

Draft Conservation Area Appraisal & Management Strategy
Stanmore Hill



Consultation 2013

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2.1 Introduction to the Conservation Area

2.1.1 Introduction

2.1 The Stanmore Hill Conservation Area comprises fine examples of residential houses and some commercial units dating from the 18th century to the early 20th century, on sloping land, amongst much greenery and some historic walls. Buildings developed primarily as linear settlement along Stanmore Hill to serve travellers along this major route towards London; many of whom would have stopped at the Abercorn Arms, an 18th century public house and hotel. Stanmore Hill and the top of Green Lane are characterised by a relatively dense urban nature, whilst further down Green Lane, medium-sized detached houses in spacious grounds dominate. There are numerous public and private areas of green space which add interest, and some historic street furniture and surfaces.

2.2 The Conservation Area (CA) is in the north-east of the Borough, south of the Little Common CA which includes the northern reaches of Stanmore Hill. Its setting in relation to other CAs and an Area of Special Character and green belt land is shown on the map below.



- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Wawell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Wawell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes Green, Pinner | 19. Pinnerwood Farm, Pinner |
| 6. Roxeth Hill, Harrow on the Hill | 20. South Hill Avenue, Harrow on the Hill |
| 7. Harrow School, Harrow on the Hill | 21. The Mount Park Estate, Harrow on the Hill |
| 8. Harrow Park, Harrow on the Hill | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village | 23. Moss Lane, Pinner |
| 10. Sudbury Hill, Harrow on the Hill | 24. Pinner Hill Estate, Pinner |
| 11. Brookshill, Harrow Weald & Grimsdyke Estate | 25. West Towers, Pinner |
| 12. West Drive, Harrow Weald | 26. Canons Park Estate, Edgware |
| 13. Kerry Avenue, Stanmore | 27. Eastcote Village (Part) |
| 14. Pinnerwood Park Estate, Pinner | 28. Rayners Lane |

Picture 2.1 Stanmore Hill Conservation Area in relation to the other conservation areas in Harrow. © Crown copyright. All rights reserved 100019206, 2010

Stanmore Hill Conservation Area includes the following roads:

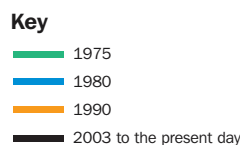
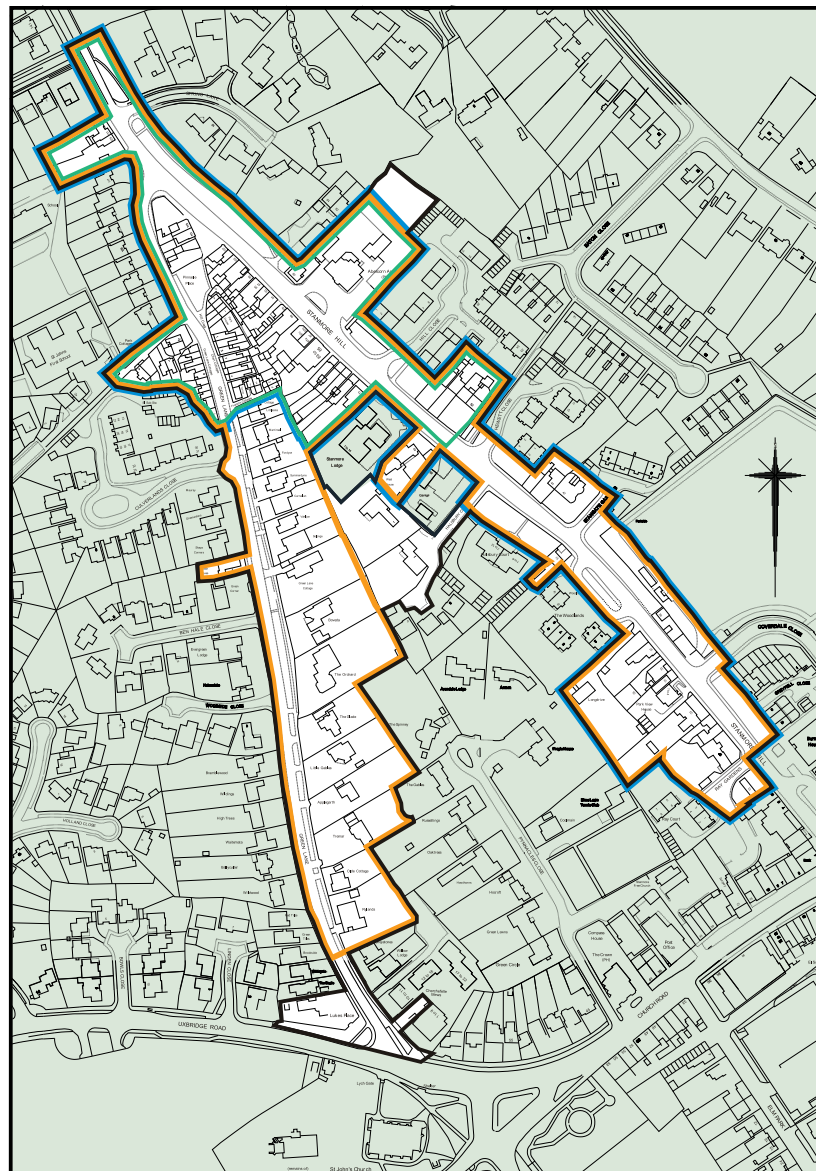
Stanmore Hill (in part), Green Lane, Halsbury Close (in part), Pinnacle Place



Picture 2.2 Setting of Stanmore Hill Conservation Area in relation to other conservation areas, an area of special character, historic park and garden, metropolitan open land and green belt land. © Crown copyright. All rights reserved 100019206, 2010

2.1.2 Planning Policy Context

2.3 The CA was designated in 1975 to encompass the area where Green Lane and Stanmore Hill meet, as well as the Abercorn Arms. It was extended in 1980 and again amended in 2003. This meant, for example, extending the boundary to include all of the curtilage of the Abercorn Arms. The following map shows the changing CA boundaries.



Picture 2.3 Changing Boundary of Stanmore Hill Conservation Area
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2.4 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which is considered worthy of preservation and enhancement and to make these Conservation Areas. A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of these Conservation Areas, and to pay due regard to the views of the residents and public in the formulation of guidance and proposals. These principles are reinforced by National Planning Policy Framework.

2.5 The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character. It will be subject to public consultation and, in due course, will supersede the Stanmore Hill Conservation Area Policy Statement which was agreed as Supplementary Planning Guidance by Cabinet on the 14th of October 2003. It will then carry weight as a material planning consideration for assessing all development proposals. This CAAMS will form an appendix to the Stanmore and Edgware Conservation Areas SPD. It is set within the broader context of Conservation Area policy guidance for Harrow contained within the Local Plan . It is also set within the National Planning Policy Framework. It is important to note that: **no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.**

2.1.3 Summary of Special Interest

2.6 The Stanmore Hill Conservation Area (CA) comprises fine examples of residential houses and some commercial units using high quality traditional materials and detailing. These date from the 18th century to the early 20th century and are on sloping land, set amongst much greenery and some important historic walls. Development is linear reflecting the way properties were introduced primarily to serve travellers towards London along the major route of Stanmore Hill; many of whom would have stopped at the Abercorn Arms, an 18th century hotel. Stanmore Hill and the top of Green Lane are characterised by a relatively dense, urban nature reflecting their development as a village core prior to enclosure and the nature of Stanmore Hill as a busy route, whereas further down Green Lane, there is a softer, lower density character, as medium-sized detached houses are in spacious grounds. The sloping land and mix of buildings, in terms of style, density and attractive grouping provide much interest and townscape quality; along with areas of public and private open space and historic street surfaces and furniture.



Picture 2.4 Streetscene along upper reaches of Green Lane



Picture 2.5 Streetside greenery along the lower reaches of Green Lane

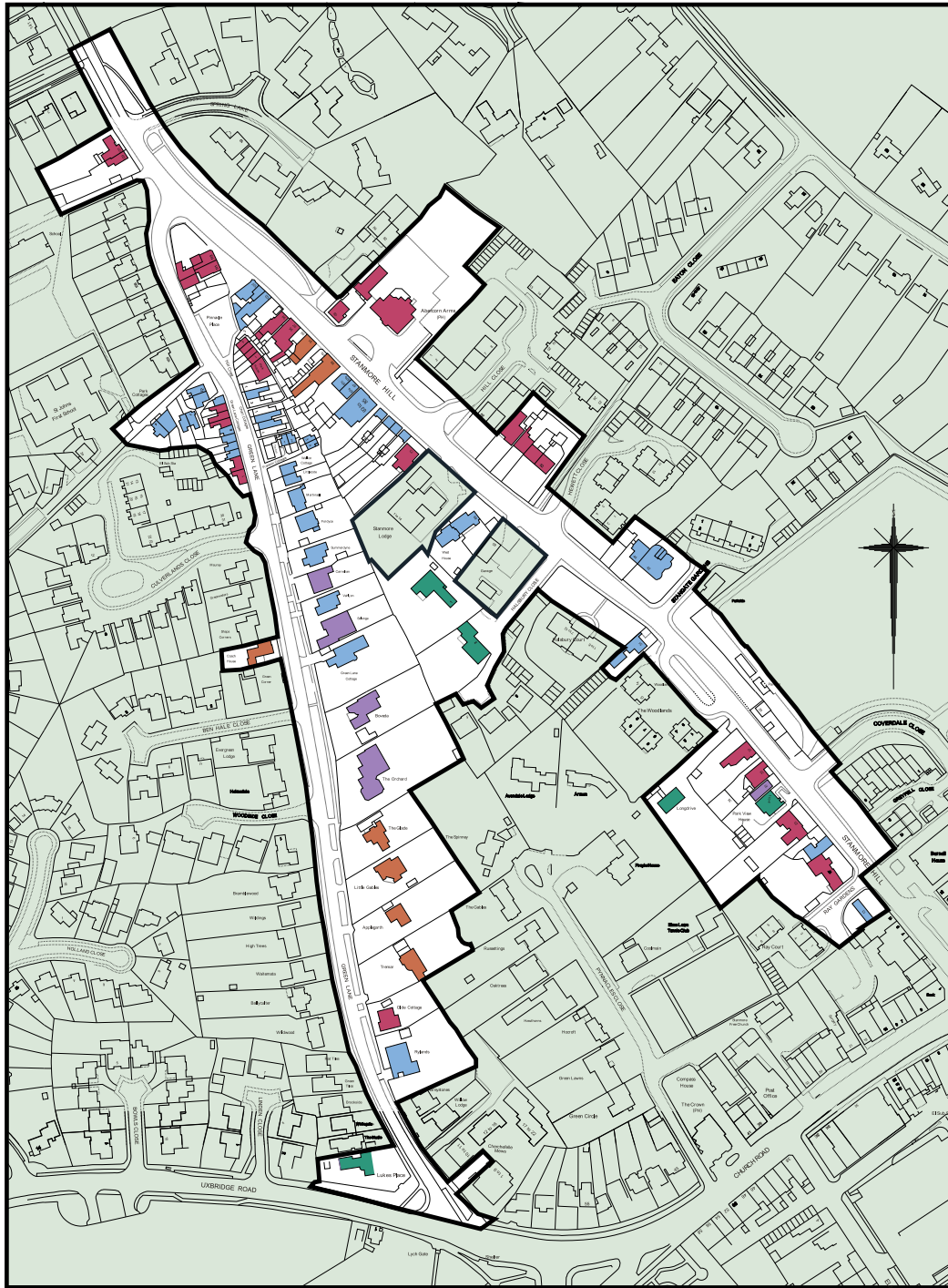


Picture 2.6 Historic brick wall fronting public highway, lower reaches of Stanmore Hill

2.1.4 Short History

- **Introduction**

2.7 The following paragraphs outline the area's historical development. The following map shows the ages of buildings. The age shown refers to the earliest known part of buildings.



Key

- Conservation area boundary
- Pre 1875
- 1875 - 1913
- 1919 - 1944
- 1945 - 1971
- Post 1913

Picture 2.7 Age of Buildings Map © Crown copyright. All rights reserved 100019206 , 2010

- **Early History of the Local Area**

2.8 The name Stanmore, means ‘stony mere’ or pool, and is first mentioned in 793 when the King of Mercia, Offa, granted lands including those in Stanmore, to the Abbey of St Albans. Entries in the Domesday survey refer to manors called *Stanmere*, owned by Robert Count of Mortain (William the Conqueror’s half brother and landowner) and *Stanmera* owned by Roger de Rames. The Count of Mortain’s lands later became Great Stanmore whilst *Stanmera* became Little Stanmore.

2.9 Originally Stanmore was sub-divided into two manors; Great and Little Stanmore. Great Stanmore had at its heart Stanmore Old Church (now in the Old Church Lane CA) and houses clustered near the bottom of Dennis Lane as well as Green Lane and Stanmore Hill, areas now within the Stanmore Hill CA. There was another cluster of houses further up the hill by the Common.

2.10 The head tenement in Great Stanmore was called Pynnacles. The importance of this name to the area is evident as it is still seen in and around Stanmore Hill CA today. The earliest references to the Pynnacles building suggest it was near the corner of Church Road and Stanmore Hill. The main house was later moved towards the Green Lane and Church Road junction and was a long building with a classical façade destroyed by fire in 1930. The remodelled former 19th century lodge to Pynnacles House is contained within the CA, as a positive building within Cherchefelle Mews, built in the late 1980s. The name Pynnacles also applied to land further up the Hill, mainly in the wedge between Green Lane and Stanmore Hill. Indeed today within the Stanmore Hill CA there is a ‘Pinnacle Place’; 1-5 Pinnacle Place are listed buildings on Green Lane.



Picture 2.8 Nos. 1-4 Hill Crest, Green Lane

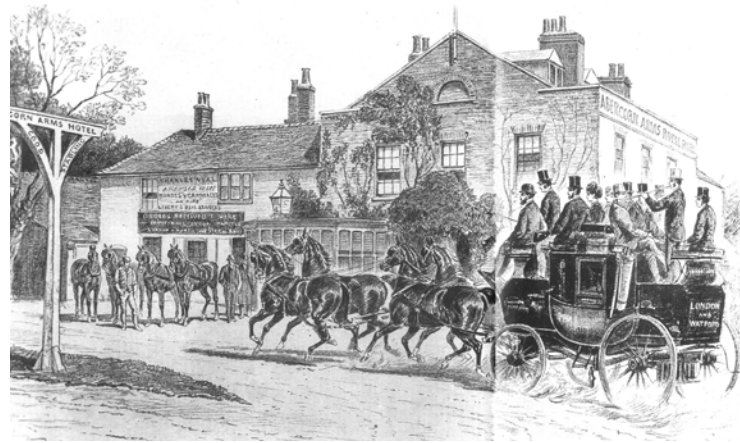


Picture 2.9 No.5 Hill Crest, Green Lane

2.11 In 1588 a survey of the manor of Great Stanmore was undertaken. The head tenement, Pynnacles, and Aylwards are mentioned as major land owners. But much of the detail appears to relate to buildings in and around The Broadway and Marsh Lane, which may indicate that Stanmore Hill was still at this time less heavily populated. Common arable fields still existed around Stanmore Hill as late as the nineteenth century.

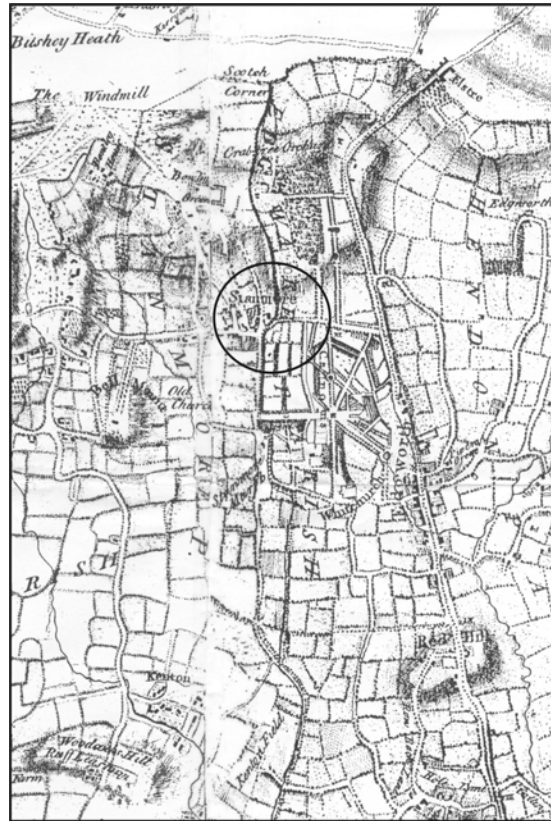
- **Patterns of growth - 18th Century**

2.12 Stanmore Hill became a main road following the creation of a new road to London by the Duke of Chandos to the north of Canons in 1718 (the current London Road). Those travelling from Watford descended Stanmore Hill before joining the London Road. After this re-routing, settlement developed along Stanmore Hill, Uxbridge Road and around Little Common CA. Stanmore Hill's linear settlement developed to serve travellers along this major route; many of whom would have stopped at the Abercorn Arms, an 18th century hotel developed for the passing travellers. The Abercorn Arms was named after the Marquess of Abercorn who acquired the nearby Bentley Priory Estate in 1788. It served many travellers on this busy route through Watford to the Midlands, encouraging further settlement on Stanmore Hill. Highwaymen apparently stalked this route since coaches moved slowly up the hill. Given this was now a principal route to London, gentleman's houses also developed.



Picture 2.10 Abercorn Arms Public House - mid 19th century print

2.13 Roque's map of Middlesex (1754) still shows development principally clustered around the foot of Stanmore Hill (which comprises the Stanmore Hill part of this CA). Some of the 18th century houses are still present. In contrast, to the importance of the Stanmore Hill route, it seems Green Lane was still very open and rural, reflecting its more green and spacious character today. It is known that in 1783 elm trees growing along Green Lane and a mixture of wood, probably from hedgerows there, were felled and sold.



