

APPENDIX 1

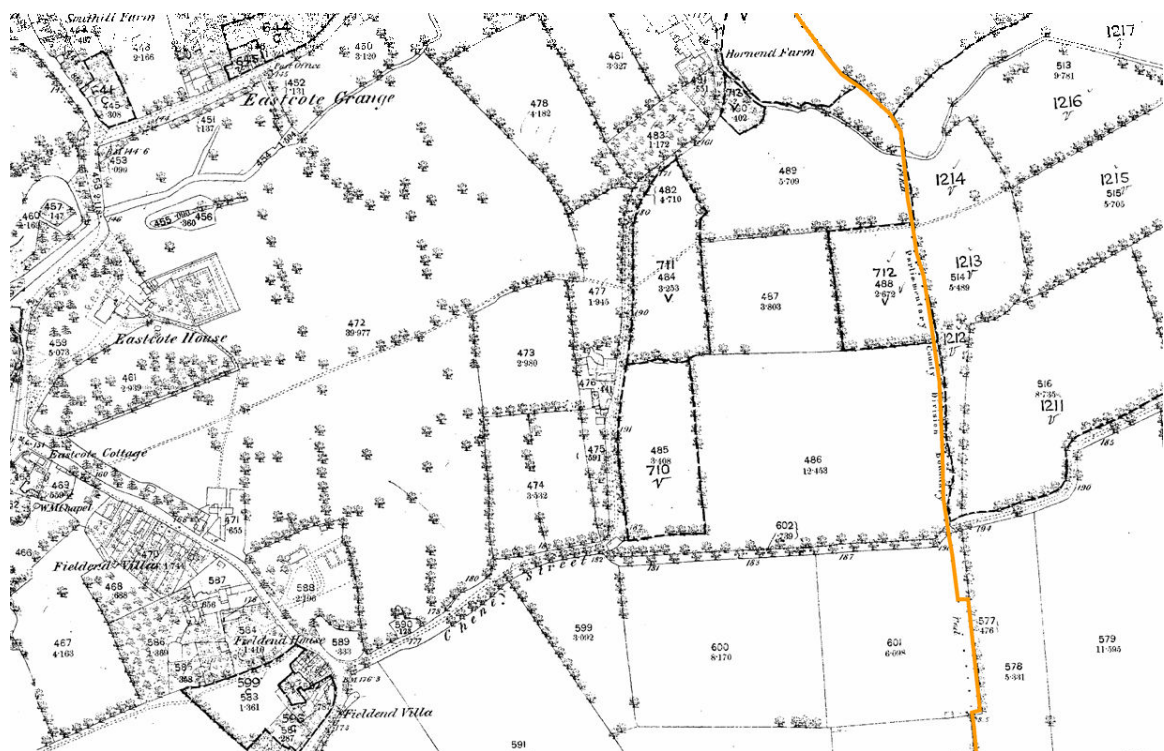
Character Assessment: Cheney Street- Proposed extension to Eastcote Village Conservation Area

Introduction

1. Cheney Street is located within Eastcote, close to the north eastern boundary of the Borough. The existing Eastcote Village Conservation Area was designated in 1972/73 and was extended in 1989 and 1999. Originally designated around the historic hamlet of Eastcote, the Conservation Area includes the linear development along the River Pinn and associated woodland. Within the area are some high quality buildings, most of which are listed, and some later well designed modern estates. The area under consideration lies south of the Eastcote Village Conservation Area and is a varied mix of mainly detached two storey houses and bungalows fronting the street.

Origins and Development

2. Early Eastcote included a number of large country houses with extensive grounds, such as Eastcote House, which dates from the C16, Haydon Hall from the C17 and High Grove from the C18. The area under consideration was originally part of both Hornend and Cheney Farms. The 1856 OS map shows Cheney Street running between Field End House to the west and Hornend Farm to the north. Whilst part of it has been renamed Bridle Road, the original road layout remains the same. The later residential development took place during the 1930s as part of the suburban expansion of West London, and included the Eastcote Park Estate.



OS 1856 illustrating rural Eastcote and Cheney Street

3. Later development occurred in phases from the 1950s onwards, with some infill development. The modern residential estates of Curzon Place, Horns End Place, Nightingale Close, Widenham Close and Stevens Close were developed during the 1970s and 80s.

