

REVIEW OF CONSERVATION AREAS IN NORTHWOOD

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning and Transportation
Officer Contact	Sarah Harper and Nairita Chakraborty, Planning and Community Services
Papers with report	Appendix 1 – Northwood - Frithwood Conservation Area: Proposed extension to the Conservation Area Appendix 2 – Green Lane, Northwood: Proposed designation of a new Conservation Area Appendix 3 – Criteria for Eligibility as an Area of Special Local Character/Conservation Area

HEADLINE INFORMATION

Purpose of report	As part of the ongoing programme of review of the Borough's Conservation Areas, the boundaries of the existing Northwood-Frithwood Conservation Area have been resurveyed and consideration given to the designation of the Northwood town centre area. The results of this work are being reported to the Cabinet and officers are seeking approval for proposed extensions to the existing area, the designation of a new Conservation Area and a period of consultation with the residents to consider their views on the proposals.
Contribution to our plans and strategies	Hillingdon's Emerging Local Development Framework Hillingdon Design & Access Statements Hillingdon Unitary Development Plan 1999 (Saved Policies 2007) Community Strategy
Financial Cost	The cost of the initial consultation would be approximately £800 and the costs for designation, including publicity, would be an additional £1700. This would be met from within the P&CS budget for 2009/10.
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	Northwood

RECOMMENDATION

That Cabinet:

1. **Approve in principle the proposed extension to the existing Northwood-Frithwood Conservation Area and the designation of a new Conservation Area**

focussed on Green Lane, Northwood, as illustrated in the maps included in appendices 1 & 2.

- 2. Instruct officers to undertake a period of consultation of 6 weeks with all local residents, owners and other interested groups within each of these proposed areas and to report the outcome of the consultation to Cabinet on 15th October 2009.**

INFORMATION

Reasons for recommendation

As part of the Council's programme of review of the Borough's Conservation Areas and following a request for designation, officers have reconsidered the boundary of the existing Northwood-Frithwood Conservation Area and the possible designation of the Northwood town centre area. The areas have been assessed against the agreed criteria for the designation of Conservation Areas and Areas of Special Local Character. Following this, extensions are now proposed to the existing Conservation Area while the designation of a new Conservation Area, focused on the Northwood town centre area, is also proposed.

Alternative options considered

- Not to undertake a review, which would leave areas worthy of designation unprotected and Members and residents questions and concerns unaddressed
- Not to agree the proposed designation of these areas, leaving areas identified to be of heritage significance unrecognised and unprotected

Residents and Environmental Services Policy Overview Committee

The Committee has not requested consideration of the report at this stage.

Supporting Information

1. In December 2004 the Green Lane area of Northwood was recommended for designation as a Conservation Area. In 2005 following a poor response to the public consultation, the Committee declined to endorse the area's designation. Following a recent request, the area has been reviewed again and has been assessed against the eligibility criteria for designation agreed on 14 September 2006 and included in Appendix 3.
2. The Northwood-Frithwood Conservation Area was designated on 21st March 1988 and the boundaries of the area are as originally designated. The map included in Appendix 1 illustrates the current boundary.
3. A survey of both areas was undertaken during Feb-March 2009. The results of the survey are considered in this report and the attached appendices contain maps illustrating the proposed boundaries, photographs of the areas and details of the assessment scores for each area.
4. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 all local planning authorities have a responsibility to review their area and where appropriate, to designate those parts that are of "special architectural or historic interest the character

or appearance of which it is desirable to preserve or enhance” as Conservation Areas. There are currently 30 Conservation Areas in the Borough, the most recent designations being in January 2009 following a review generated by an earlier report (March 2008) regarding the revision of the HDAS Residential Layouts document.