Picture 2.11 Roques Map of Middlesex, 1754 showing Stanmore Hill and Little Common © Crown copyright. All rights reserved 100019206 , 2010

- **Patterns of Growth – 19th Century**

2.14 The Abercorn Arms is also important for its history and associations. It was called the Royal Hotel after a meeting which took place there in 1814 between the Prince Regent, the King of Prussia and Louis XVIII. Louis was returning in state to France to reclaim the throne after spending his exile in Hartwell, Buckinghamshire. The Morning Chronicle of 21st April, 1814 describes a procession through the town in honour of the French King who had to be helped down from his carriage as he was so infirm. Louis had breakfast at the hotel. There were stables and outbuildings there for travellers horses. Coaches ran from outside the Abercorn Arms to Oxford Street twice a day as early as 1826 and between Stanmore and Holborn from 1803.



Picture 2.12 The Abercorn Arms, Stanmore Hill

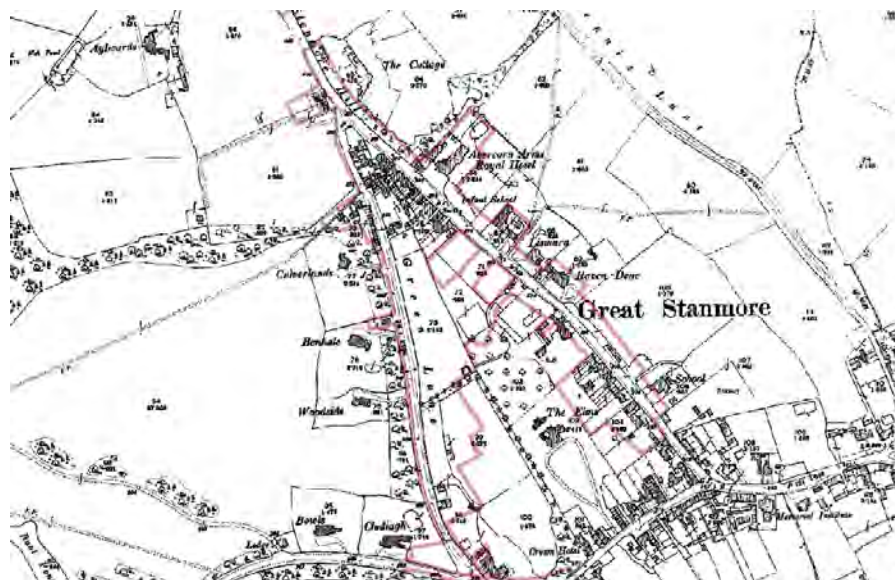
2.15 Given the importance of the Stanmore Hill route to London, from its 18th century origins, a tightly-packed core developed opposite the Abercorn Arms, towards where Stanmore Hill and Green Lane join one another. The dense development partly reflects that this occurred before enclosure. Retail units developed. The 1851 Census revealed many shops, including specialist shops on Stanmore Hill. This was probably partly due to the large number of gentlemen's residences in the area, which also continued to develop along Stanmore Hill. There were 10 bakers, 16 dressmakers, 8 tailors, a watchmaker, a historical engraver and a bookseller. Later there was also a Smithy and a Post Office. The Smithy building remains, as does the post office, the latter now offices. There were also two general practitioners. Behind, in close proximity to these retail units, small-scale tightly packed cottages developed along Green Lane.

2.16 Land further south from this core, particularly along Green Lane was not developed to any great extent until development of former fields after enclosure which explains their relatively spacious, green character. Indeed, the 1864 OS map shows development did not extend along Green Lane on either side beyond Franklin and Green Lane Cottages. Either side of the road were open fields. Green Lane remained very rural until houses were built in the late 19th/early 20th century. Green Lane as it is today began to develop in the late 19th century when the west side was colonised by four new large residences. These were Culverlands to the north, Benhale, Woodside and Clodiagh. By 1896, the OS shows four houses on the east of Green Lane have replaced fields. By 1911, three extra houses had developed on the east side including Martinsell, Wallon Cottage and Littlecote.

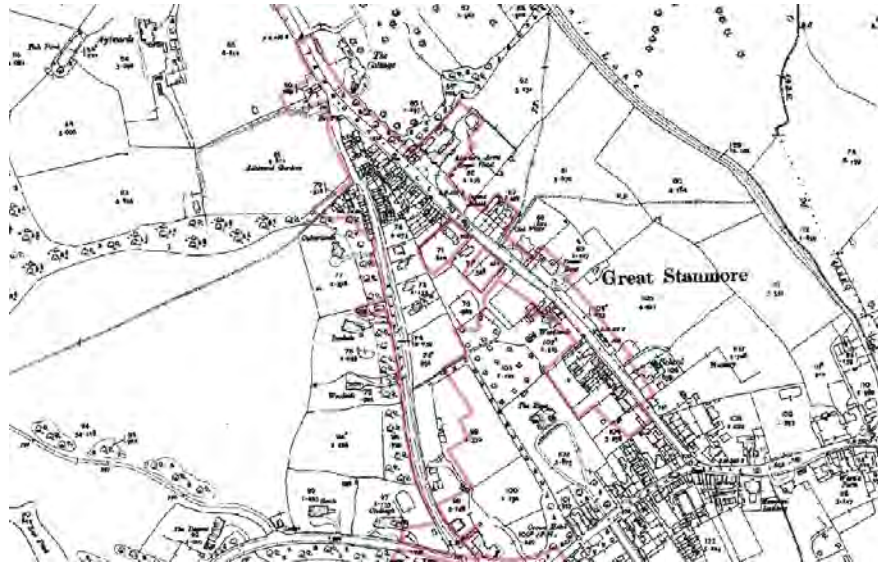
2.17 Returning to Stanmore Hill, interestingly, a house called Woodlands, located approximately where the petrol garage is today, is on the 1800s OS maps and was owned from 1885 by Lord Halsbury, then Lord Chancellor. At the turn of the century 73 Stanmore Hill was part of the estate of the Earl of Halsbury. Edward Wilson lodged there between 1899-1901 when studying as a doctor in Stanmore. He was offered a post as a junior surgeon and zoologist on board the Discovery for a voyage of Antarctic exploration with Captain Scott. He died during the 1912 Antarctic expedition. Cape Wilson in Antarctica is named after him. In 1898 the 18th century number 37 was acquired by Hendon Rural District Council as Council Offices with one of its rooms used as the council chamber.



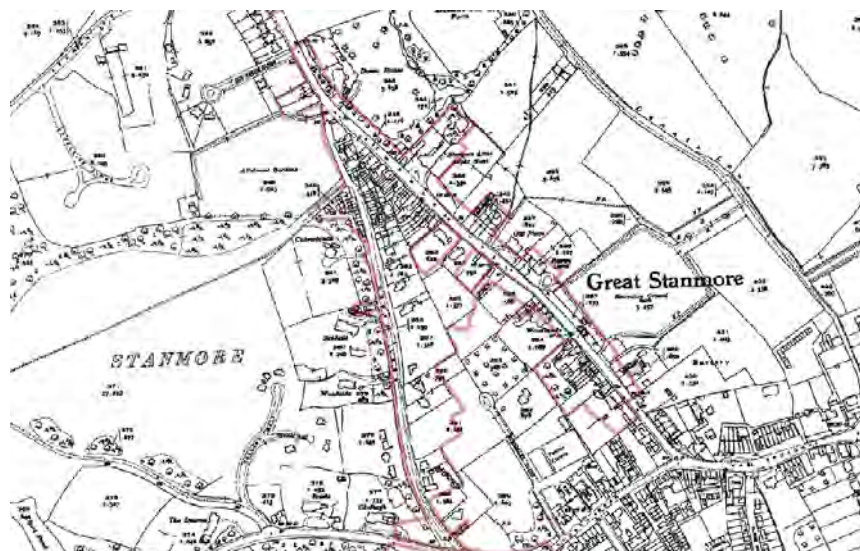
Picture 2.13 Historical map of Stanmore Hill Conservation Area (1864-1894) N.B. Conservation Area boundary shown in red outline includes edge of Little Common Conservation Area to the north and edge of Old Church Lane Conservation Area to the south. © Crown copyright. All rights reserved 100019206, 2010



Picture 2.14 Historical map of Stanmore Hill Conservation Area (1896) N.B. Conservation Area boundary shown in red outline includes edge of Little Common Conservation Area to the north and edge of Old Church Lane Conservation Area to the south. © Crown copyright. All rights reserved 100019206, 2010



Picture 2.15 Historical map of Stanmore Hill Conservation Area (1913-1914) N.B. Conservation Area boundary shown in red outline includes edge of Little Common Conservation Area to the north and edge of Old Church Lane Conservation Area to the south. © Crown copyright. All rights reserved 100019206, 2010



Picture 2.16 Historical map of Stanmore Hill Conservation Area (1932-1941) (N.B. Conservation Area boundary shown in red outline includes edge of Little Common Conservation Area to the north and edge of Old Church Lane Conservation Area to the south). © Crown copyright. All rights reserved 100019206, 2010

- 1930s onwards – Patterns of Growth

2.18 From the 1930s development increased dramatically. Pynnales burnt down and so 10 acres was released for development. On Stanmore Hill, Stangate Gardens, Hill Close and Spring Lake and Halsbury Close extended as cul-de-sacs, whilst on the east, Old Forge Close, Kennets Close and Fallowfield developed. The 1935 Ordnance Survey (OS) shows four new houses on the field between Woodside and Clodiagh.

2.19 From the 1960s the main form of development was the infilling of large gardens on Green Lane. But relatively higher densities of development remain to the north of the CA where Stanmore Hill and Green Lane join one another, whereas low to medium densities of development remain elsewhere. Fortunately, back land development has been avoided.

2.1.5 Archaeology and geology

2.20 Archaeology and geology for this Conservation Area is considered in the overarching document entitled, Stanmore and Edgware Conservation Areas Supplementary Planning Document, in consultation with English Heritage.

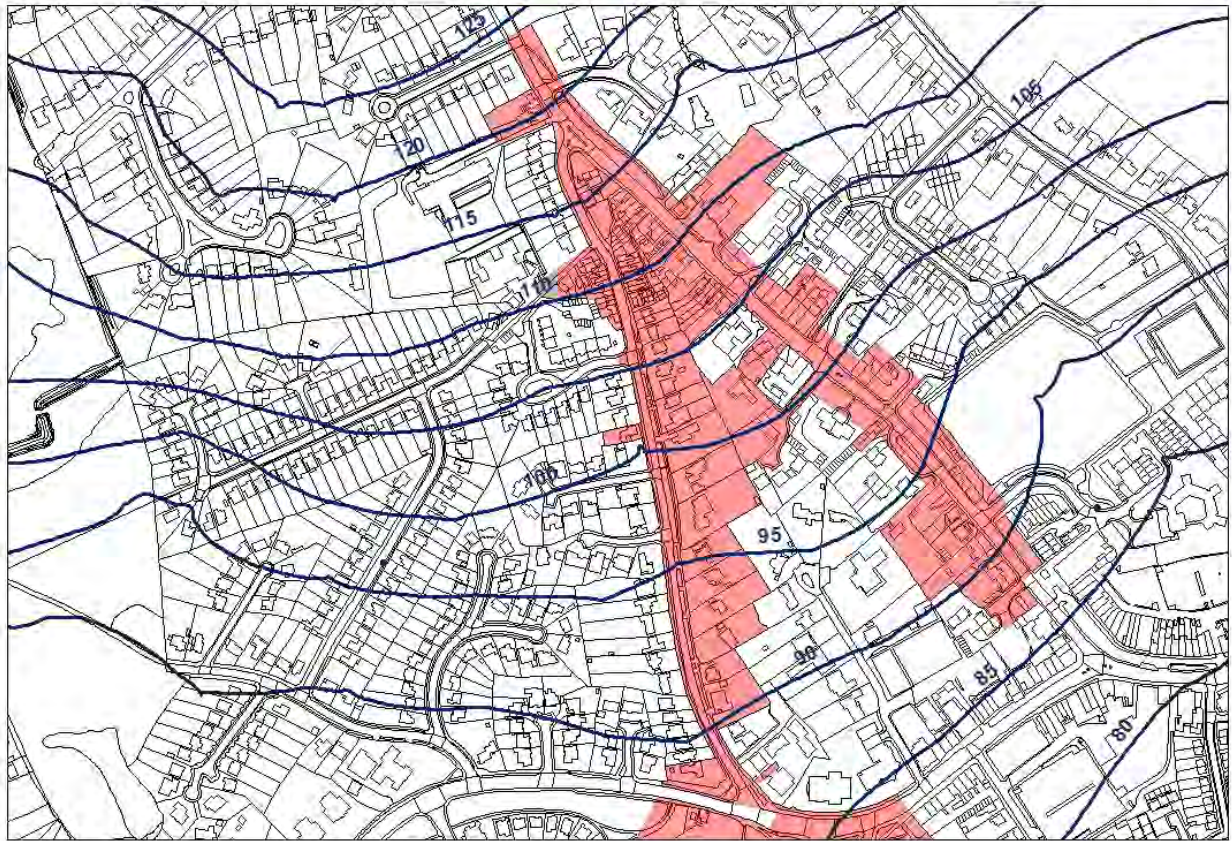
2.2 The Character of the Conservation Area Today

2.2.1 Density of Development, Topography and Plan Form

2.21 High density, linear development characterises the upper reaches of Green Lane (north of Wallon Cottage) and Stanmore Hill (from 73 to 113). This reflects the area's historic evolution. When Stanmore Hill became a main road to London a tightly-packed core developed due to the large amount of passing trade and as availability of land was restricted. So, the retail units cover quite long, narrow plots on Stanmore Hill. It also explains the small, densely packed groups of terraced cottages on Green Lane, with many directly fronting the pavement or with only a small front garden.

2.22 Relatively medium densities of development throughout the remainder CA are important as this helps create the spacious, suburban character. It is due to the generally detached nature of buildings. It is because the area was largely only infilled following subdivision of fields after enclosure. Reflecting the historic importance of Stanmore Hill as a route towards London, and its nature as a busy through road, densities of development here are higher.

2.23 There is a linear plan form to the CA along both Stanmore Hill, which runs from north-west to south-east, and Green Lane, which runs from Stanmore Hill in the north-west towards the south-west. Buildings along these routes usually face them. Along Stanmore Hill this is vital to maintain the vitality of its commercial units. Along Green Lane, Park Cottages and Franklin Cottages form two offshoots, reflecting higher densities of development. The sloping land from south east to north west along Stanmore Hill and Green Lane gives a basis for much of the area's character.

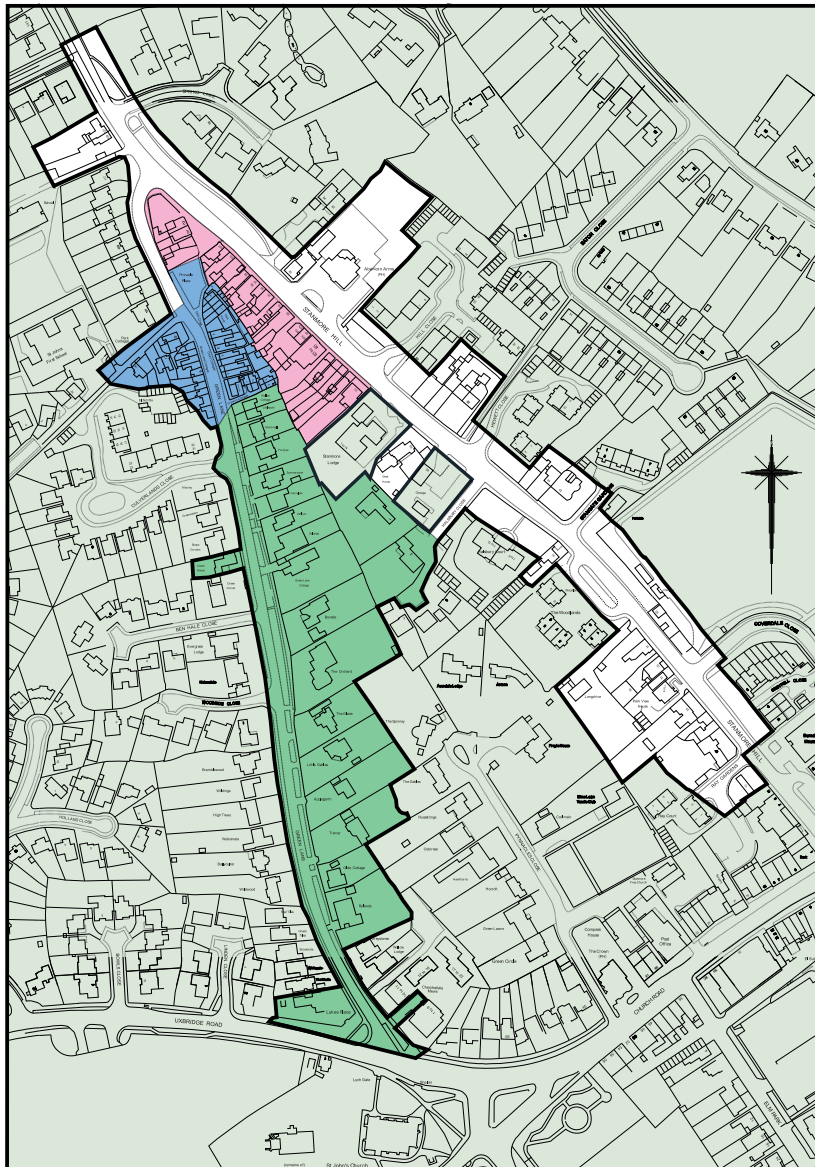


Picture 2.17 Map showing topography of Stanmore Hill Conservation Area (and northern part of Old Church Lane CA, south of Green Lane) © Crown copyright. All rights reserved 100019206, 2010

2.2.2 Townscape Character

- **General**

2.24 The slope from south east to north west along Stanmore Hill and Green Lane provides excellent long distance views and good views towards interesting architectural details or groupings. It allows interesting roofscape views, with chimneys, chimney pots and gables ends or shallow hipped roofs often stepped with the hill. Varied building designs provides interest, but common architectural qualities provide coherence (as outlined within the 'Architectural Qualities' section below). The streetscene greenery complements buildings helping create the suburban character along with predominance of single-family dwelling houses. There is a linear character to development and in the historic core (towards the top of Stanmore Hill and Green Lane) a tight-knit and enclosed character exists due to the terraced development, whilst the remaining CA has more medium scale development. Notwithstanding generalities, there are four main character areas (as indicated in the following map).



