contribute to the Garden Suburb character of the conservation area.

Sharps Lane (running north)

- 7.8 This road has an almost country lane like character when approached from the south, and it is bounded at this end by mature hedges and trees. It has a footpath on its eastern side only. The houses, many of which are large and detached, appear to date mainly from the period 1910 to the late 1950s. Most of the houses on this road are rendered, or of red brick, with steep clay tiled roofs. Their architectural detailing varies: many have decorative brick and timber features and some retain original Crittal type and wooden sash windows.
- 7.9 The Orchard public house, was built originally as a small bungalow and has over the years developed into a large

establishment. It once had a famous restaurant and has a long history within the area.



Fig 7.4: Orchard PH, Sharps Lane

- 7.10 No 112 Sharps Lane is an unusual angular property, possibly with an earlier core. No 120 is set well back from the road and appears to be an early cottage, possibly dating from the 18th century.

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Fig 7.5: 118 Sharps Lane

Manor Road / The Oaks

7.11 The Oaks developed from one of the earlier routes within the area. It includes Park Cottages, which date from the 18th century and are located near to the junction with the High Street. Close by are two modern 3 storey blocks, containing offices and flats and opposite are the late 1950s police station and police houses.

7.12 Manor Road includes some large detached properties, many with half timbered and rendered elevations in varying styles. Most buildings have strong gable features, which

characterise this particular street. Lindisfarne, is a particularly fine example, almost medieval in appearance, with gables and a canopied entrance, it is screened from the road by a tall topiary hedge.



Fig 7.6: Police Station, The Oaks

7.13 There are good groups of houses of similar design, such as Nos 21-27, within the street and there are also a few chalet-type houses as well as some more traditional bungalows.



Fig 7.7: Lindisfarne, Manor Road

7.14 The street trees in this location are small and there is a mixture of boundary treatments that include hedges and low walls. Many of the front gardens have been hard surfaced for car parking. To the east there is a good view of St Martin's Church tower.

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Fig 7.8: Streetscape, Manor Road



Fig 7.9: View of the Church Tower from Manor Road

Church Avenue

7.15 This road contains some of the best quality and larger 1920-30s houses within the area. Many of the properties are well detailed and retain

a wealth of original features. The Gables, a “Tudorbethan” landmark building at the corner of Manor Road, is a particularly fine example. It is constructed of warm red bricks, with decorative dark stained timber framing to the high level gables, interspersed with white rendered panels. The wooden framed windows house traditional leaded lights and the front door is set within a Tudor style stone arch.



Fig 7.10: The Gables, Church Avenue

7.16 Nos 4 and 6 are substantial properties with tall chimneys and half timbering. Many of the other properties in this road also have timber clad gables, distinctive

overhanging eaves and include decorative tile hanging. The buildings are generally well preserved and the later infill properties are also of a good quality. Whilst there are gardens that have been lost to off street parking, in general, the front gardens and boundary treatment, particularly the tall mainly evergreen hedges and other mature planting, contribute to the Garden Suburb character of the conservation area.



Fig 7.11: Boundary treatment along Church Avenue

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Wood Lane

7.17 This is a gently sloping, tree lined road with distant views eastward towards Harrow. It developed from one of the early medieval lanes that linked the small hamlets within the area.

7.18 At its western end there is a small group of timber framed houses, which includes Laurel Cottage, Primrose Cottage and Tudor Cottage. These buildings have white painted facades with some exposed timber framing and date from the 17th, 18th and 19th centuries. Together with the White Bear public house, which also dates from the 18th century and is located at the junction with Ickenham Road, these are all statutorily listed at Grade II. They are all that remains of the old hamlet of Kingsend.

7.19 The later properties on this road are quite mixed in terms of their size and style. There are a few bungalows, but most are detached two storey houses, which date from the 1920s and 30s.



Fig 7.11: Primrose and Tudor Cottages, Wood Lane



Fig 7.12: White Bear PH, listed Grade II

There is some later infill development most of which appears to date from the 1950s to the 1970s. The majority of the houses are brick built, using both yellow stock and red bricks, although there are

some with painted roughcast elevations. Common features are tall chimneys, steeply pitched tiled roofs, half hipped and prominent gables often tile hung, or with dark stained waney edged timber boarding.



Fig 7.13: Typical house on Wood Lane

7.20 There are grass verges to both sides of the road and the south side is bounded in part by a grassed bank. This is planted with trees. In some places, the garden trees are very mature and obscure the houses from the road. This lends an almost rural quality to what is a busy through route.