Detailed consideration

A: Northwood-Frithwood Conservation Area

5. A detailed analysis and photographs of this area can be found in Appendix 1. The area under consideration comprises the residential area to the immediate north of Green Lane. It includes Rofant Road, Eastbury Road, Carew Road, Eastbury Avenue and Frithwood Avenue. The existing Northwood-Frithwood Conservation Area, designated in 1988, currently includes the large houses on Eastbury Road and Frithwood Avenue and part of St Helens School. The area is characterised by large individually designed detached houses in the Arts and Crafts style. Developed during the first years of the 20th century, these fine houses retain original features and fabric.
6. At the time of designation, the boundary was tightly drawn around the buildings considered to be of the highest quality and contributed to visual continuity in the character of the street scene. In doing this, some isolated houses on Carew Road and Green Lane were omitted, despite evidence of good design and architectural quality. It is clear, however, that these larger houses on the fringes of the area make a positive contribution to the setting of the existing Conservation Area.
7. Northwood was originally a small isolated and straggling hamlet. The development of the area began following the extension of the Metropolitan line from Harrow to Rickmansworth, with a station built at Northwood in 1887.
8. The area was developed by Frank Carew who brought the land in 1887. He stipulated that large houses should be built to the north and west, with smaller plots being developed towards the lower end of Northwood High Street. The original houses were designed by well known architects of the day, such as CHB Quenell, Swanell and Sly and John Markham, a pupil of Lutyens. The character of the area is derived from these early 20th Century Arts and Crafts houses which line its leafy streets.
9. Despite development pressures and some modern replacement houses, the area retains much of its original character. To the south, Carew Road runs perpendicular to Eastbury Road and the houses are contemporary in period, scale and architecture with the properties within the existing Conservation Area. Carew Road was originally excluded from the designated area because of the loss of some of the original properties and the open space around them. Although a few houses along Carew Road have been replaced with modern developments, the original individual buildings merit protection.
10. St Helen’s School playing field is the only large open space within the area, and provides a green backdrop to the residential streets. The open spaces and trees, make a very positive contribution to the appearance of the Conservation Area.
11. Further to the south, Green Lane is a busy through route leading to the local shopping centre. Located to the north of Green Lane, there are three properties, which were originally large houses that now form a part of St Helen’s School. These buildings date

from the early development of the area, they are similar in date and style to the houses within the existing Conservation Area and as such merit protection. These buildings, together with the adjacent open spaces, are important to the character of the area and contribute positively to its setting.

12. North of Frithwood Avenue, Cullera Close is a new development built in 1980s. It is a distinctive group of well designed properties, separated from the road by white painted brick walls with a slightly “hacienda- like” character. Whilst different to the other properties, their unique style and interesting design warrants their inclusion within the extended area.
13. Other areas considered for inclusion were Rofant Road, Eastbury Road North and Eastbury Avenue. It was felt that these roads had been significantly altered and as such, should not be included within the extended Conservation Area.
14. The roads were assessed individually against the criteria for designation and the results of this process are included in the table contained within Appendix 1. A map of the proposed revised boundary for the Northwood-Frithwood Conservation Area is also contained within Appendix 1.

B: Green Lane, Northwood

15. The detailed consideration of this area, with photographs, can be found in Appendix 2. Green Lane was a quiet country road until the opening of Northwood Station in 1887. The arrival of the railway was the catalyst for growth and the whole of Green Lane had been sold for development by 1891. With the opening of the station, and the development of the suburbs around it, Green Lane developed into a vital community centre with a variety of shops, two churches and a school.
16. Today Green Lane is an important commercial centre and transport interchange. The surrounding areas beyond the commercial core are primarily residential. Most of the buildings within the proposed area are of a high quality design and include a variety of different architectural styles, such as Arts and Crafts, Neo Classical and 1930s Art Deco, all with very good decorative features.
17. There are a number of traditional shop fronts remaining within the area, some particularly fine bank buildings and a striking 3 storey former post office with stone detailing and glazed bricks to the street frontage. The police station on Murray Road is a rare and complete example of an Arts and Crafts police station. It includes a lamp post, call box and white police sign over the entrance and is grade II listed. The buildings of Northwood College on Maxwell Road are a particularly attractive purpose built group by W Gilbee Scott.
18. At the centre of the area, at the junction of Maxwell Road and Green Lane is the war memorial. It was designed by a local man and unveiled in 1921. Within the area there are also some unusual and eccentric houses. These include design features such as turrets, cranked gables and decorative plaster work. As these fall within the southern approach to the town centre, they have been included within the proposed boundary of the Conservation Area.
19. The street scene within the town centre area is generally of a very high standard, made more interesting by the topography of the area. Whilst there are some modern

developments, the area nevertheless has a very strong character and an unusually high proportion of good quality commercial and public buildings. The area scored very highly when assessed using the agreed criteria for eligibility for designation. The detailed assessment and a map of the proposed boundary of the Conservation Area can be found in Appendix 2.