Key

- Upper reaches of Green Lane
- Lower reaches of Green Lane
- Upper reaches of Stanmore Hill
- Stanmore Hill

Picture 2.18 Stanmore Hill Townscape Character Areas © Crown copyright. All rights reserved 100019206, 2010

- **Lower reaches of Green Lane**

2.25 There is a pleasingly soft and tranquil suburban character here, particularly towards the south as the street is not busy, has few road markings and is lined with single-family dwelling houses. Much greenery exists on both sides, in gardens, boundary treatments, grass verges and street trees. Garden greenery is valuable as mature trees proliferate creating a good sheltered character and lush setting to buildings.



Picture 2.19 Streetside greenery, Green Lane

2.26 The character area has a quite spacious quality as development is of medium density comprising medium sized, detached houses, relatively widely spaced, set back, and contained in spacious grounds. Also, the road is wider here than further north and, particularly towards the south, gardens provide a sense of space as occasional glimpses into gardens and treetops can be seen from the road. The gaps and spaces between the buildings are very important here. They provide breathing spaces to the buildings. Towards the lower parts, greenery helps to create a sense of a low density of development as many buildings are partially obscured. Whilst there is not a rural character the openness and the greenery reflects the area's historical development which saw it developed on fields from 1900.



Picture 2.20 Public highways with wide grass verges, Green Lane



Picture 2.21 The Glade: medium scale property set in spacious plot, lower reaches of Green Lane



Picture 2.22 Medium scale properties, Green Lane

2.27 Less architectural unity exists than at the top of Green Lane, but common characteristics exist for example due to a similar building line and scale, usually not exceeding two stories, and traditional materials. Also, there is a common Domestic Revival influence, occasionally expressed as Tudor Revival designs. Also a few Modernist designs exist and importantly those with 17th century origins (namely Old Cottage and Rylands). Important high walls remain to Rylands and Cherchefelle Mews marking the presence of former historic large, detached houses. They define the street edge and a sense of entrance.



Picture 2.23 Modernist property, lower reaches of Green Lane



Picture 2.24 Cherchefelle Mews, lower reaches of Green Lane



Picture 2.25 Important historic brick wall of Cherchefelle Mews fronting public highway, lower reaches of Green Lane

- **Upper reaches of Green Lane**

2.28 The height of the land and steep drop away means notable long distance views towards the horizon, Wembley arch and greenery. There is a pleasingly traditional, village character as properties are humble, small-scale and simply arranged in terraces. There is a tight-knit feeling as no space is wasted: buildings are densely packed on tiny plots, the road is narrow, and many houses directly front the pavement, save for Hill Crest Cottages and Chart Cottages, which only have small front gardens. This reflects the historical development. The narrow pedestrian alleyways and pathways here, for example, from the top of Green Lane through to Stanmore Hill and also the walkway just north of 12 Green Lane cottages that runs westwards from Stanmore Hill towards Embry Way, create a 'secondary' feel to this area in contrast to the principal buildings and larger plots found on Stanmore Hill.

2.29 Strengthening the village character of this area, there are few road markings and no signage. The public grassed open space by Pinnacles Place with mature central tree provides a focal point for views up Green Lane and unites surrounding buildings, like a miniature village green. Other garden greenery is invaluable by complementing the buildings' setting.



Picture 2.26 Public grassed open area, Pinnacles Place, upper reaches of Green Lane

2.30 All cottages are single-family dwelling houses, helping create a quiet quality. Their simple 19th century cottage character brings unity and coherence. They are primarily of yellow or red stock bricks with slate or tiled roofs, and original, timber windows and simple decorative details. Adding interest, terraces all differ slightly due to ordered repetition of simple decorative elements within groups. Their roofscape is notable given the shallow roof pitch (helping retain a humble scale) and as it is stepped with the hill's slope. The historic floor surface to Franklin Cottages complements their traditional character. Adding a good sense of formality boundary treatments are either low brick walls or low permeable fences.



Picture 2.27 Terraced cottages and chimney stacks, upper reaches of Green Lane

- **Upper reaches of Stanmore Hill**

2.31 This area is distinctive for its commercial character which adds streetscene vitality and reflects historical development which saw Stanmore Hill as a busy route to London. The commercial quality means buildings are tightly packed on the west on quite long, thin plots and shops front the pavement creating an enclosed character. Shopfronts indicate original uses and delicate

historic detailing provides interest. The Abercorn Arms is a key landmark. Its detached character and set back means it retains presence in the street. The shops opposite help create a relatively urban feeling, as does the broad width of Stanmore Hill and traffic level. But, no signage is internally illuminated and all is simply done, avoiding creation of clutter and greenery within and surrounding Abercorn Arms is important for softening the buildings' settings.



Picture 2.28 No. 97 Stanmore Hill, a barber shop which has a good, historic shop front



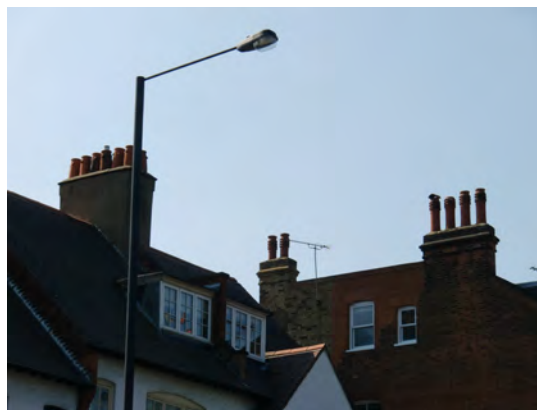
Picture 2.29 Landmark building within the upper reaches of Stanmore Hill

2.32 All buildings are of a medium to small-scale and use high quality traditional materials, excluding occasional poor quality replacement windows. Chimney stacks and pots add interest and help emphasise the hill's slope. The slope provides good views towards prominent building groups, for example, 75-81, 103-107 and 111-115 Stanmore Hill. 103-107 Stanmore Hill are distinctive as late 19th century asymmetrical composition in red brick with exuberant decoration. The corner turret forms a clear source of key views. 111-115 Stanmore Hill are notable for their ad hoc and timber clad character giving a sense of this being the earliest core area. Their particularly

small scale and tightly-knit cottage character, and as they stretch back to Green Lane, means this part of the character area overlaps with the village character of the upper reaches of Green Lane. The public grassed space north of these buildings is invaluable for allowing excellent views towards these buildings and a soft setting. It provides a good visual focus at the junction.



Picture 2.30 Important public landscaped area provides a good setting to the Listed cottage-scale properties behind, junction of Green Lane and Stanmore Hill



Picture 2.31 Chimney stacks and pots add good character to the roofscape along Stanmore Hill

- **The remainder of Stanmore Hill**

2.33 An urban character exists here as the road is quite wide, busy and most pavements are narrow, and properties either directly facing the road or have only short front gardens. Whilst some buildings are terraced, some are detached or semi-detached and considerable streetscene greenery softens buildings' setting and obscures views of some properties thereby helping create a sense of medium densities of development. There is also a suburban character due to all but one buildings being a single-family dwelling house and given the greenery. For example, grass verges at the entrance to Hill Close and in front of the Abercorn Arms and verges and trees north of 80 Stanmore Hill.



Picture 2.32 Public grassed area north of Abercorn Arms, Stanmore Hill

2.34 Whilst buildings' designs vary, some display similar styles, such as Tudor Revival and Domestic Revival. Buildings' medium scale provides coherence as they do not exceed two storeys (though occasionally have a dormer). Certain buildings stand out for landmark architectural qualities such as white stucco fronted 42-44 (Goodengate) Stanmore Hill. This is attractive in the streetscape chiefly because it is set slightly back and because it employs stucco, which is not seen elsewhere in such quantity along Stanmore Hill. 129 and 60 Stanmore Hill stand out for their Victorian Gothic, white render and mock timber framing. 60 is prominent given its good roofscape detail comprising attractive clustered chimneys. High historic walls to Halsbury Close and to 13 and 17 Stanmore Hill are another architectural quality. These create enclosure to the streetscene, as created elsewhere due to the dense greenery.



Picture 2.33 Grade II listed Goodengate, Stanmore Hill



Picture 2.34 Locally listed no.129 and neighbouring no.130 Stanmore Hill

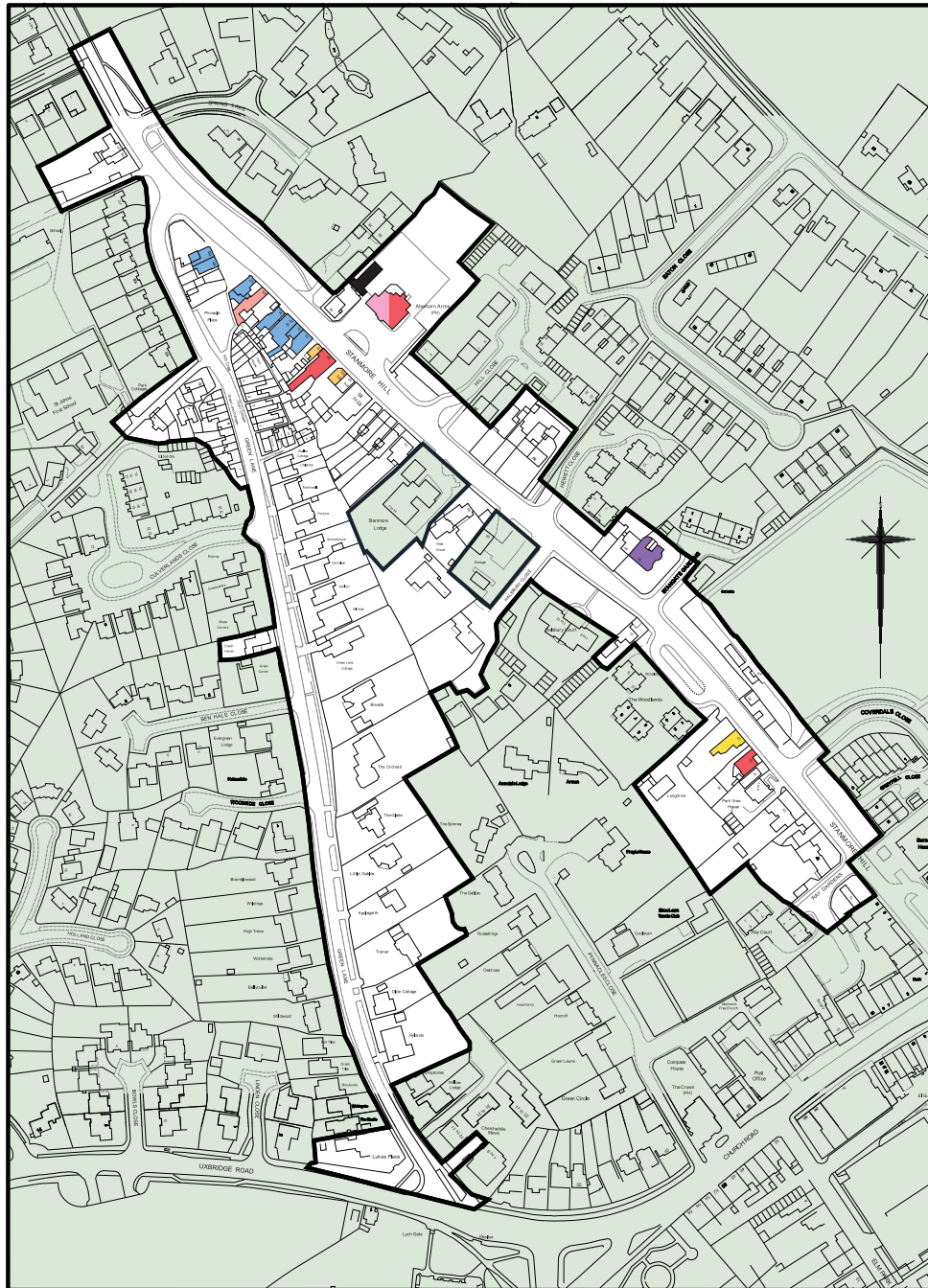


Picture 2.35 Listed offices along the lower reaches of Stanmore Hill








2.2.3 Activity and Uses Within the Area

2.35 The CA and immediate surroundings on Green Lane, predominantly contains single family dwelling houses (only one house was subdivided into flats) which creates a quiet, suburban character. There is a commercial element comprising retail (A1), café (A3) and pub/restaurant (A4/ A3) use classes on upper reaches of Stanmore Hill giving a good vitality to the streetscene, and serves as a reminder of the area's historical evolution (see the 'Short History' section). The commercial aspects today are varied and include a beautician, a hair dresser, estate agent, an electrical shop and a cafe. Loss of such use classes, for example, by conversion to offices or residential units would detrimentally reduce the vitality of the area.

2.36 Most significantly, the Abercorn Arms is currently under refurbishment and is due to be renamed The Abercorn. The long-standing use of the Abercorn Arms is central to the CA's character and a key reminder of the area's historical evolution, as it was established in the 18th century to serve passing travellers on this once important route to London (see the 'Short History' section). It thereby helped ensure development of other settlement within this CA.



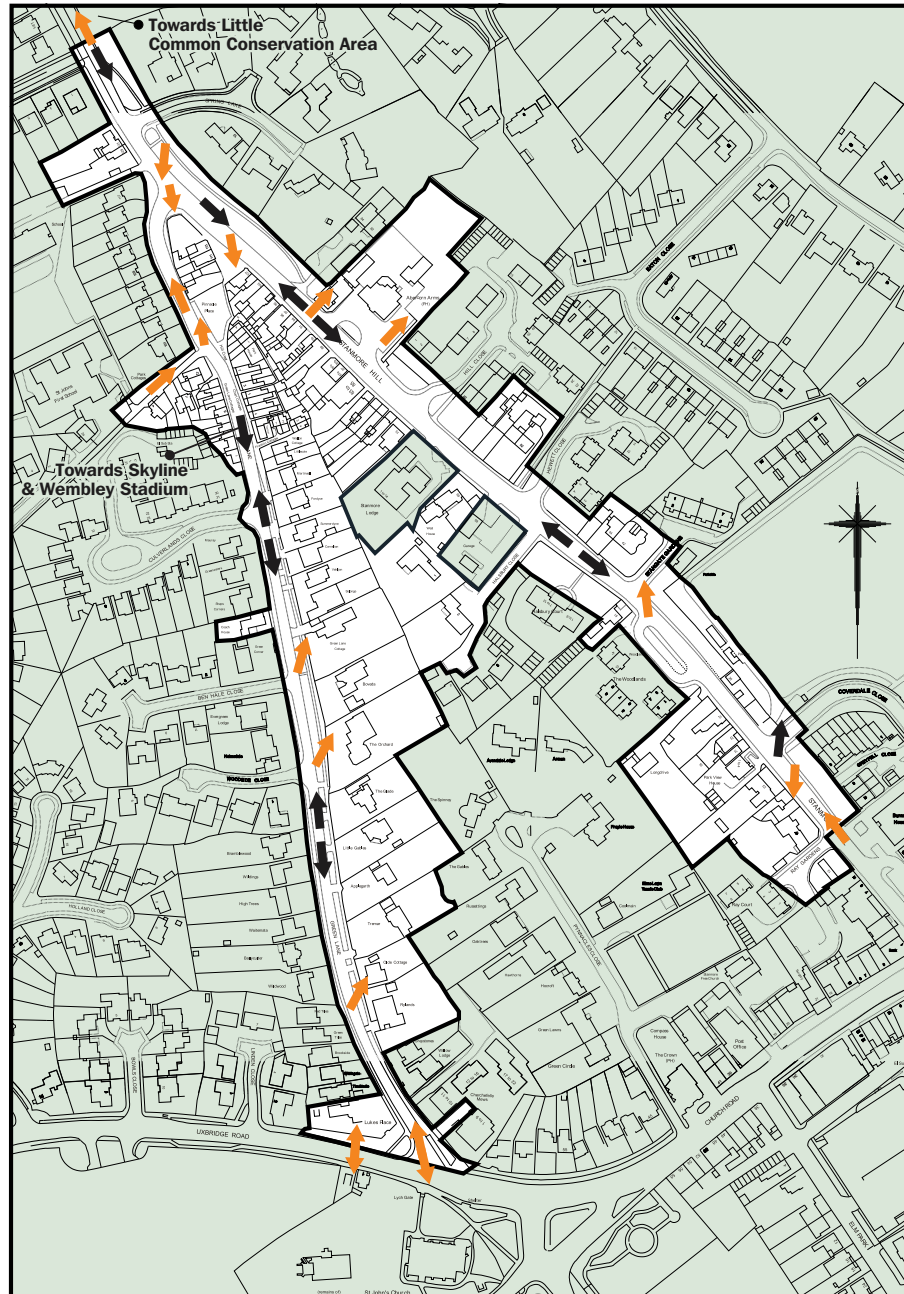
Key




	D1 - Non - residential institutions		A2 - Financial and professional services		C3 - Dwelling houses
	A1 - Retail		A3 - Restaurants & Cafes		Ancillary staff accommodation
	C3 Flats		A4 - Drinking Establishments		

Picture 2.36 Map showing land use in Stanmore Hill Conservation Area © Crown copyright. All rights reserved 100019206, 2010

2.2.4 Key Views and Vistas

2.37 Key views are highlighted on the next map. The map is not comprehensive but indicates types of views that are important.