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Fig 7.14: Grass verges along Wood Lane

Kingsend

7.21 Kingsend was one of the first roads to be developed by King's College. It has a pronounced slope, rising to the west and then dropping again where it meets Ickenham Road. There are long views eastwards, towards the High Street and beyond, and the road sides are defined by a number of good garden trees and hedges.

7.22 Kingsend includes a mixture of house designs and sizes, although most are medium to large detached houses. The south side of the road retains

more original properties, whilst the northern side includes some small scale infill developments from the 1960s through to the very recent blocks of flats.

7.23 Overall, the original properties to the east tend to be of simple, classically inspired designs, whilst to north and west the houses are mainly Arts and Crafts in appearance, interspersed with Moderne and Art Deco designs. Features include pronounced gables, bay windows, red plain tiled roofs and the use of dark red brick. A small number of the buildings are rendered and many have brick and tile detailing.

7.24 1 Kingsend is an original and discrete two-storey block of flats; however, there are two larger more recent blocks at the mid point of the road. Nelson Court and Elthorne Court, located on the south and north sides of the road respectively, are conspicuous because of their uncharacteristically wide frontages and over large slate coloured roofs.

7.25 At the eastern end of the road two original houses have been boarded up

awaiting redevelopment. Nos 28 and 45 have been demolished, the sites cleared and left vacant.

7.26 Nos 13 and 15 are a distinctive semi-detached pair designed by Mansford. They are the earliest houses in Kingsend.



Fig 7.15: Nos 13-15 Kingsend

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Fig 7.16: Nos 16-18 Kingsend

7.27 Nos 16 and 18 are a particularly attractive linked pair of houses in the Queen Anne style. They are quite similar in appearance to the houses of the Hampstead Garden Suburb and have been subject to a number of recent development proposals.



Fig 7.17: No 42 Kingsend

7.28 No 42 is an unusual Dutch barn style house with pronounced black and white mock timber framing to its gable ends.



Fig 7.18: No 53 Kingsend

7.29 No 53 is an attractive Arts and Crafts style house with original metal framed leaded light windows and an asymmetrical double height canted bay that breaks through the eaves line. It also has attractive diaper patterned brickwork to the street elevation.

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7.30 Orchard Cottage, 65 Kingsend, is a petite late 17th century weather boarded cottage which is Grade II listed.



Fig 7.19: No 65 Kingsend

7.31 The Ickenham Road junction is defined by a substantial Georgian style dwelling, “Fiveways”, now converted to flats. It has tall chimneystacks, a plain tiled roof and red/brown brick facades with finely detailed red brick arches over the windows.

Ickenham Road

7.32 This road includes a mix of properties, mostly dating from the 1920s and later, although No 28 is slightly earlier.

This is a very substantial detached house with a distinctive tall brick boundary wall that also encloses No 30.

7.33 The southern side of the road includes medium to large sized houses, many with rendered, or black and white elevations and prominent chimney stacks- such as Nos 31, 33 and 39. These also have slightly rustic detailing, such as half hipped gables with open eaves and exposed rafter ends.



Fig 7.20: No 28 Ickenham Road

7.34 On the north eastern section of the road, Nos 20 and 22 are large 1930s houses with individually designed decorative timber detailing. To the west of these, the houses are mostly later infill of

varied quality. No 36 is a distinctive 1970s chalet style house and Nos 26 and 26A are modern, but of carefully considered design. Low walls and garden planting define the residential frontages of this road.

7.35 The over sized gable of the modern Ruislip Methodist Church makes a striking contrast to the houses. At the eastern end of the road is “The Thomas More Building”. A 5-6 storey block, this whilst not unattractive in design, is considered to be over dominant in the street-scene and appears as an incongruous element in local townscape.



Fig 7.21: Ruislip Methodist Church, Ickenham Road

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Fig 7.22: The Thomas More building, Ickenham Road

King Edward's Road

7.36 To the west, this is a private road lined with deep grass verges. The front boundaries of the houses are defined with walls and railings, although some are more open. There are also a number of mature garden trees, which add to the green character of the road. As such it has a slightly different and more spacious character to the rest of the conservation area.



Fig 7.23: King Edward's Road

7.37 The properties, which are mainly detached, vary in size and style. Nos 25-27 are noticeable as they are an asymmetrical pair of detached 1930s houses with exceptionally wide frontages. A number of properties are chalet style bungalows of individual design, although some are heavily altered.



Fig 7.24: No 25-27 King Edward's Road

7.38 No 4, a Locally Listed building, terminates the north western end of the road. It is flat fronted and of a symmetrical classically inspired design. It includes a tall parapet with recessed panels and has a sundial centrally placed on the street elevation. It is set in a large garden that runs to Sharps Lane, and is an important element in terms of the character of the road.