Financial Implications

20. The consultation of all residents living in the areas recommended for designation, together with Ward Councilors, local amenity societies and the provision of a copy of documents for local libraries would cost approximately £800. If these areas proceed to designation, the advertisements which must be placed in the local press and London Gazette, the notification to each resident and the publication of information leaflets for all interested parties, would result in an overall cost of approximately £2500. This would be provided from the budget for Planning and Community Services in 2009/10.

EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

21. The designation, or extension of a Conservation Area would provide an increased level of protection to that area, particularly with regard to the demolition of buildings, which would require Conservation Area Consent. A high quality of design, materials and workmanship would be required for replacement structures and associated works. Trees would also be protected under the designation.

Consultation carried out or required

22. The consultation of all residents and interested parties within the proposed extension to the Northwood-Frithwood Conservation Area, and the proposed Green Lane Conservation Area will be required in order to seek their views on, and confirm their support for designation. It is proposed that this will take place over a six-week period commencing in July 2009. This will require a letter and supporting information to be sent to each property. The views of the Ward Councillors, local conservation panels, other residents and amenity groups, including English Heritage, will also be sought. The responses to this process will be collated and reported to Cabinet for consideration in October 2009.

CORPORATE IMPLICATIONS

Corporate Finance

23. Corporate Finance have reviewed the report and confirm their agreement to the financial implications as stated.

Legal

24. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 gives local authorities power to designate areas of special architectural or historic interest the character of which it is desirable to preserve or enhance, as conservation areas. Section 70 of the Act sets out notification requirements once the conservation area has been designated. Under section 70(5) of the Act the local authority must give notice of any designation of any part of their area as a conservation area (and of any variation or cancellation of such designation) to the Secretary of State and to the Historic Buildings and Monuments Commission for England. Section 70(8) prescribes that any

designation, variation or cancellation must be published in the London Gazette and at least one newspaper circulating in the area of the local authority.

25. The designation of an area as a Conservation Area has several formal consequences:
- a. the demolition of most buildings requires the consent of the local authority (section 74 of the Act);
 - b. prior notification must be given to the local authority before works can be undertaken to trees within the Conservation Area (section 211 of the Town and Country Planning Act 1990);
 - c. the local authority has a duty under section 71 of the Act to formulate and publish proposals for the preservation and enhancement of the area;
 - d. the local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in the exercise of their powers under the planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953 (section 72);
 - e. planning applications for development which would, in the opinion of the local authority, affect the character or appearance of the Conservation Area must be given publicity under section 67 of the Act and representations received must be taken into account in determining the application (section 67(7));
 - f. permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 are more restricted than in other areas; and
 - g. the right to display certain types of illuminated advertisement without express consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 is excluded.
26. The leading case on consultation is the High Court decision in R v Brent London Borough Council ex Parte Gunning (1985) 84 LGR 188. In **Gunning**, Hodgson J drew attention to four elements that should exist in the proper performance of a statutory duty to consult. The Council must be satisfied that:
- a. consultation took place at a time when proposals were still at a formative stage;
 - b. sufficient time was allowed for consideration and response;
 - c. and that responses from the public were conscientiously taken into account in finalising the statutory proposal.

Relevant Service Groups

Highways and Green Spaces

27. The Street-scene Maintenance Section will need to be consulted on any changes, or additions to, Conservation and Heritage Designated Areas, to advise on appropriate materials, specifications for kerbs, street trees, carriageway and footway surfaces, when major highway reconstruction or renewal schemes are required. The Green Spaces Section will be able to advise on appropriate specifications for soft landscaping.