- Key**
-  Conservation area boundary
 -  Direction of view - short
 -  Direction of view - long

Picture 2.37 Important Key Views and Vistas into and out of the Conservation Area © Crown copyright. All rights reserved 100019206, 2010

2.38 Key views within Stanmore Hill CA relate largely to the sloping land. This gives good views up and down the hills towards buildings and greenery, usually stepped with the slope, and good longer views out of the CA, for example, towards the Wembley arch from the top of Green Lane. Historic architecture provides a focal point for shorter views within the CA. Sources of such focal points particularly include properties making a positive contribution to the CA. For example, the historic brick walls, brick corner turret to 107 Stanmore Hill, chimneys of 19 and 21 Stanmore Hill as you descend Stanmore Hill and the group of Listed Buildings at Nos. 111-115 Stanmore Hill.



Picture 2.38 Wembley Stadium arch seen in the distance from Upper Green Lane

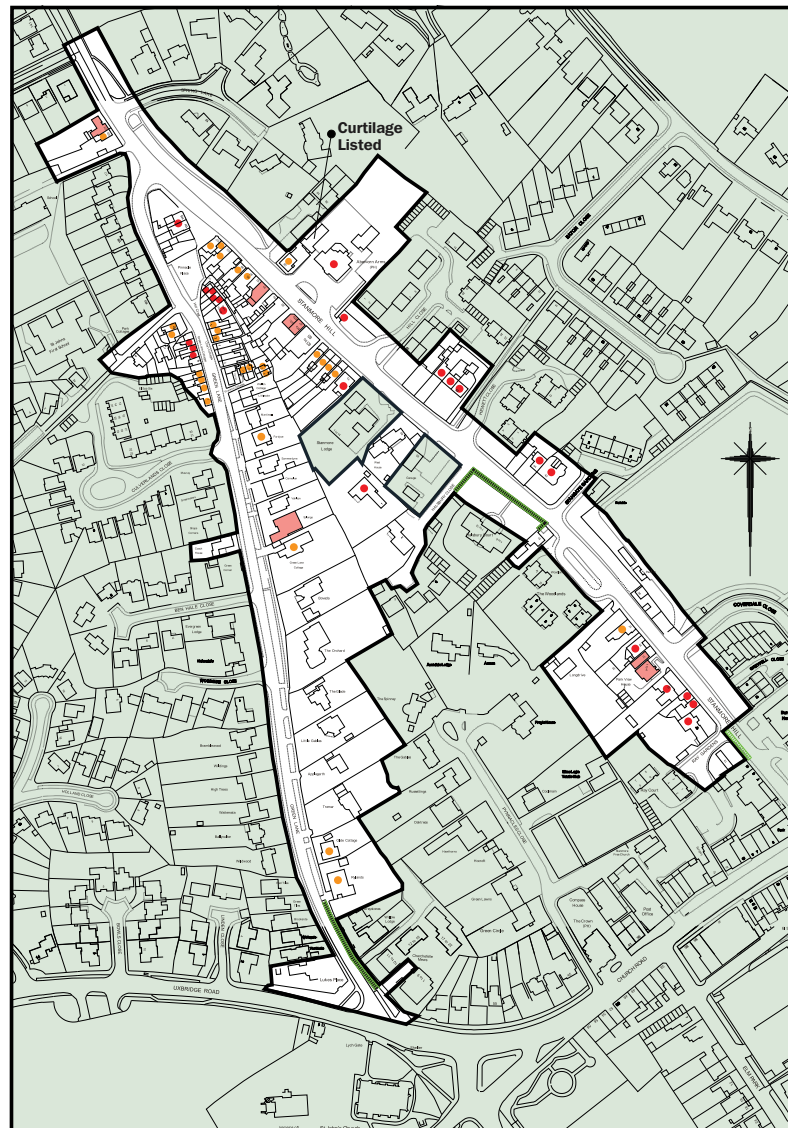
2.39 There are important views into and out of the CA. Important views out of the CA include those towards landmark buildings. For example, at the foot of Green Lane is St John's Church and views of the tower and the rest of the church can be afforded from parts of Green Lane. The green by Pinnacles Place acts as a similar focal point.

2.40 Greenery and open spaces are an important attribute (see 'Green Spaces and Ecology' section) as it helps to complement the setting of the buildings and create a soft, suburban character. It therefore forms another source of key views. For example, the view into Stanmore Recreation Ground is attractive and provides a green backdrop. Similarly glimpses into large gardens on Green Lane gives a sense of openness, and passers by benefit from their attractive flora.







2.2.5 Architectural Qualities

- **General**

2.41 The Conservation Area has various ages and styles of properties adding interest and dynamism. But, the CA also benefits from a cohesive architectural character due to similar use of high quality materials and architectural detailing (see the section 'Prevalent and Traditional Building Materials and Detailing'), and common styles, ages and scale. Buildings usually do not exceed two stories and, where there is a third, this is contained within small dormers in the roof. A generally high architectural quality means most buildings are positive, with many being listed or locally listed (see the next map). Architectural qualities are described below according to the groups that can be identified as they feature common form or design and/or date to the same era. But the following is not an exhaustive look at all architectural qualities.



Key

	Conservation area boundary		Neutral buildings
	Listed building		Positive buildings
	Locally listed building		Positive Unlisted Walls

Picture 2.39 Positive and neutral buildings in Stanmore Hill Conservation Area N.B Some of the walls and buildings that are curtilage listed are not labelled as such. © Crown copyright. All rights reserved 100019206, 2010

- **Shopfronts on Stanmore Hill**

2.42 No. 83 to 113 Stanmore Hill form a distinct group given their shopfronts. This reflects the historic development of the area. Some are good original, or nearly original, for example, nos. 103-105 and 111. These are wooden and not overly ornate but generally of traditional design with well proportioned fascias, entablature, stallrisers and windows divided by mullions and transoms. These shopfronts reflect the design and style of the rest of the building. No. 97 also retains its historic shopfront but uses delicate cast iron framing rather than timber, and incorporates leaded

lights at the upper level and a good recessed entranceway. No. 107 is notable for its attractive hanging sign. Where lighting is used currently this is as simple, external lighting not internally illuminated which would be inappropriate.



Picture 2.40 Attractive hanging sign at no. 107 Stanmore Hill



Picture 2.41 Locally listed nos.103 to 107 (odd) Stanmore Hill

2.43 Some shops (including nos. 83-85, 87-89, 91 and 93) present opportunity for good quality replacements. These have been replaced with inappropriate new shopfronts, or have had other inappropriate alterations including the insertion of large expanses of plate glass or louvre windows which create an inappropriate modern character, detracting from the streetscene. Sadly some fascias are not in proportion or of traditional materials.



Picture 2.42 Shopfronts that present opportunity for good quality replacements to nos. 83, 85, 87 and 87b Stanmore Hill



Picture 2.43 Nos. 89 to 91b Stanmore Hill

- **Decorative Victorian Properties, Stanmore Hill**

2.44 Some properties form an identifiable (yet slightly dispersed) group as they each have a Tudor Revival character. Nos. 129 and 131 Stanmore Hill are in a mix between a Tudor revival and Gothic style with black timber detailing and white render. Further south, The Cott, no. 80, dates from 1839 with 1907 alterations by EH Appleton, has a Tudor Revival character. It features first floor mock timber framing and white render, tall chimney stacks and fishscale roof tiles.



**Picture 2.44 Locally listed,
The Cott, no. 80 Stanmore
Hill**

2.45 Other notable ones include nos. 19-21 which form a semi-detached pair of red brick houses. These have excellent decorative detailing given diaper work and delicately carved timber bargeboards on the gable ends facing Stanmore Hill. Decorative timber brackets neatly support the overhanging roof and gauged brick arches are above windows incorporating both red and blue bricks and each window is topped by a white render key stone. The property forms a symmetrical pair yet sadly two first floor sash windows have been replaced with UPVC casements detracting from this. Early Victorian nos. 56 and 58 have similarly attractive decorative details. They display red brick gauged brick arches above windows, decorative ridge tiles and numerous gable ends including one above its porch, with fretted timber bargeboards.



**Picture 2.45 Diapor detailing on 19-21
Stanmore Hill**

2.46 Nos. 75-81 form a good Domestic Revival group of four late Victorian/early Edwardian two-storey mirrored pairs. They are similar to Domestic Revival style properties found on lower reaches of Green Lane. The front elevation of each is broken up well by a two storey projecting bay, front porch and the contrast of the render face to the first floor with ground floor red brick.



Picture 2.46 Grade II* listed no.73 and nos. 75, 77, 79 Stanmore Hill

2.47 The white stucco frontage of nos. 42-44, Goodengate ensures it is a landmark. Its central porch facing Stangate Gardens with Doric columns flanked by stone bay windows forms a focal point. On the west elevation key decorative elements include the fanlights to ground floor windows, and iron balcony underneath the three central windows at first floor with timber boards in front of the French windows.

2.48 Others include nos. 83-85, 97 and nos. 103-107 (odd). As well as their good shopfronts, nos. 83-85 feature attractive, large one over one pane sash windows to the first floor with soft gauged red brick arches above containing yellow keystones and bookends to these arches. No. 97 likewise features good decorative details at first floor given its render banding detail, its sash windows with stucco surrounds and gable bargeboards. The decorative timber board continues all along beneath the eaves facing Stanmore Hill. Nos. 103-107 (odd) Stanmore Hill is a late 19th century asymmetrical composition in redbrick with similar decorative details to nos. 83-85 but more exuberant decoration. It features, for example, a brick moulded arch to the front floor window, bulls eye window, decorative doorcases and an oriel window. Most noticeably it contains a finialed octagonal corner turret.



Picture 2.47 Roofscape of locally listed nos. 103 to 107 (odd) Stanmore Hill



Picture 2.48 Corner turret at locally listed no. 107 Stanmore Hill

- **Other Victorian properties along Stanmore Hill**

2.49 99 Stanmore Hill forms something of an architectural and historic landmark as its architectural characteristics signal its origins as a forge, namely: its single storey level, open area to its north and large opening facing Stanmore Hill. Its brick dentil course beneath its eaves and single cast iron window on the front elevation with rosettes at the junctions of the glazing bars are good decorative details. Much of its interior still retains its mid 19th century fittings.

2.50 The Victorian no. 51 differs slightly to other properties along Stanmore Hill as it has a simpler, more rustic design. It is faced in white render and uses relatively small leaded light casement windows and is topped by a double pitched hipped tiled roof with tall chimneys. It adds particular interest to the streetscene given its location forward of other adjacent buildings which are set back behind relatively high boundaries, and due to its underpass beneath the first floor on the south-west side of the elevation fronting the highway.



Picture 2.49 No. 51 Stanmore Hill

- **Relatively restrained, elegant 18th century architecture, Stanmore Hill**

2.51 These are some of the most important within the CA. Nos. 17, 23, 37, 73 and 78 (18th century in part) form a clear group as the elegance of their decorative designs links them together, in contrast to more exuberant Victorian properties. All have good symmetry to their designs (either in whole or in part) and less prominent chimneys. Their sash windows without sash horns signals their 18th century origins.

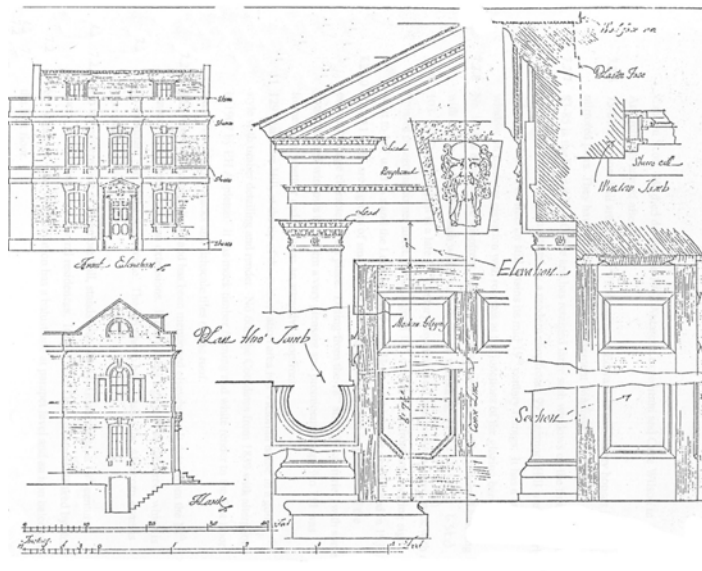


**Picture 2.50 Grade II* listed no. 73
Stanmore Hill**

2.52 No.17 is a listed red brick house. Its tuck pointing is very important since this gives the property a grand yet elegant appearance. Mortar joints are made to appear very fine as most of the mortar is coloured with brick dust so that it matches the brick. No. 23, Nunlands, dating to 1720, with later 19th century stucco refacing, is notable for its fine doorcase and fanlight . It features good render banding detail just beneath the eaves and window arches. No. 73 is a red brick grade II* listed house dating from about 1730 and is one of finest within the CA. It features in Richardson and Eberlein's 1935 book "The Smaller English House of the Later Renaissance 1660-1830" as a particularly good example of this type of housing. It has an excellent doorcase with a keystone carved with a bearded face. Importantly, the house retains old glass in the windows. It was once the police station and cells were below ground – iron bars on the windows are still visible. It also features gauged brick arches above the windows. It is also notable for its historic associations as outlined within the 'Short History' section. The white render frontage to no. 37 ensures it stands out as does its quoin detailing. No. 52-54 form another key 18th century group but are cottages, so have a smaller and more picturesque character.



**Picture 2.51 Grade II listed,
Nunlands, no. 23 Stanmore Hill**



Picture 2.52 Details from no. 73 Stanmore Hill

- **1930s Modernist houses on Halsbury Close, just off Stanmore Hill**

2.53 These are two buildings by the notable German émigré architect Rudolph Frankel (1901-1974). No 1 was built in 1938 for Frankel's sister and is listed as being "one of the most elegant and least altered private houses erected before the Second World War". The house is a brick cube with a cut away corner on the garden side to create a porch and there is a brick cube in front which forms the garage. The parapet walls have thin stone copings. Number 2 is also by Frankel, and number 10 in Pinnacles Close, is thought to be by the same architect. Both have been altered. This group creates a good link to Green Lane's Modernist buildings.



Picture 2.53 Modernist property on Halsbury Close

- **K6 Telephone box**

2.54 A small landmark building within the CA is the listed red telephone box outside the Abercorn Arms. This is of K6 design by Sir Giles Gilbert Scott. The K6 (kiosk number six) box was designed in 1935 to commemorate King George V's silver jubilee.

- **Modest, terraced 19th century cottages, upper reaches of Green Lane**

2.55 These attractive groups cottages share some basic architectural qualities. These relate to their simple, small-scale terraced style and elegant original detailing. Important traditional detailing is most evident within their chimneys (with dentil courses), decorative ridge tiles, clay chimney pots, windows and softwood panelled doors. Windows are usually wooden, double hung sliding sash windows but occasionally have delicate cast iron (or less often timber), small pane casements. Whilst casement windows are usually flush with the building's face, wooden sashes are of a recessed box frame style meaning a deep 'reveal'. Reveals are important as these produce light and shade to the building's face and a visual break to the continuous surface of these building's façade. The softwood doors comprise square and rectangular panels and sometimes decorative glass elements. The windows to 11 and 12 Green Lane Cottages are more striking here given their Gothic, metal windows.



Picture 2.54 Small scale cottages, Green Lane

2.56 Ordered repetition of simple decorative elements within groups adds interest and helps unify buildings whilst making them slightly different from their neighbours. For example, use of dentil courses or contrasting brick designs are particular to some terraced groups, whilst white first floor weatherboarding and timber brackets beneath the eaves unifies another group (7, 8 and 9 Green Lane Cottages). Brick arches above windows unify some groups, and are particularly notable where these are gauged brick arches, whereas sometimes windows are set directly below the eaves at first floor level. The simple pitched slate roofs of the porches of numbers 1-4 Pinnacle Place unify this group whilst the use of recessed front doors unifies most other properties. Chimney pots to 3-5 Green Lane are unified by circular banding detail. Door recesses are important as they produce light and shade to the face of the building and visually breaks the face of the building's facade for example at 1 and 2 Hill Crest where recesses are most pronounced.



Picture 2.55 Chart Cottages, Green Lane

2.57 Other basic architectural qualities help unify this area, namely their locally available London stock brick construction (usually soft red, but sometimes yellow) with slate or tiled roofs and low roof pitches. One terraced group is unified by use of the low pitched roof concealed by a parapet at eaves level topped by spheres for decoration. Usually there is a cohesiveness via the roofscape as roofs are hipped. The exception to this are those just behind Pinnacle Place which are unified by their gable ends facing Green Lane and numbers 1-4 Green Lane which have an unusually angular parapet wall, also known as a Butterfly Roof. The largely unchanged architectural character of all cottage properties helps unite and enhance them, although some of Park Cottages, off the main road, have been significantly extended and unfortunately number 3 Hillcrest Cottages has been dramatically altered and three brick frontages have been painted.



Picture 2.56 Nos. 1-4 Green Lane are unified by their angular parapet wall, also known as a Butterfly Roof



Picture 2.57 No. 12 Green Lane Cottages and its decorative brick quoins and brick surrounds to windows

2.58 Some cottages architectural details which help ensure they stand out from the neighbouring cottages, yet all of these have a subtle quality. For example, no. 10 Green Lane Cottages has decorative banding detail on the roof and Tudor revival elements to it with its black timber against white render first floor facing and oriel window. No. 5 Green Lane Cottages has timber window shutters. No. 1 and 2 Hill Crest and nos. 11 and 12 Green Lane Cottages feature brick quoins and Park House has some blind painted windows. Nos. 1 and 2 have late Victorian decorative alterations such as ornamental terracotta end pieces on the ridge. No. 1 Green Lane has an ornate plaster doorcase and nos. 11 and 12 Green Lane Cottages have yellow brick dressings. The Cottage Green Lane features attractive curved bay window, whilst the round chimney pots to 1 Franklin Cottage features decorative crown tops. Nos. 1-4 Pinnacle Place's plaque dating to 1822 signals the unity of the group and shows their relatively early age.