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Fig 7.25: No 4 King Edward's Road

7.39 From the junction with Church Lane to the High Street the road gently curves and is defined by narrow grass verges, mature garden trees and well-established hedges. The houses appear more tightly developed, although the road includes a number of substantial detached, 1920s and 30s properties of individual design.

7.40 There are also some earlier properties, probably dating from just after the turn of the 20th century. Two of these, College House and No 21 are located on the southern part of the road and include corner bays with steeply pitched roofs forming turret like

features. A few of the houses in this stretch of the road have been converted for commercial, or other uses and a number of the front gardens have been hard surfaced for car parking.



Fig 7.26: King Edward's Road (east)



Fig 7.27: No 21 King Edwards Road

Sovereign Close

7.41 This lies off Kingsend and was developed during the 1970s. The houses are mainly detached and of typical "executive" style. They have an informal lay out, with open frontages that are generally well landscaped, providing the buildings with an attractive setting.



Fig 7.28: Sovereign Close

Poplars Close

7.42 This lies to the south of Ickenham Road and was developed during the 1930s. The entrance is marked by a pair of painted brick buildings. These have unusual angled facades,

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projecting brick decoration and pantiled roofs. The left hand house is largely unaltered and retains its Crittal type windows. The houses within the close are mainly of a similar age and character, although No 6 has a distinctive green pantiled roof. Woodford Hall, used by the Scouts, is located at the end of the cul- de- sac.



Fig 7.29: No 15 Ickenham Road- at the entrance of Poplars Close

Monarch's Way

7.43 Monarch's Way is a typical 1980s back land development of polite yet undistinguished Georgian style design.

The light yellow bricks of the houses appear slightly incongruous; however, the dark red bricks of the two frontage properties appear to sit comfortably within the established street scene.



Fig 7.30: Monarch's Way

Regency Drive

7.44 This is a modern close, circa 1990s, comprising quite tightly developed two, to two and a half and three storey red brick blocks. It includes houses and flats, some with balconies, with little space for landscaping. Whilst not unattractive, it has a dense urban character, different to the more spacious

suburban character of the surrounding area.

Scale

7.45 The houses within this area are predominantly two storeys in height and have traditional pitched roofs. There are some taller buildings; however, and these tend to be modern flats or public buildings. The taller flats are not characteristic of the area and, in some cases, detract from its appearance.

7.46 The properties within the area are predominantly detached or semi-detached houses, and are generally well spaced with good sized gardens to the front and rear. Larger properties tend to mark corners, whilst gap views between the properties are important in terms of retaining the spacious character of the area.

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Local Details

Building Details

7.47 The architecture of this area very much reflects the main period of its development. There is a very strong Arts and Crafts influence to the design of the houses and also a good number of styles more typical of the later 1930s. Perhaps one of the most important characteristics of the area is the decorative detailing of the buildings. This is of a good standard, in many cases highly imaginative and incorporating the use of traditional materials and finishes.

Materials

7.48 In general, the houses are brick built, mainly of red brick or render, with red plain tiled roofs and traditional chimney stacks.

Public Realm and Streetscape

7.49 Pavements and street furniture tend to be low key and in some places rather

ad hoc in appearance and of varied condition. Some early concrete lamp posts remain, and traditional red post boxes are located on Church Avenue and Sharps Lane.

Green Spaces and Landscape

7.50 Whilst there are no public green spaces within this Character Area, street and garden trees, mature hedges and grass verges are important elements, which together with the planting in front gardens, give the area a green and sylvan appearance.