BACKGROUND PAPERS

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment 1994
- London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007

APPENDIX 1:

NORTHWOOD- FRITHWOOD CONSERVATION AREA: PROPOSED EXTENSION

Introduction

1. The Northwood- Frithwood Conservation Area is located to the north of the Borough and was designated in 1989. The estate was originally developed by Frank Carew following the arrival of the Metropolitan Railway in 1887.
2. The area is primarily characterised by large individually designed detached houses in the Arts and Crafts style. Developed during the same period, the houses have retained many of their original features and character.

Character Analysis

3. Despite development pressures and some infill development, the area retains much of its original character. Developed along the main access roads, the estate primarily comprises large detached houses built within substantial plots with well landscaped gardens. Mature trees located on both sides of the street give the area a leafy and green character.
4. The properties to the west of Eastbury Road are smaller in scale in comparison with the much larger properties to the east. Nos 10-16 and 24-28 are excellent Arts and Crafts buildings, while Nos 20, 21, 22, 23 and 24 form an impressive group in the centre.



No 14 Eastbury Road



No 16 Eastbury Road



No 20 Eastbury Road



No 24 Eastbury Road

- At the junction with Eastbury Road, near the Borough boundary, Frithwood Avenue veers sharply to the right. The established character of the street continues through to the junction with Cullera Close.



No 18 Frithwood Avenue



No 19 Frithwood Avenue



No 2 and 5 Frithwood Avenue



No 20 Frithwood Avenue



No 17 Frithwood Avenue

Trees, Open Spaces and Landscaping

- Along the roads the mature street trees, landscaped front gardens and boundary hedges contribute to the green and spacious quality of the streetscape of the area. Views and gap views of the trees in the back gardens also add to the character of the area.



View along Eastbury Road

Proposed Boundary Reviews

Carew Road

7. To the south, Carew Road runs perpendicular to Eastbury Road. The properties on this road are contemporary with those within the existing Conservation Area.
8. Although some houses along Carew Road have been replaced with modern developments, the better individual buildings certainly merit protection. Nos 5 to 15 and 4 and 6 Carew Road are the only few remaining Arts and Crafts properties within the street.



No 4 Carew Road



No 5 Carew Road



No 7 Carew Road



No 15 Carew Road



Landscaping along Carew Road

Frithwood Avenue

9. To the south, just outside the current boundary, Nos 22 and 24 are well designed large houses which reflect the scale and proportions of the houses within the Conservation Area. Although built slightly later, these houses are of good quality and add to the character of the area.



No 24 Frithwood Avenue

Cullera Close

10. To the north, Cullera Close is a new development built in 1980s and forms a separate group in relation to the much bigger and older properties on Frithwood Avenue. These are well designed properties of interesting 'Mediterranean' influenced design. These are proposed for inclusion within the designated area.



Cullera Close

Recommendation

11. The proposed extensions have been assessed on the basis of the Council's adopted criteria (Appendix 3), as summarised in the table below.

Proposed Extension to Northwood-Frithwood Conservation Area	
Frithwood Avenue, Carew Road, Green Lane (west) and Eastbury Road (south)	
Definable Character	A, B, C, D (4)
Definable Boundary	Yes (1)
Historical Interest	Yes (1)
TOTAL	6
DESIGNATE	Yes- designate as Conservation Area

APPENDIX 2:

GREEN LANE, NORTHWOOD: PROPOSED CONSERVATION AREA

Introduction

1. Green Lane, Northwood developed with the arrival of the Metropolitan Railway. It is the main commercial and transport interchange centre for this part of the Borough. The surrounding areas beyond the commercial core of Green Lane are primarily residential.
2. Most of the buildings within the proposed area are of a high quality and of variety of designs with some very good decorative features. The street scene is generally of a high standard and made more interesting by the topography of the area. There are some modern developments, such as the 1950s buildings on the corner of Green Lane and Maxwell Road, where enhancement would be appropriate.



View looking down along Green Lane



78 Green Lane, Former Midland Bank



Nos 9-19, Maxwell Road



Nos 21-25 Maxwell Road

Character Analysis

3. There are a number of traditional shop fronts remaining within the area, some particularly fine bank buildings and a striking 3 storey former post office with stone detailing and glazed bricks to the street frontage. Whilst there are some modern developments, the area nevertheless has a very strong character and an unusually high proportion of good quality commercial and public buildings.



