

## APPENDIX 1

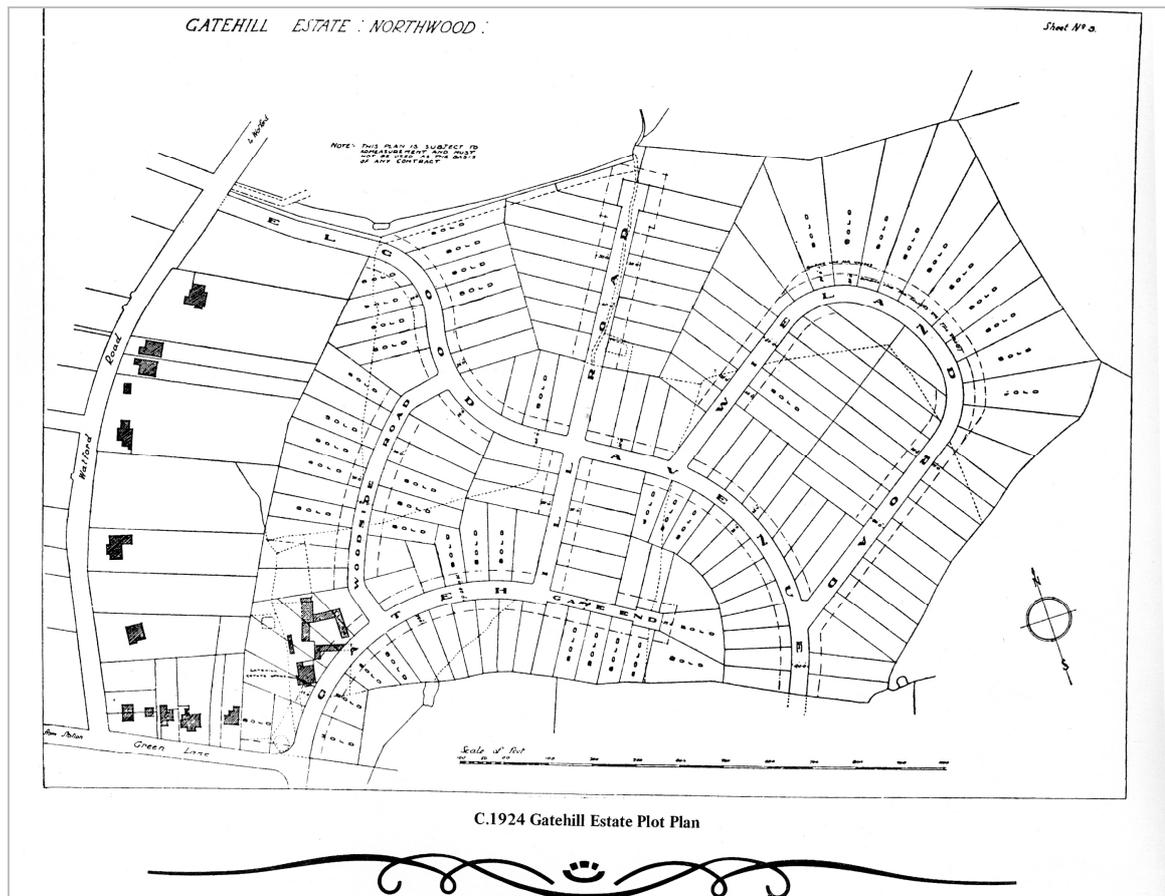
# Character Assessment: Gatehill Farm Estate- Proposed Conservation Area

### Introduction

1. Gatehill Farm Estate is located in Northwood, close to the northern boundary of the Borough. The area was developed from land associated with the Gatehill Farmhouse, a 16<sup>th</sup> century building, situated at the southern entrance to the area. It is currently designated as an Area of Special Local Character (ASLC).