Character Analysis

4. The character of the area is largely derived from its semi-rural setting, low-density suburban streetscape and the varied typology of houses, including large detached houses as well as bungalows. The grass verges along the curving street, extensive landscaping along the central reserve and the gentle topography of the area combine to form an attractive gateway to the Eastcote Village Conservation Area.
5. Most of the houses along Cheney Street were built gradually over a period of about 50 years. This is reflected in the varied layout and footprint of the houses throughout the area. Designed individually, the houses are constructed of varying materials and incorporate a range of architectural details.

6. No 9 Cheney Street, the original Cheney farmhouse, is the only listed building in the area and is listed at Grade II. It is a C17 timber framed building with exposed framing between rendered panels. The building has an L shaped footprint with the original farmhouse to the north, and a later C20 wing running to the south. This part has a two storey square bay window, with tile hanging and a steep catslide roof at the end.



No 9, Cheney Farmhouse listed grade II

7. The later 1920s buildings are in red brick or rendered, with clay roof tiles. Tall chimneys and half timbered details are also common and important as they create an “Arts and Crafts” appearance. There are also examples of bay windows with bell mouth, or tile hanging detail, which are attractive features. No 2 Cheney Street is a particularly fine example with a very steep pitched tile roof.



No 2 Cheney Street

8. No 24 Cheney Street is a large attractive 1930s property, with mock timber framing and rendering. Some of the other properties from the same period include features such as projecting gables, hipped roofs and Ipswich style windows, for example, no 19 Cheney Street.



No 24, Cheney Street

9. To the south-east of the area, the properties are built very close to each other and so present a tightly developed frontage to the street. The high hedges along the front boundary and the grass verges help to create an informal character to the area.



The south-east of Cheney Street, approaching from Bridle Road

10. To the north there are a number of 1930s bungalows with slightly varying details, such as projecting gables, timber boarding, prominent chimney stacks and corner entrances. The bungalows are separated by flat roof garages allowing views to the back gardens. This forms an important part of the character and street scene of the area.



No 34-36 Cheney Street, 1930s bungalows

11. Some of the 1970s properties are quite distinctive in style but nevertheless relate well to the built form of the area. Nos 11 and 13 are a pair of attractive chalet bungalows with steeply pitched timber boarded gables and exposed stone built chimney breasts.



11-13 Cheney Street, Chalet type bungalows

12. There are also modern 1980s estates set around branching cul-de-sacs, such as Curzon Place and Nightingale Close and some modern houses located at the southern entrance to Cheney Street. These were built as a result of the development of the original farm land, or the subdivision of previously larger plots. These houses tend to have much smaller curtilages than the early houses and as such, do not reflect the built form of the area. These have, therefore, not been included within the proposed extension.



Nos 1a-1c, examples of modern properties on Cheney Street

Trees, Open Spaces and Landscaping

13. The dominant features of the area are the hedges and low walls bordering the front gardens, the mature trees, grass verges and the central reserve. These, together with the curving road layout and gentle topography, create an attractive street scene. The spacing between the houses, landscaping and views into the back gardens all form part of the setting and special character of the area.



Attractive street scene created by soft landscaping and trees along front gardens and grass verges

14. If designation is agreed, all trees within the area under consideration would be safeguarded under Section 211 of the Town and Country Planning Act 1990. At present, there are 5 Tree Preservation Orders for single or groups of trees within the area. Further Tree Preservation Orders may be required where trees are threatened, or their future retention is prejudiced.



Mature trees along the central reserve

Key Views

15. The gentle topography and curving streets provide both short and long views within the area. This is enhanced by the landscaping within the front gardens. Gap views between buildings are also important and these make a significant contribution to the character of the area.
16. To the north, the street curves over the River Pinn and creates short views through the woodlands into the Conservation Area. There are also long views along the central reserve towards the south.










Views north from Cheney Street, over the River Pinn

Summary of recommendation

17. Cheney Street is characterised by its semi-rural setting, suburban streetscape and landscaped features such as mature trees, the central reserve, grass verges, mature front gardens and soft boundary treatments. These in addition to the architectural quality of the area, reflect the character and appearance of the Eastcote Village Conservation Area, to which Cheney Street forms an attractive gateway. It is, therefore, proposed that Cheney Street, as shown in the map, in Appendix 1, should be included within the Eastcote Village Conservation Area, subject to public consultation.