Barclays Bank, No 55-57 Green Lane



Nos 24 to 38 Green Lane

4. On Oaklands Gate, the three main buildings are the Oaklands Library, the Liberal Synagogue and the Methodist Church. The library is a modern, simply detailed building and the synagogue is housed in a former Arts and Craft style house of considerable interest. At the end of the road is the 1920s Methodist Church, of conventional design. Views of the Church from Green Lane are very prominent and of considerable local significance.



Northwood and Pinner Liberal Synagogue



Northwood Methodist Church, modern extension to the synagogue on the right

5. Beyond the commercial core of the town centre, the character of the streets changes dramatically to that of an affluent residential suburb. The residential properties along Maxwell Road are large detached houses dating from early 1910s. Mature trees along both sides of the road further enhance the character of the area.



Street-scene along Maxwell Road, looking south

6. Murray Road is a mainly residential street off Maxwell Road. On the corner of Maxwell Road and Murray Road is the Police Station (listed grade II), one of the finest examples of Arts and Crafts building in the area.



Northwood Police Station, Murray Road (Grade II)

7. The north side of Murray Road is characterised by a row of Edwardian semis, most of which have retained their original features. There are also some individually designed detached late Victorian properties. No 24, is an unusual house, designed by R A Briggs, with two eccentric cranked gables and a rounded turret next to the entrance.



No 24, Murray Road

8. Along Maxwell Road, Northwood College makes a very positive contribution to the character of the area. Purpose built by W Gilbee Scott in 1891-93, the building is in brick with many dormers and attractive chimney stacks breaking through the tiled roof.



Northwood College

9. Next to the college, are Nos 30 and 32, Maxwell Road. These are two eclectic and unusual properties with decorative features such as high relief stucco work. These contribute very positively to the quality of the area when approaching from the south.



No 30 Maxwell Road

Trees and Landscaping

10. Within the proposed area, there are few trees or landscape features on Green Lane. There are, however some mature trees along Maxwell Road, and Tree Preservation Orders (TPOs) along parts of Maxwell Road and Murray Road.