### Origins and Development

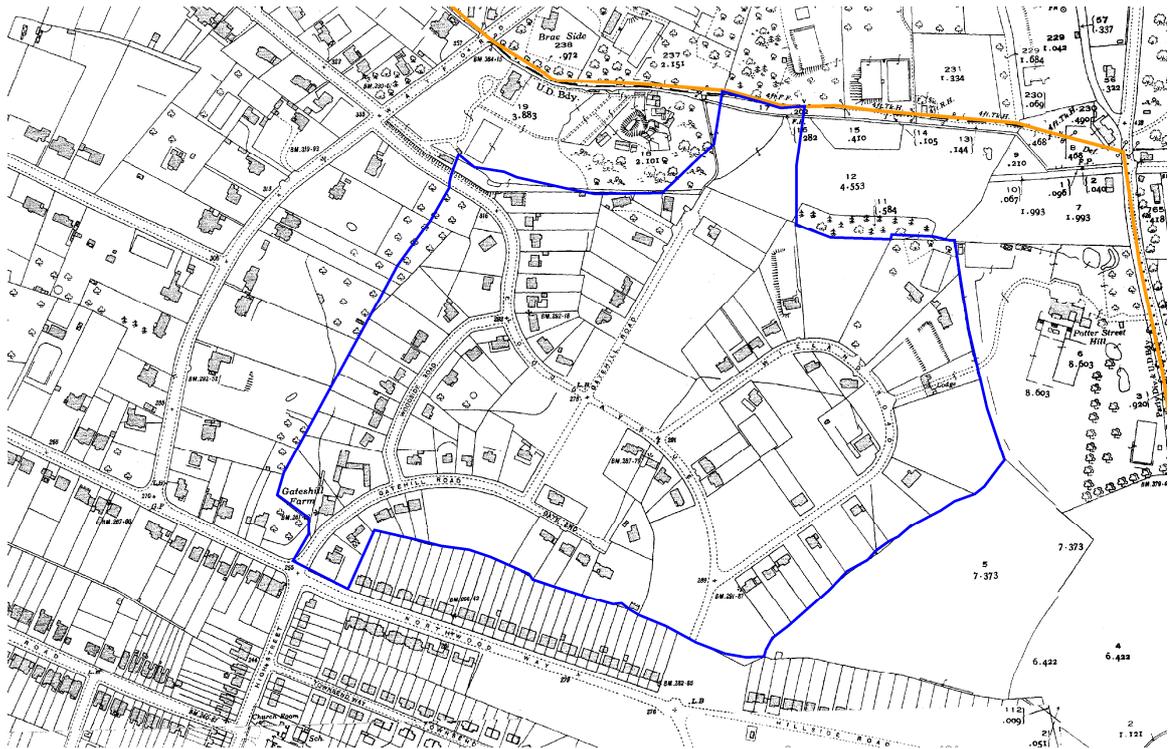
2. The estate was developed within the grounds of Gatehill Farm by Messrs Harry Neal Ltd, in the years after the First World War. The architect commissioned was Archibald Soutar, known for his work in Hampstead Garden Suburb. Soutar used some of the principles of layout and architecture established in the Suburb and sought to control issues such as density, fencing and the maintenance of private roads by means of covenants. Development started in the 1930's and, by the late 1960's, most of the plots had been developed.



C.1924 Gatehill Estate Plot Plan

**Illustration showing the plot plan for the estate, C1924.**

Source: Barry H, 1984, 'The Northwood Book (Volume II)'; Northwood Publications



**Historic OS Map, C1958**

3. Later development occurred in phases, with some infill development to the north during the 1970s and 80s.

### Character Analysis

4. The character of the area is largely derived from its planned layout, low-density streetscape, homogeneity in plot sizes and number of large, attractive and well detailed detached houses. The tall boundary hedges and mature planting in front gardens, the gently undulating topography and curving streets, combine to form attractive townscape.
5. Most of the roads on the estate are private, being owned and managed by the Trustees of the Gatehill Residents Association, whilst the remainder have been adopted by the Council. About sixty per cent of properties are located in the private roads, and another twelve per cent of properties are located in Council maintained roads only accessible from the private roads. The private roads are characterised by distinctive, deep grass verges, which are protected and maintained by the Trustees.