Picture 2.58 Franklin Cottages, just off Green Lane

- **Small-scale cottage character shops**

2.59 111-115 are a group of small listed buildings which give an impression of the original village character and complement the Green Lane cottages. Dating from the 18th and 19th centuries, with some Gothic arched windows they form a pleasant, prominent group. 111 was formerly an abattoir and now has an attractive shopfront.

- **Domestic Revival style, medium scale detached houses, lower reaches of Green Lane**

2.60 Properties south of Franklin Cottages have less architectural coherence than on upper reaches but nevertheless share some important architectural characteristics. There is a Domestic Revival influence to many meaning there are usually gable ends of varying sizes and facing different directions and steeply pitched, tiled roofs and prominent chimneys with clay chimney pots giving an interesting roofscape and bay windows and clay tile hanging. For Green Lane Cottage, Little Gables, Fordyce, The Orchard and Lukes Place this Domestic Revival influence is expressed by Tudor Revival characteristics. For example, via mock timber framing set against white render, oriel windows, jetties, herring bone patterns to bricks, and timber casement windows with small leaded lights. This creates a rustic, rambling architectural character. Notably, use of timber casement windows is a common characteristic along the lower reaches of the hill.



Picture 2.59 Medium scale Domestic Revival style, Green Lane



Picture 2.60 Prominent chimney with clay chimney pot, decorative ridge tiles and tile banding detail, Green Lane

2.61 Whilst some properties are relatively plain, each has an element of interest. Rylands is notable for decorative clay tile creasing and brick banding detail. Two properties feature simple timber bargeboards, whilst Green Lane Cottage, Rylands and Vahljohn use small gablets. Vahljohn has added interest via diamond patterns facing its front bay and its Gothic influenced front door. Fordyce (1908, designed by K Wilson) is notable for tile banding roof detail, decorative ridge tiles and brick and clay moulding within side gables, whilst Applegarth features an attractive header course between floors. Texture is added most properties' faces (including Coach House, Vahljohn, Applegarth, Summerdyne, Matinsel, Littlecote and Fordyce) due to use of differing materials. For example, some combine brick surfaces with tile hanging or weatherboarding, or use white render at first floor level to contrast with red brick surfaces at ground floor level. Littlecote and Martinsell were built around 1910, constructed by Francis Creamer, a local builder.



Picture 2.61 Tile hanging on gable ends, Green Lane



Picture 2.62 Vahljohn, Green Lane a positive unlisted building

- **Modernist style buildings, Green Lane**

2.62 20th century Tremar and Boveda stand out due for their Modernist influence featuring strong geometrical forms and white rendered faces. Tremar was built in 1935 by AL Abbot. Its curved front entrance block with single storey projecting bay and attractive stone slate roof form the focal points. It once featured delicate Crittal windows to complement the Modernist style. Though replaced, replacements' design does attempt to replicate the originals. The focal point of the design is the strong asymmetrical shape of the main block of the building along which encloses a recessed balcony and garage within a semi-circular shape. This recess brings a good sense of light and shade. Its small triangular uppermost window and pantile roof, picked up on in the style of the entrance gate piers of this building, are of note. Their style links them with those on Halsbury Close.

- **Houses with 17th century origins**

2.63 Olde Cottage probably is from the 17th century although altered a fair amount since. It stands out as it is a relatively low of irregular timber framing, using white washed weather-boarding. Its weatherboarding is complemented by its white picket boundary treatment. Otherwise its key features are its prominent gable end and steeply pitched hand-made clay tiled roof. These rustic, picturesque characteristics mean it fits in with surrounding Domestic Revival architecture.



Picture 2.63 Old Cottage, Green Lane

2.64 Rylands (c.1880) is a well designed and of Domestic Revival style. It contains 3 timber framed bays possibly from a 17th century barn and its garden contains a substantial section of the wall of the original Pynacles House. It has an attractive boundary wall running along the street.

2.2.6 Prevalent and Traditional Building Materials and Detailing

2.65 High quality traditional detailing and materials are usually used, including Welsh slate, red clay tiles, timber (windows, doors and bargeboards), cast iron (windows), red and yellow stock bricks and stucco. Stucco is white render comprising lime, sand and water. It owes its origins to the Italian plasterers or ‘stuccatori’ who introduced the craft to northern Europe. It is a durable way to weather-proof walls and creates an attractive appearance, for example, at 42 Stanmore Hill. For some Green Lane properties and 75-81 Stanmore Hill the render face has been textured, adding character. Adding cement to the render would be inappropriate since this detracts from the essential breathability of traditionally constructed buildings.



Picture 2.64 Decorative timber bargeboard on the Tudor Revival style 129 Stanmore Hill



Picture 2.65 Decorative timber bargeboards, and clay ridge tiles on a property along Stanmore Hill

2.66 Historic boundary walls are important. These mark the boundaries of earlier large detached historic houses which have since been replaced and therefore help illustrate the area's historical development. They create a formal boundary and complement the main house's materials and style. They are usually red brick and, for 42 Stanmore Hill, white render. Brick ones include the walls to 13, Churchfelle Mews, wall to Halsbury Court 17, and 73 Stanmore Hill. The latter two are curtilage listed. Where the walls are quite high their added height is desirable in these instances. Rylands is notable as it contains a substantial section of the wall of the original Pynnacles House.



Picture 2.66 Historic brick wall outside Halsbury Court, Stanmore Hill

2.67 This provides a distinct entrance to the Conservation Area from Green Lane. All these tall, historic walls add a good sense of enclosure to the streetscene. Though lower, the historic walls to numbers 17 and 73 Stanmore Hill are similarly important as they complement the setting of the associated building, and add interest to the street scene.

2.68 Most properties use decorative detailing. For example, dentil courses and decorative brickwork string courses, and decorative banding details are often used, and different forms of brick arches, and occasionally stone dressings and plaques. Decorated ridge tiles add interest. These details should be retained for providing subtle individualism and identity. They are more in keeping than efforts to introduce components of styles and periods alien to the area or introduce very modern features or details.

2.69 Buildings' heights are usually stepped to reflect the slope of the hill, emphasised by the chimney stacks and pots. This is very noticeably on steeper, higher reaches where properties are generally closely spaced. Occasionally on upper reaches of Green Lane roofs may not be stepped, but nevertheless properties are roughly the same height.

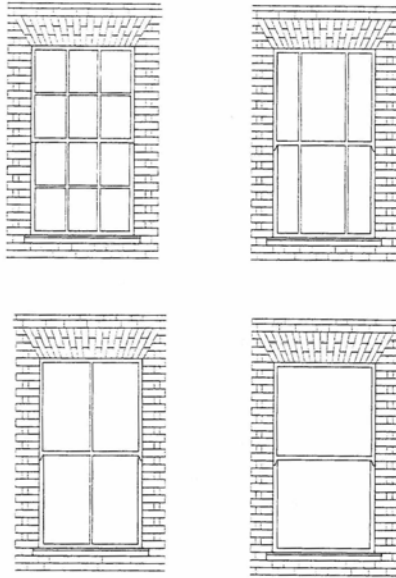
2.70 Prevalent use of traditional, usually original windows and, less often, traditional, doors brings coherence and so should be retained wherever possible. Doors are of timber and panelled in simple designs and, originally would have had no glazing, although some later ones have some attractive stained glass windows higher up. Windows are usually timber double hung, recessed box frame sashes. Their box frame means the workings of the window, housed in boxes at either side of the frame, are recessed at the reveals of the opening. Reveals are important as these produce light and shade to the face of the building and a visual break to the surface of the building façade. There are also delicate iron and timber casements, more usually flush with the face of the building, unless they have a small reveal.



Picture 2.67 Timber casement windows and brick banding detail along Green Lane

2.71 The style of the windows varies as style is related to the building's age. This should be borne in mind when considering repairs or replacement. So, generally it should be noted that 19th century sash windows are characterised by the continuing trend towards more glass and less frame, as glass was becoming cheaper to produce. Earlier 19th century sashes are especially characterised by thin glazing bars with a 6 over 6 pane glazing pattern. Mid 19th century windows often have 2 over 2 pane style windows and tend to have 'horns': small scrolled brackets at each

end of the bottom rail of the top sash. These were designed to strengthen this vulnerable part of the sash, particularly against rot and to support the larger, and heavier, panes of glass now being used. At the end of the 19th century a 1 over 1 pane pattern was common.



Picture 2.68 Examples of typical 19th century sash windows

2.72 Development of timber casement windows echoes that of sash windows, with small panes being replaced by gradually larger amounts of glass and smaller glazing bars. Otherwise, their basic design remained the same throughout 18th and 19th centuries. Opening lights are usually hinged at the side and have a separate timber mullion in the centre to separate the two leaves. Modern windows with storm-proofing, trickle vents, and top hung vents result in bulkier frames are not symmetrical and open in non-traditional ways so appear incongruous. Likewise, where double glazing has been introduced this can result in a far deeper reveal and glazing bars that appear to be 'stuck on'.

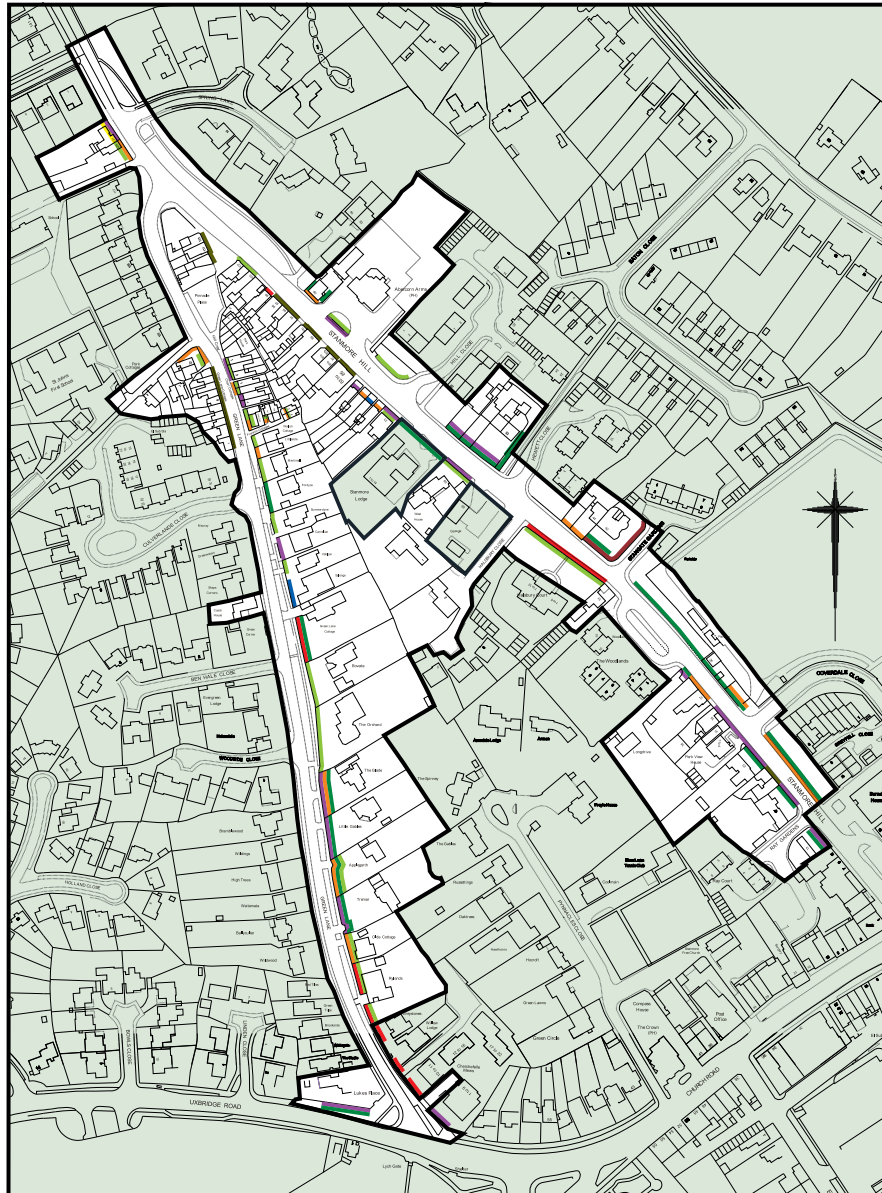
2.2.7 Streetscape

2.73 The floorscape, street furniture and boundary treatments are vital to the historic and soft, suburban character of the area. They are considered in the following paragraphs.










- **Boundary treatments**

2.74 Boundary treatments are important as they give definition to the street scene, maintain the distinction between public and private space, and help retain a sense of enclosure within the road. So, accesses are usually well screened by planting and kept to a minimum. Increases in number of car accesses would break into the boundaries and grass verges, and reduce the amount of

planting. In contrast to the east side, the west of Green Lane (outside the CA), front gardens are usually open to the street either without boundaries or with simple low walls, to the detriment of the CA setting.



Key

- | | | |
|---|--|---|
|  Hedge |  Low Brick Wall | |
|  Vegetation |  No Boundary Treatment | |
|  Fence |  Building Fronts Pavement | |
|  Medium To High Brick Wall |  Low Metal Railings |  Low Render Wall |

Picture 2.69 Boundary Treatments across the Conservation Area © Crown copyright. All rights reserved 100019206, 2010

2.75 The boundary treatments help create the soft, suburban character rather than a hard urban feel as the range includes good informal, semi-rural dense planting, wooden fences no higher than 1.5m, hedges and (usually brick) walls of less than 1m, often combined with planting and very occasionally metal railings. The variety adds streetscene interest. Boundary treatments are usually low adding interest by allowing pleasant views into gardens. The soft, suburban character to the streetscene created by boundary treatments is complemented by treatment of car accesses which are usually open but otherwise use low timber, rural style five bar gates or other soft, permeable gates, rather than tall and/or hard, metal urban treatments. The importance of historic walls to the CA is covered in the 'Prevalent and Traditional Building Materials and Detailing' section.



Picture 2.70 Soft suburban character, middle of Green Lane



Picture 2.71 Soft picket fencing surrounding the locally listed The Cott, no. 80 Stanmore Hill

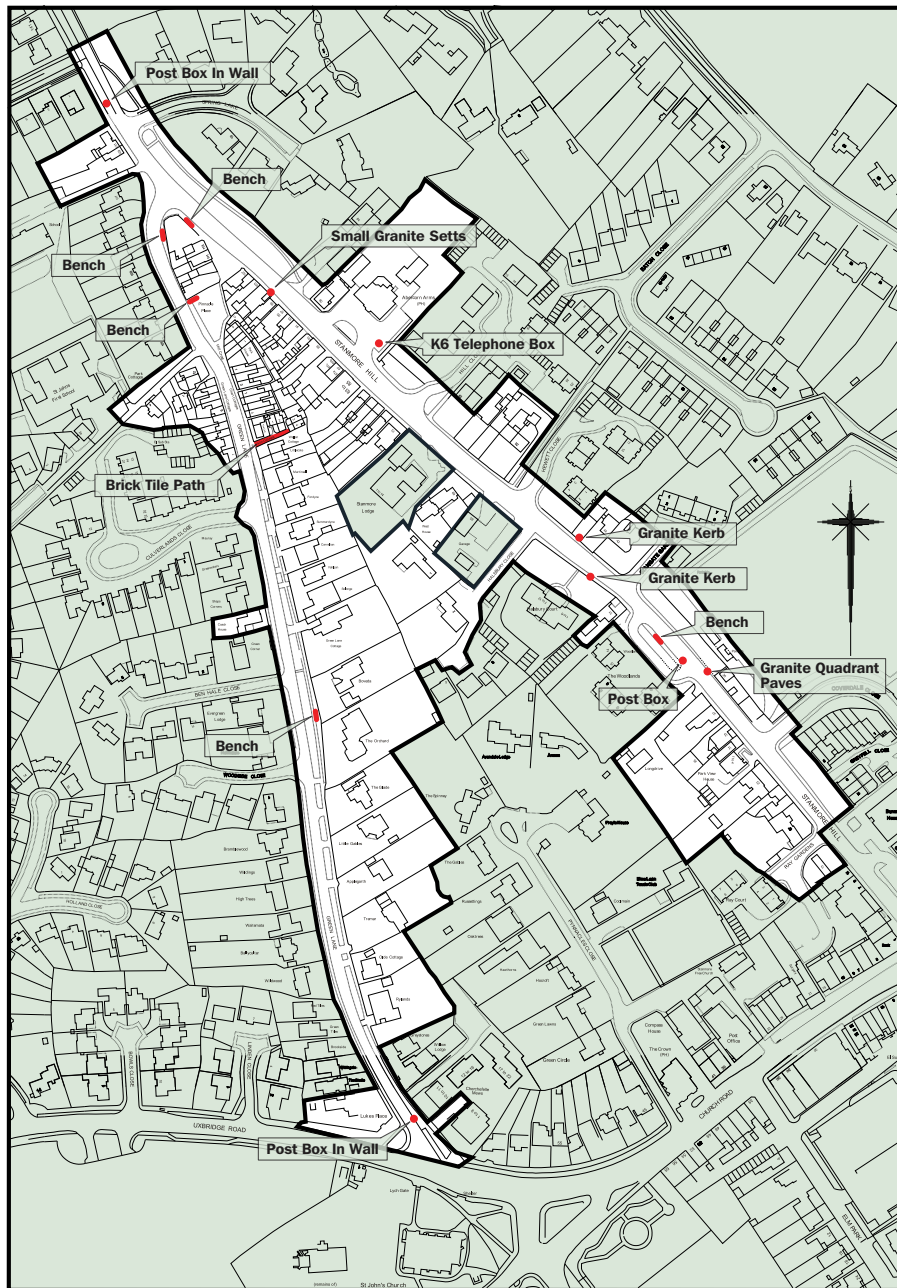
2.76 Notwithstanding the importance of boundary treatments to the streetscene, along the top of Green Lane and towards the top of Stanmore Hill on the west side there is a slightly more formal character given the number of cottages (such as Green Lane Cottages) and the shopping parade, which directly face onto the pavement thereby omitting the need for boundary treatments and creating a slightly harder and more enclosed character.