Mature Trees along Maxwell Road

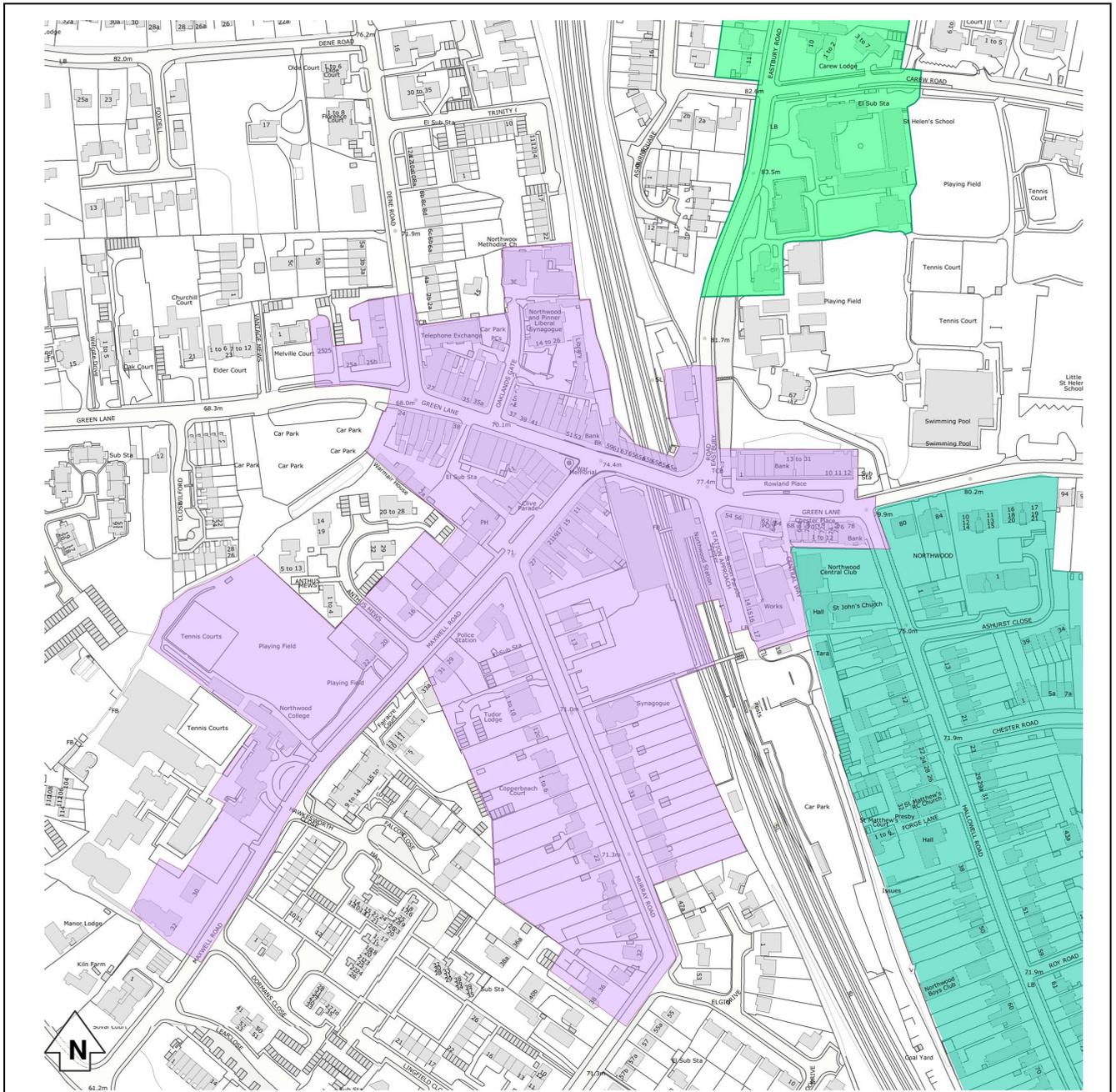
Recommendation

11. There are a mix of styles and periods of buildings within the proposed area. All are of generally good quality, but there are some exceptional examples, such as

12. Northwood College, the Police Station on Maxwell Road and the former post office on Green Lane. Despite some modern buildings, it is felt that the area has a distinctive and cohesive visual appearance and that the town centre and the immediate residential surroundings are of such quality as to warrant designation.

Proposed Conservation Area: Green Lane, Northwood	
(Green Lane, Murray Road, Maxwell Road, Station Approach, Oaklands Gate and Dene Road)	
Definable Character	A, B, C, D (4)
Definable Boundary	Yes (1)
Historical Interest	Yes (1)
TOTAL	6
DESIGNATE	Yes- designate as Conservation Area

Map 2: Proposed Green Lane, Northwood Conservation Area



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|---|--|---|---|---|-------------------------|
|  | Existing Conservation Area boundary |  | Proposed Conservation Area- Green Lane |  | Borough Boundary |
|  | Existing Areas of Special Local Character |  | Proposed extension to Northwood- Frithwood Conservation Area | | |



**Proposed Conservation Area:
Green Lane, Northwood**
May 2009

APPENDIX 3:

Endorsed criteria for eligibility as a Conservation Area or an Area of Special Local Character

REQUIREMENTS

1. The area should display a particular character, which could be defined in the following ways:
 - A. Buildings may be disposed around a natural feature such as a green or other open space, or be located within a green setting such that views will be important.
 - B. The area may have had a formal layout, originally involving planned symmetry and a set pattern of development. This inter-relationship of buildings to spaces will be important.
 - C. The area may have homogeneity of building types, size, scale or overall design, which is vulnerable to certain forms of development.
 - D. The area may have particularly strong relationships between buildings and their settings, in particular trees, open frontages, etc.
 2. The area should have a definable physical boundary
 3. The area may be interesting historically
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The calculation how to determine whether designation is recommended

Definable Character A, B, C, D (4)	Definable Boundary (1)	Interesting Historically (1)	TOTAL POINTS OUT OF 6
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To upgrade an ASLC or designate a Conservation area	5-6 points
To designate/ remain as an ASLC	3-4 points
To de-designate/ not designate an ASLC	0-2 points