New Development

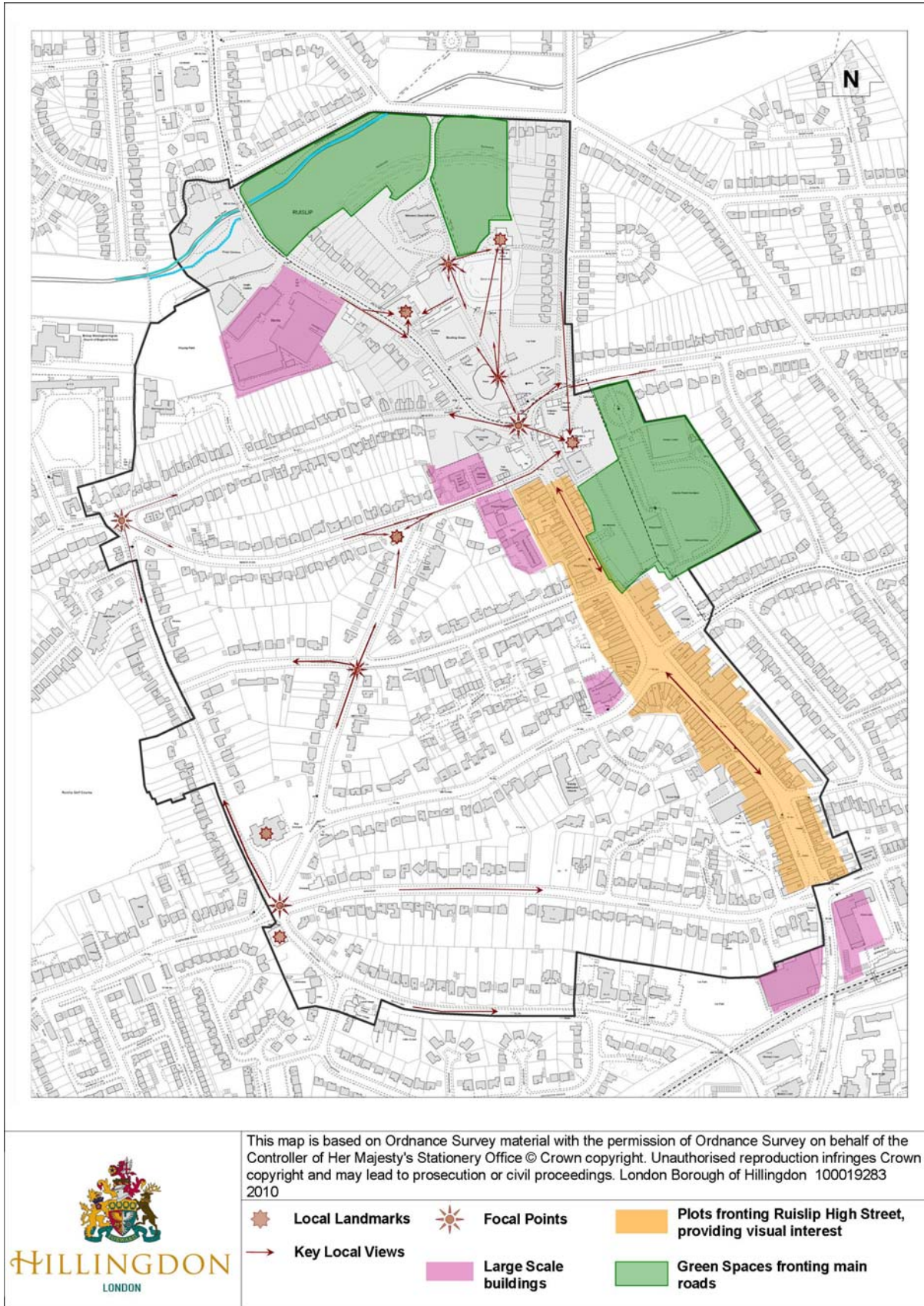
7.51 Over the years there has been infill and some back land development for housing. These for the most part have not detracted from the established character of the area. More recent developments have, however, had a marked impact on the appearance of some of the residential streets, in particular, within Kingsend. Here, new blocks, with wide frontages and large footprints, have started to erode the distinctive character of the area. A

recent proposal for a large residential block within the back gardens of properties on Sharps Lane, was resisted by the Council, and was upheld at appeal.

Negative Factors

7.52 There are few negative factors, other than the issues posed by inappropriate new development, the loss of some gardens to hard surfacing and additional street parking associated with the High Street commercial uses.

MAP 3: OVERALL TOWNSCAPE EVALUATION



Ruislip Village

APPENDIX 1: DESIGNATED HERITAGE ASSETS

Scheduled Ancient Monument

S.NO	Name	Address	Town	Grade	Date of Scheduling
1	Ruislip Motte & Bailey	St Martin's Approach	Ruislip	Ancient Monument	31.12.1953