Picture 2.72 Low boundary treatments along streetscene, Upper Green Lane

- **Historic Surfaces**

2.77 Intermittent historic floor surfaces positively enhance the CA by adding texture and historic interest. Locations are mostly shown on the 'Street Furniture and Historic Surfaces' map. For example, small granite setts are on the drive to 103 Stanmore Hill, though some have been covered with more modern surfacing. The front path to 52 Stanmore Hill is of cobbles, an attractive, informal historic surface adding character. Good cobbles exist just south of the Cottage, Green Lane. There is attractive hardsurfacing at the entrance to Franklyn Cottages which has been surfaced with red bricks. This identifies this as a separate alleyway to the enclave of houses behind the street frontage. Most importantly granite kerbs exist throughout and these are of a higher quality than concrete which would be blander.



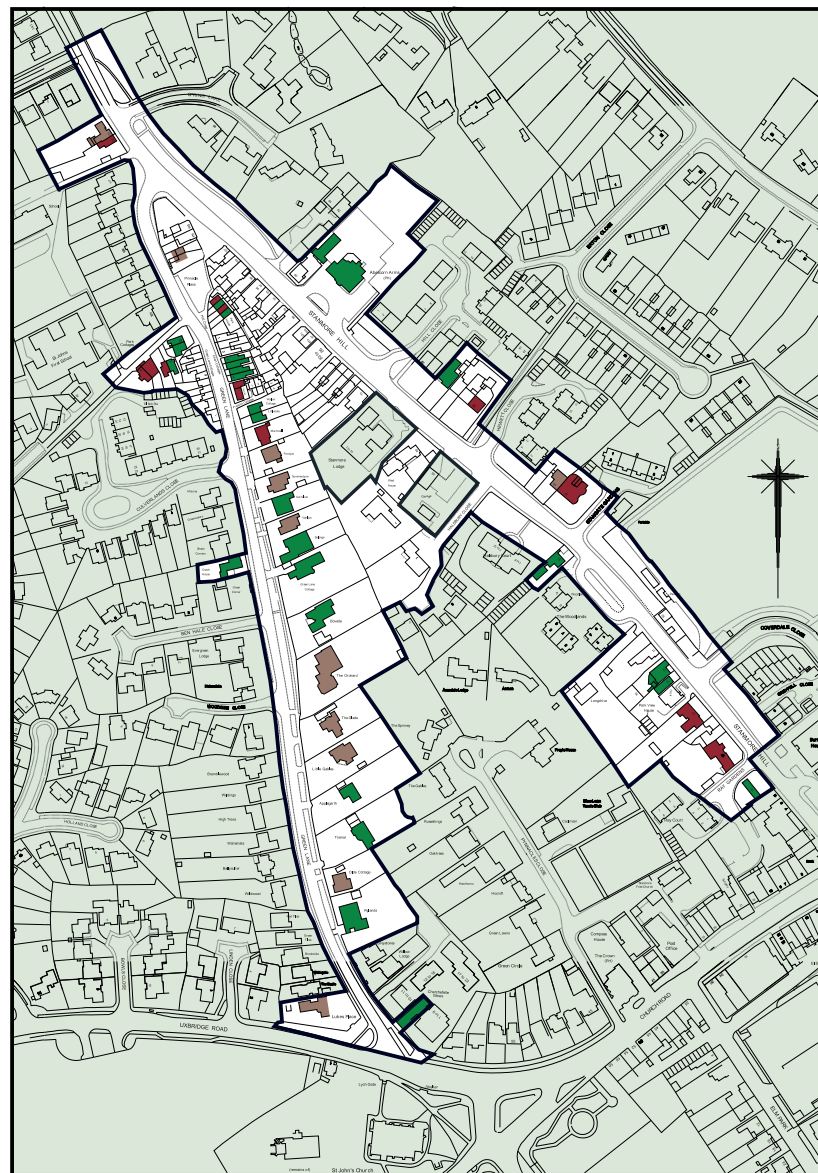
Key

- Street Furniture

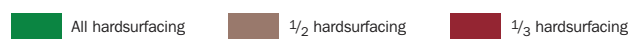
Picture 2.73 Important Street Furniture and Historic Surfaces N.B. This map is not exhaustive but indicates the types of street furniture and historic surfaces that are important. © Crown copyright. All rights reserved 100019206, 2010

- **Other Surfaces**

2.78 Front gardens often have over half covered in soft landscaping. Any reduction would be detrimental to sustainability and visually to the buildings' settings. When driveways, pathways and forecourts are hardsurfaced they are made from various materials, although shingle or gravel drives are more apparent and surfaces tend to have an informal, subtle character. There has been some unfortunate use of brightly coloured aggregate drives.



Key



Picture 2.74 Hardsurfacing across the conservation area © Crown copyright. All rights reserved 100019206, 2010

2.79 Tarmac roads create an urban appearance. There are few road markings though and reasonably little street furniture adding to the soft, suburban and reasonably uncluttered character. Roads and pavements along both sides of Stanmore Hill and Green Lane are relatively wide

compared to Green Lane, reflecting Stanmore Hill's character as a relatively busy route. However, the pavements widen south of the top of Green Lane allowing space for grass verges. There is a relatively formal character to Stanmore Hill given the pavements are predominantly of paving stones whereas Green Lane uses tarmac. Although there is relatively hard, urban character to Stanmore Hill greenery and open spaces here as elsewhere adds to the area's soft suburban character (see 'Green Spaces and Ecology' section).

- **Street furniture**

2.80 Historic street furniture enhances the area. Key examples are illustrated on the 'important Street Furniture and Historic Surfaces Map'. For example, the red post boxes and red telephone box. Other important pieces include the intermittent wooden benches, for example, around the public open space at the junction of Green Lane and Stanmore Hill and one half way up Stanmore Hill. These allow passers-by enjoy conservation area views. There is a good modern bus stop by the entrance to Hill Close. Narrow pavements in some areas of the Conservation Area restrict the location of many items. Other items could benefit from greater care in placement and design to ensure prevent streetscene clutter. This includes planters, salt bins and communications equipment.



**Picture 2.75 Red post box,
Stanmore Hill**



Picture 2.76 Red telephone box, Stanmore Hill



Picture 2.77 Bench and streetscape greenery, Green Lane

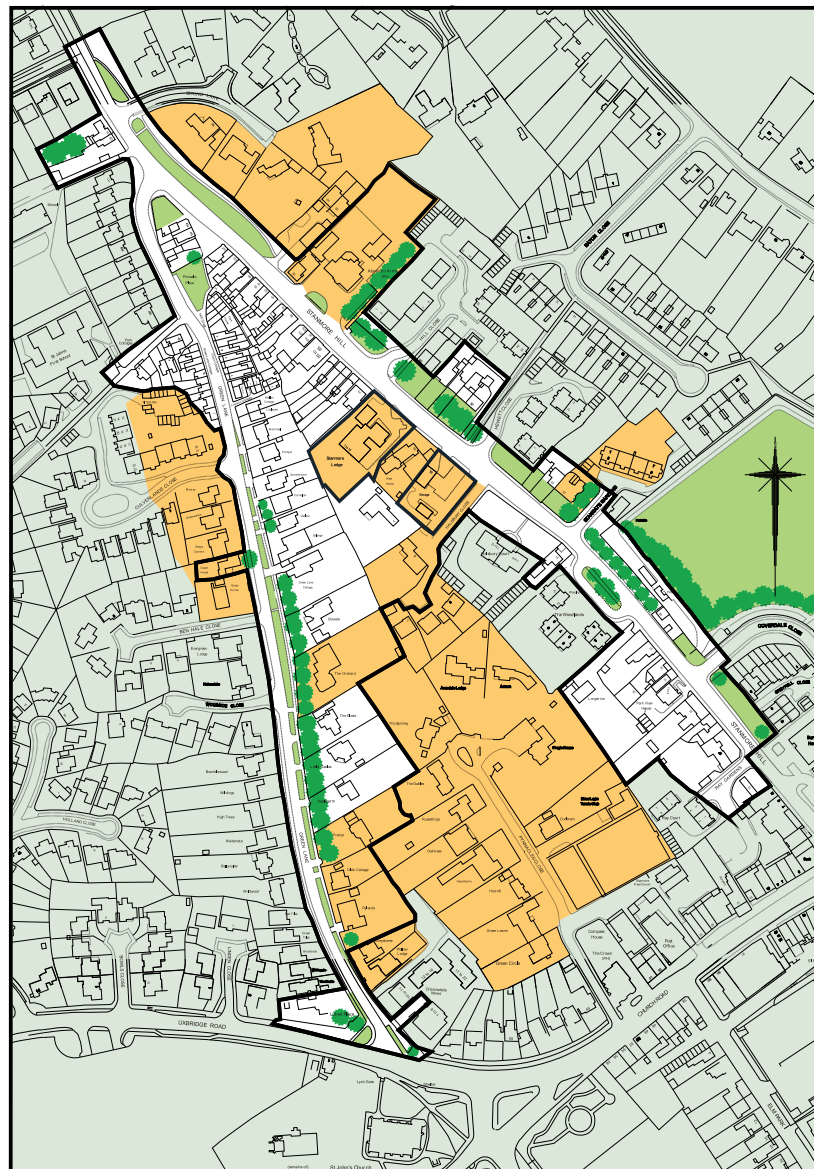
2.81 It is interesting to note that a cattle trough used to be located near the top of Stanmore Hill CA. This was relocated to the Old Church Lane CA to the south over 20 years ago to the open space outside St. John's Church and now positively enhances the setting of the adjacent St. John's Church.



Picture 2.78 Historic cattle trough when it was located in the Stanmore Hill Conservation Area, but which is now located in the Old Church Lane Conservation Area

2.2.8 Green Spaces and Ecology

2.82 Greenery exists throughout and within the immediate CA setting. This supports a range of fauna and contributes strongly to the local visual amenity. It softens the streetscene and provide a high quality setting to the buildings. Greenery is given by public street trees and grassed areas (including grass verges) and greenery within gardens visible from the street. This creates a soft, suburban character and complements the village feel towards the upper reaches of Stanmore Hill and Green Lane. Examples of key open spaces and greenery are highlighted by the next map. This is not exhaustive but aims to identify greenery and open spaces that are typically important. It should be seen in conjunction with the 'Boundary Treatments' map. Examples of good front garden greenery include greenery visible behind the historic wall to Halsbury Court and the small garden at the junction of Green Lane and Stanmore Hill visual interest at this junction. Gardens to Spring Lake are similarly important. Elsewhere good informal semi-rural dense planting is used.



Key

- Grass verges + green landscaping
- Tree preservation orders
- Good tree masses

Picture 2.79 Important Streetscene Greenery and Open Spaces N.B. All trees within the Conservation Area are safeguarded by Conservation Area status (under section 211 of the Town and County Planning Act 1990) as well as by the numerous Tree Preservation Orders served in the area. © Crown copyright. All rights reserved 100019206, 2010

2.83 Good public open spaces and greenery include the open space by Pinnacles Place, which is very important to the streetscape for providing a focal point for views (see the 'Townscape Character' section). Grass verges and trees on the east side of Stanmore Hill help soften and vary the streetscene for example beyond the Abercorn Arms where the pavement widens as trees and grass create shaded pedestrian walkways. Lower down Stanmore Hill there is thick planting outside

Stanmore Recreation Ground and glimpsed views into it providing a green backdrop, as does the area of open space at the junction of Stanmore Hill and Green Lane. So, despite its urban appearance, Stanmore Hill has much soft planting. Indeed, although along Stanmore Hill the narrow pavements does not allow for roadside trees, planting in front gardens helps to increase the greenness. Trees and planting within private gardens, particularly at 52-62 Stanmore Hill, help soften the streetscape. Trees and verges to The Woodlands provide additional interest.



Picture 2.80 Important public greenery to the very north of Stanmore Hill

2.84 Green Lane does not have a rural character, but its openness and greenery is maintained throughout its lower reaches. This is an important reminder of its historical evolution. Here there is a particular abundance of greenery considerably adding to the character. There are wide public grass verges (some of which contain trees including silver birches) and particularly important are those at the foot of Green Lane which help mark the road entrance. Also, many front gardens have hedges and trees and planting. A perception of openness and visual amenity is provided by the gardens. Whilst there is a lack of street trees in some areas, this only serves to emphasise the value of street side gardens and trees and those which make up attractive views. Importantly, some openness and greenery is found throughout the Conservation Area particularly where in parts there are detached and semi-detached buildings set in relatively large grounds. Even the small areas of open space around the buildings, for example at the very top of Green Lane, add to the townscape quality.



Picture 2.81 Front garden greenery helps to soften the streetscene in places as here along Green Lane



Picture 2.82 Important green space, Pinnacle Place



Picture 2.83 Grass verges are important as they help to soften the street scene in places

2.3 Summary of Conservation Area

2.3.1 Summary and Main Assets

The assets of the conservation area derive from a combination of factors including:

1. The high quality of architecture, reflected in the number of statutorily, locally listed and positive unlisted buildings.
2. Interesting form and grain of townscape reflecting the historic settlement pattern along the through-route of Stanmore Hill and the clustering of older properties around the top of Green Lane.
3. The predominance of residential single-family dwelling houses but with a concentration of commercial uses towards the top of Green Lane
4. The medium-scale of buildings within the conservation area as properties usually do not exceed two stories except where a dormer has been inserted within the roofslope.
5. Important areas of open space within the townscape and streetscape, such as the small greens, grass verges etc.
6. Green and well treed spaces behind the main street frontage, and visible from the street which contribute to the street scene.
7. Views up and down the hill in terms of the visual interest in the changing topography but also certain focal points such as architectural qualities or tree tops.
8. The generally high standard of maintenance of houses and grounds.

2.3.2 Problems, Pressures and Potential for Enhancement

Pressures, Issues or Potential for Enhancement	Address:	Description:
Pressure for inappropriate extensions of an intrusive scale, bulk, type or design, for example, roof and porch extensions and rooflights.	Throughout	The area's desirability means pressure for extensions/alterations and new build. Possibilities for new development are limited without compromising existing densities of development. The traditional and high quality architectural character of the area could be damaged by certain extensions or alterations. Some residential buildings along Green Lane to the south which make a positive contribution to the character of the Conservation Area, currently have less protection than others within the Conservation Area.
Inappropriate alterations including loss of traditional materials and detailing, for	Intermittent	High quality traditional materials and details characterise the area. Minor alterations including replacing slates with modern materials, loss of decorative details and plastic rainwater goods cumulatively have a high detrimental impact that can be as severe as larger alterations.

Pressures, Issues or Potential for Enhancement	Address:	Description:
<p>example, loss of clay roofing tiles or the introduction of uPVC windows and modern, metal garage doors. Plastic rain water goods are widespread.</p>		<p>Original timber and iron windows are important. Poor quality materials such as uPVC and aluminium cannot replicate window style in the same way as timber; they detract from local character. Demand for repairs could mean an increase in plastic windows and synthetic roof materials.</p> <p>Again, those buildings along Green Lane to the south which make a positive contribution to the character of the Conservation Area, currently have less protection than others within the Conservation Area.</p>
<p>Associated with the above, the drive for sustainability may lead to proposals for replacement windows and doors to increase the energy efficiency of a home</p>	<p>Intermittent</p>	<p>As stated above, the importance of the original and traditional windows to these properties is high.</p>
<p>Pressure for shop front, signage and lighting alterations</p>	<p>Commercial properties on Stanmore Hill</p>	<p>Carried out inappropriately, this can be very intrusive. For example, via cumbersome signage, inappropriate canopy blinds or poor quality/internal illumination.</p>
<p>Opportunity to enhance open space beside entrance to Stanmore Recreation Ground</p>	<p>Beside entrance to Stanmore Recreation Ground</p>	<p>There is an opportunity to enhance this area of green space.</p>