**Gatehill Road, entrance to the area from Green Lane**



**Woodside Road**

6. The houses within the area are set within generous plots in a pleasant green setting of hedges, shrubs and trees. Although laid out in 1920s the area continued to be developed into the 1960s through to the 1980s. As a result, the houses vary in individual design and style. The green frontages, modest building heights and muted coloured building materials and the views obtained from the curving roads contribute to the overall character of the area.



**36 Gatehill Road**

7. Within the area, Gatehill Farm is the only listed building and is listed Grade II. It is in part 16<sup>th</sup> century and timber framed, part 18<sup>th</sup> century of red brick, and was later re-fronted with yellow stock brick.



**Gatehill Farm House, grade II**

8. The gatehouse to the original Potter Hill House, now part of St John's School is located near the north eastern boundary of the area on Wieland Road. Whilst the house was not originally part of the estate, the gatehouse, originally called 'The Lodge', was later converted to two houses 23 and 25 Wieland Road. It is an attractive building, in white render and hipped tile roof, with a central archway. The building has been proposed to be considered for inclusion in the Local List.



**The Lodge, Nos 23-25 Wieland Road**

9. The 1930's buildings on the estate were built in red/brown brick or rendered with half timbered details, and have dark red/brown clay roof tiles. Their gables, tall chimneys, tile hanging, porches and dormers with barge boards contribute to the "Arts and Crafts" appearance of the area.



**2 Wieland Road**

10. Later plots developed during 1950s-60s are of simpler design and of lesser architectural interest. These have been included in the designation, as their hilltop positions give them dominance within the townscape.



**Gatehill Road rising towards Willow End**

11. Some undeveloped plots were later developed as smaller estates during 1970s-80s, such as Woodgate Crescent and Shefton Rise. Willow End is a private cul-de-sac on the site of a former house called Littlegate. These houses have much smaller curtilages and, again, are of less interest architecturally. These, however, have been included within the Conservation Area as they form part of the original layout of Gatehill Estate. These developments are also included in the current designation of 'Area of Special Local Character'.



**Woodgate Crescent**

### **Trees, Open Spaces and Landscaping**

12. The dominant features of the area are the well landscaped front gardens, hedges along the boundaries and the grass verges. 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.
13. The entire area is covered in a network of Tree Preservation Orders. 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.



**Landscaping along Gatehill Road**



**View along Elgood Avenue**

### **Key Views**

14. 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.



**Views out of the area, Gatehill Road**

### **Proposed boundary changes**

15. Whilst the boundary of the Conservation Area is based on the current boundary of the 'Area of Special Local Character', it has been rationalised to take into account current plot boundaries. No 107 Green Lane is a well detailed detached house which makes a



**107 Green Lane**

positive contribution at the entrance of Gatehill Road, and has been, therefore, included in the proposed Conservation Area.

### Summary of recommendation

16. Gatehill Farm Estate is characterised by its planned layout, spacious streetscape and landscaped features such as mature front gardens and soft boundary treatments. These in addition to the architectural quality of the area and homogeneity in plot sizes, reflect a unique character which should be preserved and enhanced. It therefore warrants designation as a conservation area.
17. It also felt that, given the historic and architectural interest of No 23 and 25 Wieland Road, the pair should be considered for inclusion in the Local List.

	Criteria for assessment	Score
<b>Townscape Significance</b>  Total = 3	A character and hierarchy of spaces, and a varied topography providing interesting vistas along streets and views between buildings.	1
	Demonstrable landscape quality, including trees, planting and other green features of quality.	1
	The quality of public realm, with attractive street furniture and hard and soft surfacing.	1
<b>Architectural Significance</b>  Total = 3	Buildings will have architectural quality and be of good design.	1
	Buildings will have a unique architectural interest, or include good surviving examples of a particular architectural style or period, or have been designed by notable architect/s	NA
	There will be a coherence of architectural designs in the area and significant groupings of buildings.	NA
<b>Historical Significance</b>  Total = 3	The origins and historical development of the area will have been documented	1
	The layout of property boundaries, roads and pathways will contribute to the character of the area	1
	The area will contain features which illustrate important aspects of local or national socio-economic, cultural or military history.	NA
	<b>TOTAL SCORE</b>	<b>6</b>

**Recommendation:** Upgrade to Conservation Area.