Listed Buildings

S.NO	Name	No	Address	Town	Grade	Date of listing
1	The Village Sweet Shop & Haileys Shop		Bury Street	Ruislip	II	10.07.1972
2	Great Barn to west of Manor Farm Yard		Bury Street	Ruislip	II*	06.09.1974
3	Cowshed & Sties to north-west of Manor Farm Yard		Bury Street	Ruislip	II	06.09.1974
4	Cowshed to east of Manor Farm Yard		Bury Street	Ruislip	II	06.09.1974
5	Small Barn to south of Manor Farm Yard		Bury Street	Ruislip	II	06.09.1974
9	The Old House,	7-9	Bury Street	Ruislip	II	24.01.1950
10	Mill House	25	Bury Street	Ruislip	II	06.09.1974
11	K6 Telephone Kiosk opposite north end High Street		Eastcote Road	Ruislip	II	18.06.1987
12	Ruislip Almshouses		Eastcote Road	Ruislip	II	24.01.1950
13		1, 1A & 1B	High Street	Ruislip	II	06.09.1974
14		3, 5 & 7	High Street	Ruislip	II	06.09.1974
15		9-15	High Street	Ruislip	II*	24.01.1950
16	St. Martin's Church		High Street	Ruislip	I	24.01.1950
17		6	High Street	Ruislip	II	06.09.1974
18	The Swan P.H.		High Street	Ruislip	II	06.09.1974

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19	The British Legion Hall (former Park House)	32	High Street	Ruislip	II	06.09.1974
20	Monument to Annie Hall (approx. position)	St Martin's Churchyard	High Street	Ruislip	II	03.04.1988
21	Orchard Cottage	65	Kingsend	Ruislip	II	06.09.1974
22	Manor Farmhouse		Bury Street	Ruislip	II	24.01.1950
23	Laurel Cottage, Tudor Cottage and Primrose Cottage		Wood Lane	Ruislip	II	19.07.1973

Locally Listed Buildings

S.NO	Building Name/No	Road name	Post code	Ward	Date Proposed
1	No 51	Bury Street	HA4 7SX	West Ruislip	1973
2	Manor Farm Lodge	Bury Street	HA4 7AR	West Ruislip	2009
3	War Memorial and Horse Trough	Bury Street	HA4 7AR	West Ruislip	2009
4	Hand pump	Bury Street	HA4 7AR	West Ruislip	2009
5	The Gables, No 27	Church Avenue, Ruislip	HA4 7HU	West Ruislip	2009
6	The Vicarage, No 9	Deborah Crescent	HA4 7SX	West Ruislip	2009
7	No 38	High Street	HA4 7AN	West Ruislip	2009
8	NatWest Bank, No 63	High Street	HA4 8JB	West Ruislip	2009
9	Barclays Bank, No 54	High Street	HA4 7AT	West Ruislip	2009
10	Nos 56-78	High Street	HA4 7AA	West Ruislip	2009
11	Lloyds TSB Bank PLC Nos 82-84	High Street	HA4 7AB	West Ruislip	2009

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12	No 135	High Street	HA4 8JY	West Ruislip	2009
13	Fiveways	Ickenham Road	HA4 7BZ	West Ruislip	1973
14	Dunholme Lodge, No 21	King Edwards Road	HA4 7AE	West Ruislip	2009
15	13-15	Kingsend	HA4 7DD	West Ruislip	2009
16	16-18	Kingsend	HA4 7DA	West Ruislip	2009
17	8	Manor Road	HA4 7LB	West Ruislip	2009
18	Chest Tomb	St Martin's Graveyard	HA4 8DG	West Ruislip	2009
19	Chest Tomb and railings (Jason Wilshin)	St Martin's Graveyard	HA4 8DG	West Ruislip	2009
20	Chest Tomb and railings (Ralph Deane)	St Martin's Graveyard	HA4 8DG	West Ruislip	2009
21	Celtic Memorial	St Martin's Church Graveyard	HA4 8DG	West Ruislip	2009
22	Wall outside of No 9, Sharps Lane	Sharps Lane	HA4 7JG	West Ruislip	2009
23	No 22	Sharps Lane	HA4 7JQ	West Ruislip	2009
24	No 120	Sharps Lane	HA4 7JB	West Ruislip	2009
25	14-16	Wood Lane	HA4 6EX	West Ruislip	2009

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APPENDIX 2: POLICY CONSIDERATIONS

Town and Country Planning (Listed Buildings and Conservation areas) Act 1990 (as amended)**Planning Policy Statement 5: Planning for the Historic Environment, March 2010****The London Plan: Spatial Development Strategy for Greater London 2004****Hillingdon Unitary Development Plan Saved Policies 2007**

BE2: Scheduled Ancient Monuments and their setting will be preserved.

BE3: The local planning authority will ensure whenever practicable that sites of archaeological interest are investigated and recorded either before any new buildings, redevelopment, site works, golf course or gravel extraction are started, or during excavation and construction. Development which would destroy important archaeological remains will not be permitted.

BE4: New development within or on the fringes of conservation areas will be expected to preserve or enhance those

features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission should contain full details, including siting and design, or replacement buildings.

BE8: Applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

BE10: Planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

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