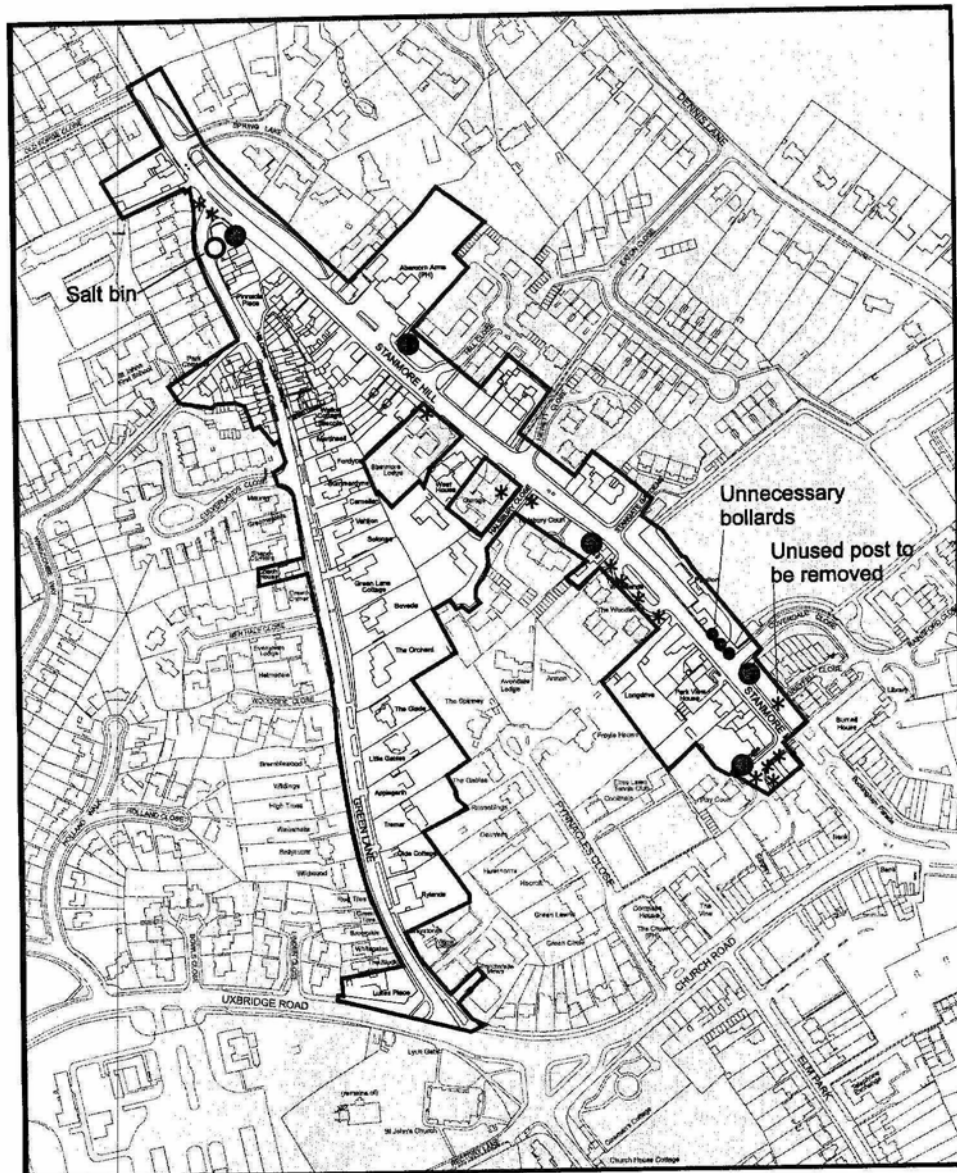
Pressures, Issues or Potential for Enhancement	Address:	Description:
Opportunity to enhance open space by Pynacles Place	Green space by Pynacles Place on Green Lane	The green space could be enlarged as pavements are wide here.
Opportunity to enhance seating here	Green space between Stanmore Hill and Green Lane	This green has a low boundary wall but this area appears to have had clear boundary treatments for at least 100 years as photographs show first a substantial hedge and then a picket fence. This defined the boundaries well at this junction and tied the area together.
Decay to historic brick walls fronting pavement along Stanmore Hill	Several along Stanmore Hill	Sections have suffered weathering of mortar and decay of bricks.
Pressure for hardsurfacing of gardens and associated creation of driveway access points	Throughout	Front garden greenery and boundary treatments are very important to the area as outlined earlier.
Loss of boundary treatments	Along Green Lane	<p>Loss of front boundaries has a detrimental impact on the streetscene. Chart Cottages originally had brick walls with ornate, black cast-iron railings on top. This boundary unified the terrace and provided an attractive streetscene element.</p> <p>Tall historic walls are an important part of the character of the conservation area.</p> <p>Unlike other front boundary treatments along Green Lane, the historic wall in front of Greystones, Willow Lodge and Churchefelle Mews has limited protection. This wall marks the former boundary of a larger historic house.</p>
Opportunity to enhance bollards	Around open space at top of Stanmore Hill	Opportunity to enhance small sticks of wood in place around open space and pale bollards with red stripe on grass in front of Helmedale.

Pressures, Issues or Potential for Enhancement	Address:	Description:
	and in front of Helmedale Green Lane	
Pressure for flat conversions	Throughout	This usually results in associated alterations including hardsurfacing and greater demand for bin storage. Also, single family dwelling houses help create the quiet suburban quality.
Street furniture	Intermittent, including the edges of grass verges along Green Lane, along the junction between Stanmore Hill and Green Lane and at Halsbury Close and the Woodlands.	These create a cluttered feeling due to siting and number, and can be obtrusive in design. For example, several communications cabinets on the edges of grass verges are along Green Lane blocking pavement space. The junction between Green Lane and Stanmore Hill is cluttered with street furniture including guard rails, communication boxes and bins. Street furniture has more of an impact where pavements are narrower. At Halsbury Close and the Woodlands there appear to be too many signs on separate posts cluttering the area. Benches at Pinnacles Place and in front of Boveda, Green Lane appear worn out.
Bins outside buildings that directly front the pavement	At the top of Green Lane	These bins clutter the pavements which are already quite narrow.
Expanse of hardsurfacing	At the petrol station on Stanmore Hill	Unattractive hardsurfacing and lack of boundary treatments detracts from the streetcene.
Street surfaces	Intermittent	Pavements are occasionally in poor repair and have patchy surfaces. Different materials have been used to repair the surfaces, especially after utility companies works.
Tall historic brick wall	Wall to Halsbury Close	This marks the boundary of a large historic house along Stanmore Hill since demolished. It provides excellent character and streetscene definition.
The petrol garage on Stanmore Hill, within the	The petrol garage on Stanmore Hill, within the	This detracts from the setting of the Conservation Area.

Pressures, Issues or Potential for Enhancement	Address:	Description:
setting of the Conservation Area	setting of the Conservation Area	
Locally Listed buildings and positive unlisted buildings	Intermittent	Some may be worthy of a higher status which would afford them greater protection. For example, Old Cottage, Green Lane.



Picture 2.84 Bins on public highway, Upper Green Lane



- Conservation Area boundary
- * Parking signs
- Communications Cabinet

Picture 2.85 Map showing Street Clutter in Stanmore Hill Conservation Area

2.3.3 Public Consultation

2.85 This document, and the associated management strategy, is now subject to public consultation. Views are being sought from residents and it is available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The documents will subsequently be amended to reflect the responses received from

the consultation exercise and it is intended that this will be adopted in due course as part of the Stanmore and Edgware Conservation Areas Supplementary Planning Document, as part of the Council's Local Development Framework.

2.4 Conservation Area Management Strategy

2.4.1 Purpose of the Strategy

2.86 Conservation Area Appraisals provide an analysis of the character and appearance of conservation areas to identify elements that should be protected and opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, providing the framework for the future management and enhancement. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.

2.87 Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

2.4.2 Management Proposals

Pressures, Issues or Potential for Enhancement	Address:	Description:
Pressure for inappropriate extensions of an intrusive scale, bulk, type or design, for example, roof and porch extensions and rooflights and removal of original chimneys.	Throughout	Extensions need to be carefully considered to avoid compromising character. Ensure extensions follow the guidance contained within the Design Guide within this Appraisal and Management Strategy. Also, propose the introduction of an Article 4(2) Directions to control rooflights and roof alterations (such as removal of chimneys) and porch extensions where these are not already in place, for the following buildings along Green Lane: Applegarth, The Glade and The Orchard.
Inappropriate alterations including loss of traditional materials and detailing, for example, loss of clay roofing tiles	Intermittent	The owners of historic properties will be encouraged to follow the guidance contained within the Design Guide within this Conservation Area Appraisal and

Pressures, Issues or Potential for Enhancement	Address:	Description:
<p>or the introduction of uPVC windows and modern, metal garage doors. Plastic rain water goods are widespread.</p>		<p>Management Strategy. They will be encouraged to remove modern, unsympathetic materials, such as plastic windows and to replace them with appropriate timber ones. It is recommended that plastic rain water goods could be changed to traditional cast-iron or other cast metal guttering.</p> <p>The Article 4(2) Direction and the Listed status of some properties protects traditional detailing. Unauthorised alterations when noted will be reported to the Planning Enforcement team.</p> <p>An additional Article 4(2) Direction is proposed to the following buildings along Green Lane to protect traditional detailing and require planning permission for the alteration of windows and doors to bring them more in line with others along Green Lane: Applegarth, The Glade and The Orchard.</p>
<p>Associated with the above, the drive for sustainability may lead to proposals for replacement windows and doors to increase the energy efficiency of a home</p>	<p>Intermittent</p>	<p>This matter is already managed by the listing of many properties and the existing Article 4 direction.</p> <p>An additional Article 4 (2) direction is proposed for the following buildings along Green Lane to require planning permission for the alteration of windows and doors to bring them more in line with others along Green Lane: Applegarth, The Glade and The Orchard.</p>

Pressures, Issues or Potential for Enhancement	Address:	Description:
		Otherwise, this matter is addressed within the Design Guide within this Appraisal and Management Strategy.
Pressure for shop front alterations, installations, changes to signage and lighting	Commercial properties on Stanmore Hill	Ensure alterations to shopfronts follow the guidance contained within the Design Guide within this Appraisal and Management Strategy.
Opportunity to enhance open space beside entrance to Stanmore Recreation Ground	Beside entrance to Stanmore Recreation Ground	Consider more maintenance.
Opportunity to enhance open space by Pynnacles Place	Green space by Pynnacles Place on Green Lane	Consult with Highways concerning widening the open space by narrowing the wide pavements.
Opportunity to enhance the seating on the green space	Green space between Stanmore Hill and Green Lane	Consult with Highways concerning resiting the benches so that they face onto the green rather than out at parked cars. Consider possibilities for reintroducing a boundary treatment to this green space via the introduction of a substantial hedge and then a picket fence.
Decay to historic brick walls fronting pavement along Stanmore Hill	Several along Stanmore Hill	Provide advice on maintenance and guidance on possible sources of grant aid.
Pressure for hardsurfacing of gardens and associated creation of access points to private driveways	Throughout	The Article 4(2) Direction is in place to manage proposals to hardsurface front gardens. Ensure alterations follow the guidance contained within the Design Guide within this Appraisal and Management Strategy.

Pressures, Issues or Potential for Enhancement	Address:	Description:
Loss of boundary treatments	Along Green Lane	<p>An Article 4(2) Direction is in place to manage proposals to alter most boundary treatments along Green Lane. Alterations to boundary treatments should follow the guidance contained within the Design Guide within the Appraisal and Management Strategy.</p> <p>An Article 4 (2) Direction is proposed to cover the wall in front of Churchefelle Mews, Greystones and Willow Lodge which are largely just outside of the Conservation Area although the wall is within the conservation area.</p>
Opportunity to enhance bollards	Around open space at top of Stanmore Hill and in front of Helmedale Green Lane	Consult with Highways concerning opportunities to enhance this.
Pressure for flat conversions	Throughout	Resist proposals for flat conversions.
Street furniture	Intermittent, including the edges of grass verges along Green Lane, along the junction between Stanmore Hill and Green Lane and at Halsbury Close and the Woodlands.	Consult with the Highways department concerning possible removal of elements of street furniture that are unnecessary and resiting of those poorly sited ones.
Bins outside buildings that directly front the pavement	At the top of Green Lane	Encourage consideration of other storage options for these bins.
Expanse of hardsurfacing	At the petrol station on Stanmore Hill	Encourage the introduction of more soft landscaping here.
Street surfaces	Intermittent	It is very important that where works have been carried out surfaces should be replaced to match the surrounding area and not leave an ugly scar behind. When re-surfacing is

Pressures, Issues or Potential for Enhancement	Address:	Description:
		undertaken, the tarmac should have aggregate rolled into the surface during application which will add texture, aid weathering and provide a more visually appealing surface.
Tall historic brick wall	Wall to Halsbury Close	Consider recommending this wall for Local Listing following careful research and consideration. Planning permission would be required to alter this in any case though as it is set in front of flats.
The petrol garage on Stanmore Hill, within the setting of the Conservation Area	The petrol garage on Stanmore Hill, within the setting of the Conservation Area	Proposals for development should have regard for the need to preserve the setting of the Conservation Area and should ideally enhance it.
Locally Listed buildings and positive unlisted buildings	Intermittent	Consider buildings for higher status following careful survey and justification.

2.4.3 Reviewing the Conservation Area's Boundaries

2.88 Having considered the immediately surrounding areas it is not considered appropriate at this stage for the Conservation Area boundary to be amended. However, whilst it is outside the Stanmore Hill CA, Helmedale is considered to contribute positively to the CA setting. It has distinctive tall chimney breasts on either side of the property and a high pitched roof. There is a decorative brick arch over the front door with recessed brick work. The external elevations are composed of slightly varied shades of red brick that add to the overall building character.



**Picture 2.86 Helmedale,
Green Lane**

2.4.4 Article 4 Directions

2.89 Article 4 directions apply within this Conservation Area. They require Planning Permission for some aspects of development normally classed as 'permitted development' for residential properties and so do not require planning consent. This is not used to stop otherwise reasonable developments but means that in some sensitive areas there is greater control over aspects of design and materials. This is because although permitted developments are already restricted nationally for any Conservation Area (see the Harrow Council's Conservation Areas Residential Planning Guidelines – Do I Need Planning Permission?' leaflet available on the Council's webpage from: www.harrow.gov.uk/conservation), changes can detract from the character of the area even when relatively minor.



Key

Permitted development is controlled and therefore planning permission is required, where fronting a highway, waterway or open space where it relates to:

- | | |
|---|---|
| <ul style="list-style-type: none"> 1) The enlargement, improvement or other alteration of a dwelling house 2) Any other alteration to the roof of a dwelling house 3) The erection or construction of a porch 4) The provision within the curtilage of a hard surface 5) The installation, alteration or replacement of a satellite antenna 6) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure 7) The painting of the exterior of any building or work | <ul style="list-style-type: none"> 1) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure 2) The provision within the curtilage of a dwelling house of a hard surface |
|---|---|

Picture 2.87 Article 4 Directions in Stanmore Hill Conservation Area. © Crown copyright. All rights reserved 100019206, 2010

2.90 A detailed review of the area and of the development trends in 2003 suggested that there would be benefits to the character and appearance of the area if certain rights were removed. Many of the Victorian cottages and houses in the area are reaching the stage where major repairs are becoming necessary, and so modern materials such as plastic windows and synthetic slate are likely to become increasingly widespread in the conservation area. Part of what makes the terraces attractive is their common use of materials and detailing of 19th century design. When these designs are lost, or materials altered, then the whole terrace is compromised. Similarly, many of the larger houses further down Green Lane are locally listed and their quality in terms of architecture, detailing and materials could easily be compromised by the insensitive alteration of the front elevation by replacement of windows, painting etc. Also, as discussed in the study, much of the special character of the area is derived from the lush, green front gardens, which help to soften the appearance of both streets. Hardsurfacing of front gardens and alterations to existing drives is therefore controlled. Front boundary treatments are very important to the character and appearance of the conservation area, whether as informal hedges and fences in Green Lane, or brick walls in Stanmore Hill. Therefore, in 2003 some relevant Article 4 Directions were introduced.

2.91 Following this review of the Conservation Area as contained within the Conservation Area Appraisal, and the changes in the General Permitted Development Order in 2008, it is considered that the area would benefit from a few additional Article 4(2) Directions, as explained and justified within the tables in the 'Problems, Pressures and Potential for Enhancement' and 'Management Proposals' sections. This is because many of the larger properties south of the Victorian terraces on Green Lane have been identified as making a positive contribution to the character of the Conservation Area yet there is limited control protecting these from certain inappropriate alterations. For example, demand for roof extensions could mean characteristic roof tiles and tall chimneys could be removed and inappropriate modern materials used as plastic windows. Detailing and materials could be compromised by other insensitive alterations, for example, porch extensions. Also, it is noted that the wall to Churchfelle Mews, which also runs in front of Greystones and Willow Lodge just outside of the Conservation Area, makes a positive contribution to the Conservation Area yet has limited protection. Therefore, the following is a summary of the Article 4 (2) Directions that are proposed:

An Article 4 Direction is proposed to require planning permission for the following residential properties within the Conservation area where it faces a highway, waterway or open space for:

Applegarth, The Glade and The Orchard

Works proposed to require planning permission:

- 1) Works for the extension or alteration of the dwelling house.
- 2) Alterations to the roof of the dwelling house including the installation of a chimney, flue or soil and vent pipe on a dwelling house.
- 3) The erection or construction of a porch.

The wall facing Green Lane in front of Churchefelle Mews, Greystones and Willow Lodge

Works proposed to require planning permission:

- 1) The erection, construction maintenance of a gate, fence, wall or other means of enclosure.

2.4.5 Support

2.92 Relevant parties can contribute to the preservation and enhancement of the CA. These include: local residents, property owners, and local societies such as the Stanmore Association, and national societies such as the Garden History Society, the Society for the Protection of Ancient Buildings, the Victorian Society, The Georgian Group and the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.

2.93 The above enhancement and improvement proposals and other possible future schemes can require funding. Much of the works would need to be completed by private owners but the council will continue to apply for grants wherever possible, for example, to the Harrow Heritage Trust. There may also be scope for securing planning gain funds towards improvements to the public realm, where the Council is responsible for these. In line with English Heritage's guidance it is essential when planning works within CAs that a considered approach, which preserves or enhanced the area's character or appearance, is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

2.4.6 Guidance

2.94 The national Planning Policy Statement 5 Practice Guide gives general advice and guidance on the principles to consider when proposing repairs or alterations within Conservation Areas and within their setting (see section 6 of that Practice Guide).

2.95 To ensure consistent decision-making the following guidance has been identified as being of key relevance to this area with reference to the conservation area appraisal:

Maintaining Stanmore Hill's Townscape and Built Character

To ensure that the character of the conservation area and its setting is both preserved and enhanced, all new development should:

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within this character appraisal and management strategy) and where replacement is necessary, the architectural detailing should closely match that of the original in traditional materials.
- h) Not involve the painting of unpainted brick surfaces
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- i) Retain visually important boundary treatments which are a characteristic of Stanmore Hill conservation area.
- j) Not entail the positioning of satellite dishes and aerials in prominent positions.
- k) Usually avoid change of use to flats and other institutional uses.
- l) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

Maintaining Stanmore Hill's Greenery and Open Spaces

To ensure that the soft character of the conservation area is both preserved and enhanced Harrow Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.
- c) Further protect trees, and groups of private trees, by creating additional TPOs where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Encourage the retention, or where necessary, replacement of street trees.