Area Considered : Cheney Street	
Definable Character	A, C, D
Definable Boundary	Yes
Historical Interest	Yes
TOTAL	5
Recommendation	Designate as part of Eastcote Village Conservation Area, subject to public consultation


-  Extension to Eastcote Village Conservation Area
-  Eastcote Village Conservation Area
-  Eastcote Park Conservation Area
-  Listed Buildings
-  Locally Listed Buildings
-  T P O Boundary
-  LBH Boundary

Proposed extension to Eastcote Village Conservation Area

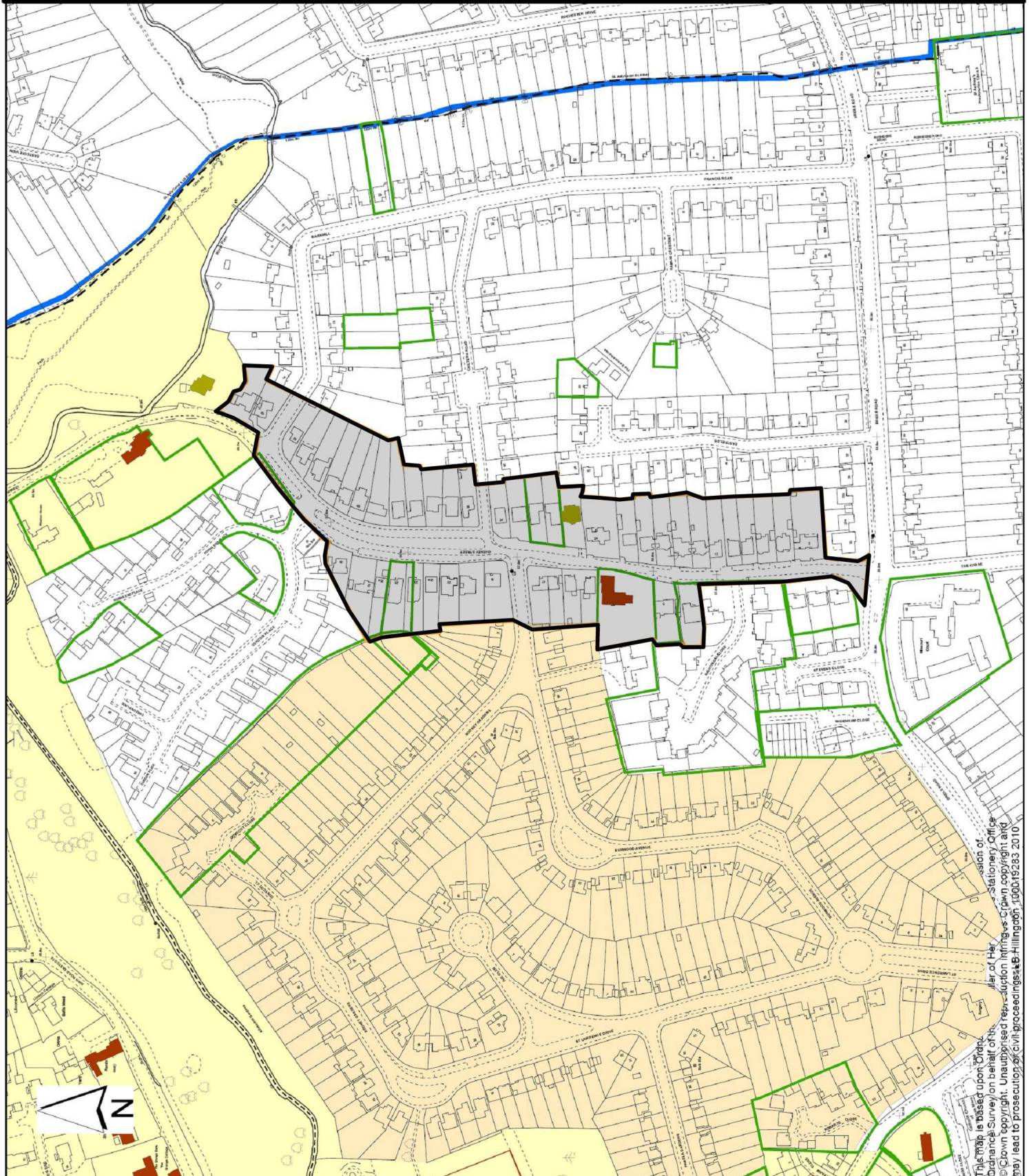
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Scale: 1:2,500
Date: July 2010



HILLINGDON
COUNCIL



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