Protecting Stanmore Hill's Archaeology

a) Harrow Council recognises the archaeological importance of Stanmore's conservation areas and their settings, and will help to protect these by continuing to consult with English Heritage to ensure the appropriate action or works such as surveys are carried out before development commences.

b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Stanmore and Edgware's archaeological remains

Maintaining Stanmore Hill's Streetscape

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will:

- a) Refer to existing policy on tall structures where telecommunications equipment or wind mills are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as paving.
- d) Encourage street furniture to be well sited and designed and for redundant and unsightly street furniture, and signage, to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as granite kerbs, and wherever practicable, replacement floorscapes will be encouraged to be of traditional materials.

2.5 Design Guide

• Introduction

2.96 National Planning Policy Statement 5 Historic Environment Planning Practice Guide available at: <http://www.communities.gov.uk/publications/planningandbuilding/pps5>, provides guidance on the types of repairs and alterations that are appropriate within Conservation Areas and within its setting. This design guide is specific to this Conservation Area. It aims to ensure that care is taken during any works to preserve or enhance characteristics which contribute to the special interest of the Stanmore Hill Conservation Area, largely outlined within earlier sections of this CAAMS. So, this design guide often refers back to the earlier sections of this CAAMS. The design guide is aimed at owners and occupiers of properties within the CA, and their agents, builders and joiners, since they can all make an important contribution to the area's character and appearance by undertaking good quality repairs which respect the character of their property, and by careful, thoughtful design, siting, materials and scale of alterations. It concludes by providing some guidance on the requirements for Planning Permission and information on companies that specialise in building conservation.

2.97 Due to the diversity of architecture, materials etc in this Conservation Area, it is not possible for guidance to be wholly exhaustive or go into detail on precise styles and types of repair or alterations. In such cases, further advice is available from the Council's Conservation Team. Guidance is given here though on certain common features and some particular notable characteristics. So, particular attention has been paid to: Victorian cottages at the top of Green Lane, brickwork repairs, stucco repairs, boundary treatments, satellite dishes, microgeneration equipment and hard surfacing and front gardens.

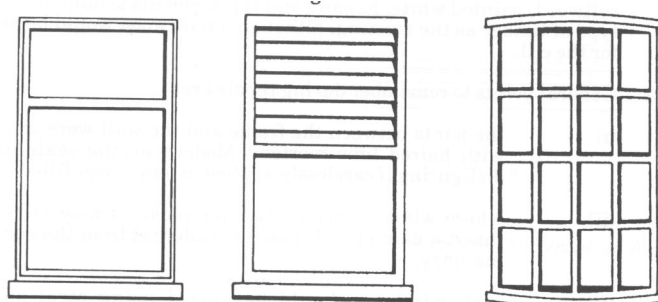
• Timber windows, doors and bargeboards repairs/replacements

2.98 Timber windows, doors and occasional bargeboards are a common architectural quality (see the 'Architectural Qualities' and 'Prevalent and Traditional Building Materials and Detailing' section). Thorough and regular painting and maintenance can prevent need for repairs by avoiding decay by moisture penetration. Careful repair is often cheaper than new work and is always preferable since it helps maintain quality and historical authenticity. It is rare that timber features get in such a poor condition that repair is impossible and there are now many firms specialising in the repair and renovation of existing. Where wet rot is recognisable by cracked and wavy paintwork and the timber beneath is very soft, replacement sections can be pieced in, taking care that the original profile is accurately reproduced. Also, strengthening can be used. Repairs and replacements should be of the same type of timber as the existing, although hardwood is acceptable for window sills.

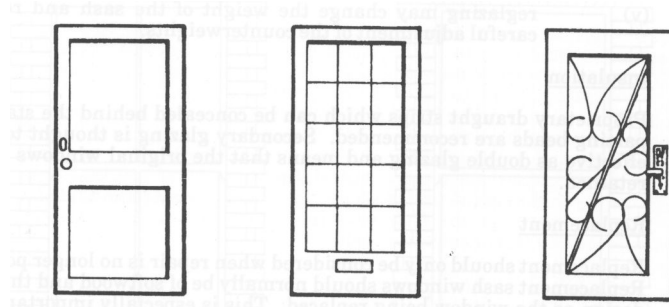
General points to remember during repair to timber:

- (i) Where timber has decayed, cut back to sound timber, removing no more than is necessary
- (ii) Use preservative-treated timber in repairs and treat remaining timber which may be at risk with a fungicidal or insecticidal preservative.
- (iii) For windows, the joints between the frame and the wall were traditionally made with haired lime mortar. Modern mastic sealants can be disfiguring if carelessly applied or joints over filled.
- (iv) Sash windows should be glazed using steel sprigs and traditional linseed oil putty.
- (v) For sash windows, re-glazing may change the weight of the sash and require careful adjustment of counterweights.

2.99 Replacement should only be considered where repair is not possible and should normally be of the same design as existing. For example, traditionally the doors of Victorian terraced houses and cottages would have been of soft wood and panelled simply, with no glazing. Replacements, if found to be absolutely necessary, should replicate original styles. Modern designs in hardwood, aluminium and wrought iron screens are not in character with the area. For guidance on the suitability of different windows see the 'Prevalent and Traditional Building Materials and Detailing' section.



Picture 2.88 Generally inappropriate window styles for the conservation area



Picture 2.89 Generally inappropriate door styles for the conservation area

2.100 Windows, doors and energy efficiency

2.101 English Heritage provides guidance on this at their Helm website at www.helm.org.uk. Although the majority of heat loss is through the roof of your house, a considerable amount can also be lost through windows. This can lead to proposals for replacement windows and doors to increase the energy efficiency of a home. However, there are numerous other less costly and intrusive basic energy efficiency works to consider instead for example: repair of window and doors, appropriate loft and wall insulation, draught proofing and secondary glazing.

2.102 Improved heat and sound insulation can be achieved in unobtrusive ways by draught-proofing measures. If the hinges are loose for example it may be a case of just tightening these up slightly to reduce draught through the window frame to improve heat retention. Insulation strips or internal/double glazing can also reduce heat loss. Several forms of draught-proofing are available, which operate in different ways. Some types simply act as gap fillers, and are applied as mastic or foam. Other forms keep out the weather by means of a snug, slightly oversized fitting, comprising silicone rubber tubes, polypropylene and nylon-filled pile brushes, or with rubber, polyester, or sprung-metal Z and V fins.

2.103 There are lightweight secondary glazing systems available, which have improved significantly in appearance as well as performance in recent years. Secondary glazing uses framed glass panels, which are attached on top of existing window frames internally. It is a cheaper alternative to replacement double-glazing but is nevertheless very effective and has the added benefit of ensuring there is minimum change to the external appearance of the building and would be unlikely to require planning permission although Listed Building Consent would be required for windows on Listed Buildings. Double-glazing is usually considered inappropriate for historic building and given the age, quality and value of windows within this Conservation Area it is unlikely that double-glazing would be appropriate.

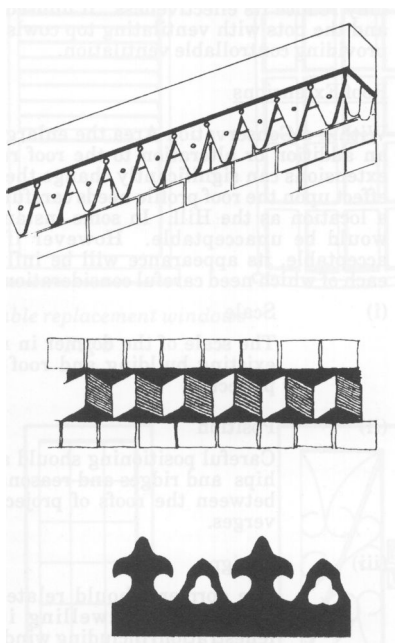
- **Iron casements and railings**

2.104 Some of the Victorian buildings within the Conservation Area have iron casements and other buildings have iron railings which contribute to the architectural quality of the area (see the 'Architectural Qualities' and 'Prevalent and Traditional Building Materials and Detailing' sections). These can often be repaired, avoiding the need for wholesale replacement. It is important to note that rust occupies seven times the volume of unoxidised iron and so may appear to be a more serious problem than it really is. Renovation can be carried out on site using wire brushes and

files to remove rust, or in a factory where windows can be grit-or shot-blasted and galvanised (or for more fragile windows, zinc-sprayed). Where replacement is necessary great care would be needed to ensure all details, including the profile, matched the existing.

- **Traditional Materials, Details and Decoration**

2.105 The 'Prevalent and Traditional Building Materials and Detailing' section shows that use of a number of details and decorative features such as dentil courses are important, as is using high quality materials, for example, clay tiles or slates. These features should therefore be retained where possible. Efforts to introduce modern elements and materials would on the whole be out of keeping.



Picture 2.90 Examples of typical 19th century details and decoration

- **Brickwork Repairs**

2.106 Red and yellow stock brick is the common building material for most buildings and walls. Historic brick boundary walls are very important to the character of the area and many houses have fine ornamental brickwork with decorative coursing and finely gauged arches. 17 Stanmore Hill is notable for its tuck pointing. The brickwork is often original or historic meaning they have subtle colours and texture enhanced by age and weathering so that the brickwork is often attractive. Much is laid in traditional bonding patterns such as Flemish bond or English garden wall bond and these bonds should be retained whenever repairs are undertaken. These qualities are worth preserving. Brickwork damage may be difficult to recover if bricks are defaced by inconsiderate or inept repairs. Advice on repair work can be found at the Council, but for the gauged brick work and the tuck pointing it is necessary to use only a specialist contractor with experience of this work to retain these qualities.

2.107 The object of brickwork pointing is that it should decay, not the brickwork. So, it should be softer than the bricks (and so lime based) to allow it, rather than the bricks, to decay as part of the weathering process. This is because bricks are more expensive and harder to replace and

repair. However, modern, hard cement rich mortar does the opposite of this, forcing water and salts to evaporate through the softer brick, causing its disintegration. Where bricks are wearing away but the mortar pointing is still in place, cement rich mortar has been used. Also, the cement mortar often cracks as it is inflexible, unable to absorb the slightest movement. So, where it has been used cement rich mortar should be removed and replaced with lime rich mortar.

2.108 Repointing can be expensive and so it is advisable only to repoint where necessary and to limit repairs to as small an area as possible, matching old pointing in shape, colour and texture. This is a lime rich, soft mortar. Old brickwork was built using mortar made by mixing 1 part lime with 3 parts sand in water. Even when set this mortar is flexible enough to withstand slight movement in the wall without cracking. Also, being relatively weak, lime mortar allows moisture within the wall to evaporate through the mortar, rather than through the face of the bricks. In exposed locations, a mixture of 1 part Portland cement, 1 of lime and 6 of sand may be acceptable.

2.109 Aside from weathering, excessive damp caused by leaking rainwater goods can exacerbate erosion, and the effects of frost tends to make matters worse. So, if any sources of damp affecting brickwork these should be addressed. Brick front boundary walls are often severely damaged by mineral salts which are splashed on to them from passing traffic and which eat away at the brick faces. Rising damp often brings salt crystallisation forcing faces of softer bricks to spall off. Where decay has taken place, cutting out bricks should be kept to a minimum, particularly for fine brick work. Bricks should be removed in a manner that causes least disturbance and replacements should match the existing in terms of colour, texture, dimensions, strength and durability.

- **Stucco repairs**

2.110 Stucco is an architectural quality of the CA. Cracks can be repaired by raking out, undercutting the edges if possible. For general restoration purposes it is best to use a cement-lime-sand render for the first two layers mixed in the proportions 1:1:6, then finish with a slightly weaker mix of 1:2:9 for the top coat. If repair is neglected, rainwater gradually penetrates and soaks the wall behind. Being unable to dry out efficiently the masonry retains the moisture which expands during frosty weather, pushing patches of render off the wall. Repairs to stucco mouldings around doors and windows should be carried out by a professional plasterer as considerable skill is required.

- **Location of Satellite Dishes, Aerials**

2.111 The appearance of many attractive buildings that otherwise retain original features can be spoilt by badly sited aerials, conduits and numerous water goods. Satellite dishes should be located within rear gardens, or if absolutely necessary on the rear or unexposed locations. Satellite dishes will not normally be acceptable on the front elevations and planning permission is usually required.

- **Microgeneration equipment**

2.112 It is likely that sustainability measures will lead to an increase in proposals involving solar panels and wind turbines. If well designed and integrated these should be able to be accommodated without disrupting local character. However, the sloping land makes this area particularly sensitive to such installations. They should therefore be carefully sited to protect streetscene views and historic built fabric. English Heritage has a range of guidance on the different considerations

involved in the use of micro-generation technologies in CAs which can be accessed on their Historic Environment: Local management (HELM) website by entering energy efficiency into the search engine in the English Heritage section of the Guidance Library at www.helm.org.uk.

- **Re-surfacing and hard surfacing of front gardens and drives**

2.113 Planning permission is required to resurface, alter, enlarge or create of areas of front garden hard surfacing. The key principle is that the hard surfaced area should be kept to a minimum, so that the soft, natural and green appearance of the conservation area is not depleted. Small extensions to the original hardsurfaced area may be acceptable, but front gardens should remain as gardens, not car parks. Materials should be traditional, natural materials in association with abundant planting since generally, the 'harder' the material, the more visually damaging large areas of surfacing become. Shingle of an appropriate natural colour can be laid loose on the flat or rolled on a resin base which is both hard-wearing and attractive and can be used on gently sloping sites. This is a simple, traditional surface which retains the softness of the area. Brick pavements when used in large expanses, such as driveways appear too harsh and garish and are less successful. Some forms of modern pre-cast paving, provided they are the sett type (small, square or rectangular units) can be successful. They should be laid in random courses, again to retain the informality in the streetscene. Natural materials, such as granite, weather well and can provide a simple, yet traditional, backdrop to the houses. However, modern concrete grey setts can be manufactured to have an older, more natural feel. Any hardsurfacing also needs to be permeable. To assist in recognising what constitutes a permeable material, the department for Communities and Local Government (DCLG) has produced guidance on driveways. This can be found at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf>

- **Boundary Treatments and Accesses**

2.114 The boundary treatments area important. So, these should be retained and repaired wherever possible and any accesses should be well screened by planting and kept to a minimum. Where replacement is acceptable, this should be like for like since the variety and often low height adds to the area's visual amenity. Also, the soft, suburban character of boundary treatments and accesses, rather than a hard, urban feel is important. This is due to the boundary treatments comprising: semi-rural dense planting, wooden fences of no higher than 1.5m, hedges and (usually brick) walls of less than 1m, often combined with dense planting. Metal railings do occasionally exist but are less likely to be appropriate. To retain the character of the area accesses should usually remain open but otherwise use low timber, rural style five bar gates or other soft, permeable gates, rather than tall and/or hard, metal urban treatments.

- **Change of use**

2.115 As most buildings are single-family dwelling houses this contributes to the suburban character of the area. Conversion to flats would be detrimental as it would increase pressure for alterations and detract from the suburban character of the area. The concentration of commercial units at the top of the hill contributes to the vitality of the area and is an important reminder of the historical evolution of the area. This should therefore be maintained.

- **Shopfronts**

2.116 Original shopfronts should be retained. Lighting is currently simple, external lighting over signs rather than as internally illuminated box signs which would create a harsh, modern character. Where illumination is acceptable, it should be unobtrusive, kept to a minimum and neatly designed.

Inappropriate new shopfronts, or altered existing ones via the insertion of large expanses of plate glass or louvre windows create an inappropriate modern character. Fascias should be in proportion and of traditional materials.

- **Guidelines for Other Alterations/Extensions**

2.117 Within a Conservation Area the appearance and effect of a development on the recognised character of the area, as expressed in its townscape, streetscene and architecture, is especially important. Proposals should recognise that preserving the character of the Conservation Area depends to a great degree on continuity of form and detailing within defined parameters.

2.118 Extensions should not compete with, nor overpower, the existing form and scale of the original dwellinghouse. It is normally appropriate to set extensions back from the main or front elevation so as to appear subordinate and to avoid the obvious joint of new meets old. Also, the building lines of the properties are usually well defined. So, extensions should not intrude into this feature. Some properties (particularly 18th century ones) depend upon symmetry for their form and this should not be offset by extensions. Similarly, extensions wrapping around two or more elevations can greatly detract from the integrity of the original building's form and architecture. Where properties are detached or semi-detached side extensions are not usually appropriate as they detract from the medium densities of development and the sense of openness and greenery of the area. They begin to create a terraced effect. Two storey extensions are usually inappropriate as they detract from these building's medium or small scale.

- **Requirements for Planning Permission, Advertisement Consent and Listed Building Consent**

2.119 Please note that applications for planning permission should take into account the guidance given within this design guide. As a Conservation Area, Planning Permission is required for certain development that would not normally require Planning Permission. This is a requirement under national legislation contained within the General Permitted Development Order and is outlined within Harrow Council's guidance leaflet entitled: 'Conservation Areas Residential Planning Guidelines – Do I Need Planning Permission?' available on the Council's webpage from: www.harrow.gov.uk/conservation). Also, Advertisement Consent is required for many advertisements (as outlined by the national Advertisement Consent regulations) and several properties are Listed Buildings which means Listed Building Consent is required for any internal or external alterations affecting their special character. There are further planning controls for the residential properties due to the existence of an Article 4(2) Direction. This is because the Conservation Area can be sensitive to even minor development, particularly cumulatively.

- **Historic Building Companies for Repairs and Alterations**

2.120 The Council can provide you with information on specialist historic building companies that will help you maintain and alter your buildings in a sympathetic manner. This never represents a recommendation by the Council but provides a starting point for research. The Building Conservation Directory is especially good at recommending products and services. The website address is www.buildingconservation.com.