

Draft Conservation Area Appraisal & Management Strategy
Old Church Lane



Consultation 2013

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3.1 Introduction to the Conservation Area

3.1.1 Introduction

3.1 The Old Church Lane Conservation Area contains an unusual mix of very old and important buildings and 1930s development in an "Old-World" style which attempts, successfully, to mimic more historic buildings around it. Although there has been some more recent development and the area is close to the hustle and bustle of Stanmore district centre, the area still retains its picturesque charm, which is quite different in character to the rest of Stanmore. The very old buildings that are integral to the area include its grade II* listed red brick Old Stanmore Church, Church Road with numerous surrounding grade II* listed monuments in the Churchyard, and the adjacent grade II* listed stone Church of St. John the Evangelist, Uxbridge Road.

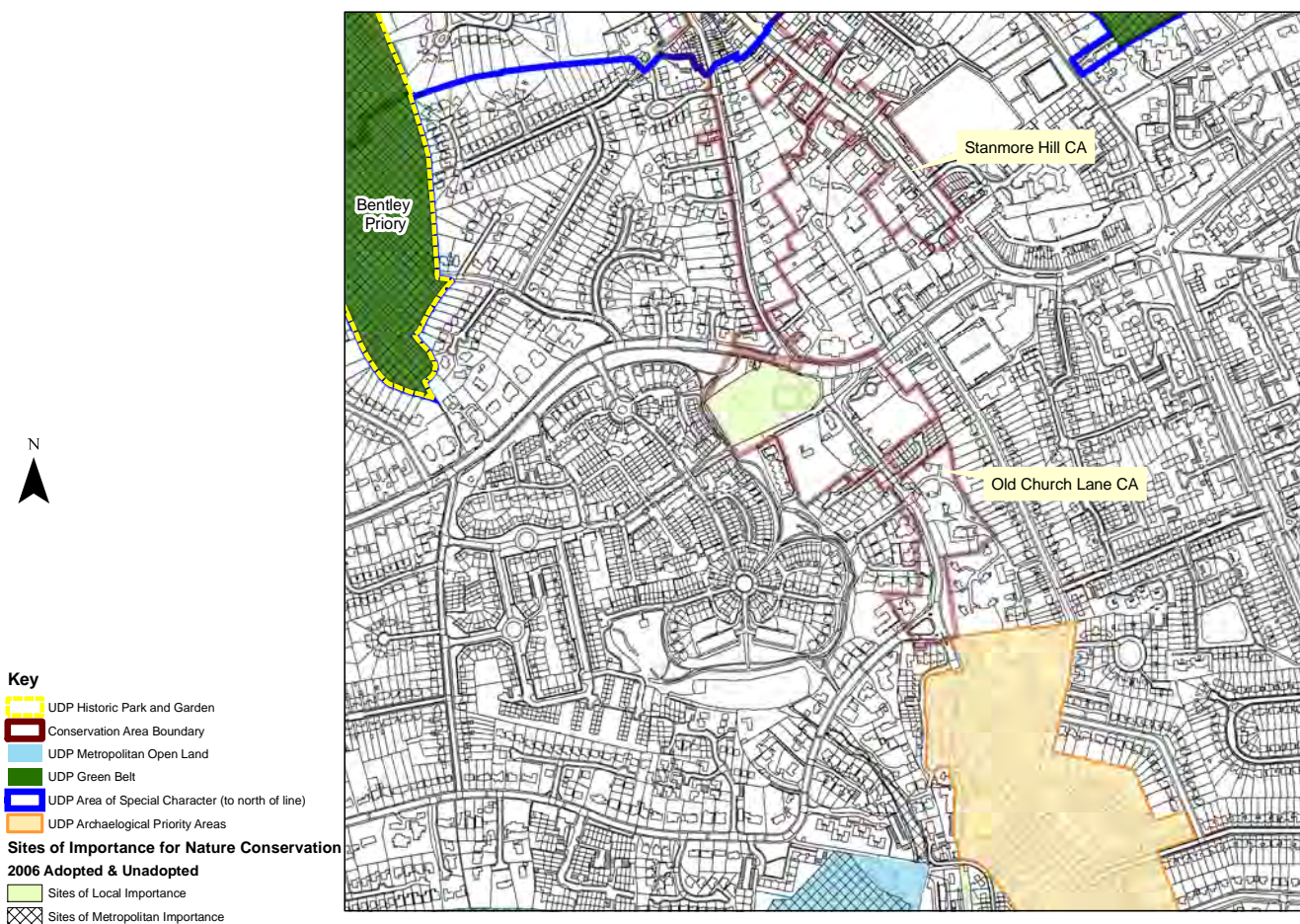


Picture 3.1 The grade II* listed Church of St John the Evangelist, Uxbridge Road



Picture 3.2 View towards the tower and ruined walls of the grade II* listed Old Stanmore Church, Church Road and a historic monument within the churchyard

3.2 The Conservation Area (CA) is in the north-east of the Borough, south of the Stanmore Hill CA, which includes the southern reaches of Stanmore Hill. Its setting in relation to other surrounding CAs and Metropolitan Open Land is shown on the maps below.



Picture 3.3 Old Church Lane Conservation Area in relation to Stanmore Hill Conservation Area, Metropolitan Open Land, an Archaeological Priority Area, Green Belt Land, a Historic Park and Garden, an Area of Special Character and Sites of Importance for Nature Conservation. © Crown copyright. All rights reserved 100019206, 2010



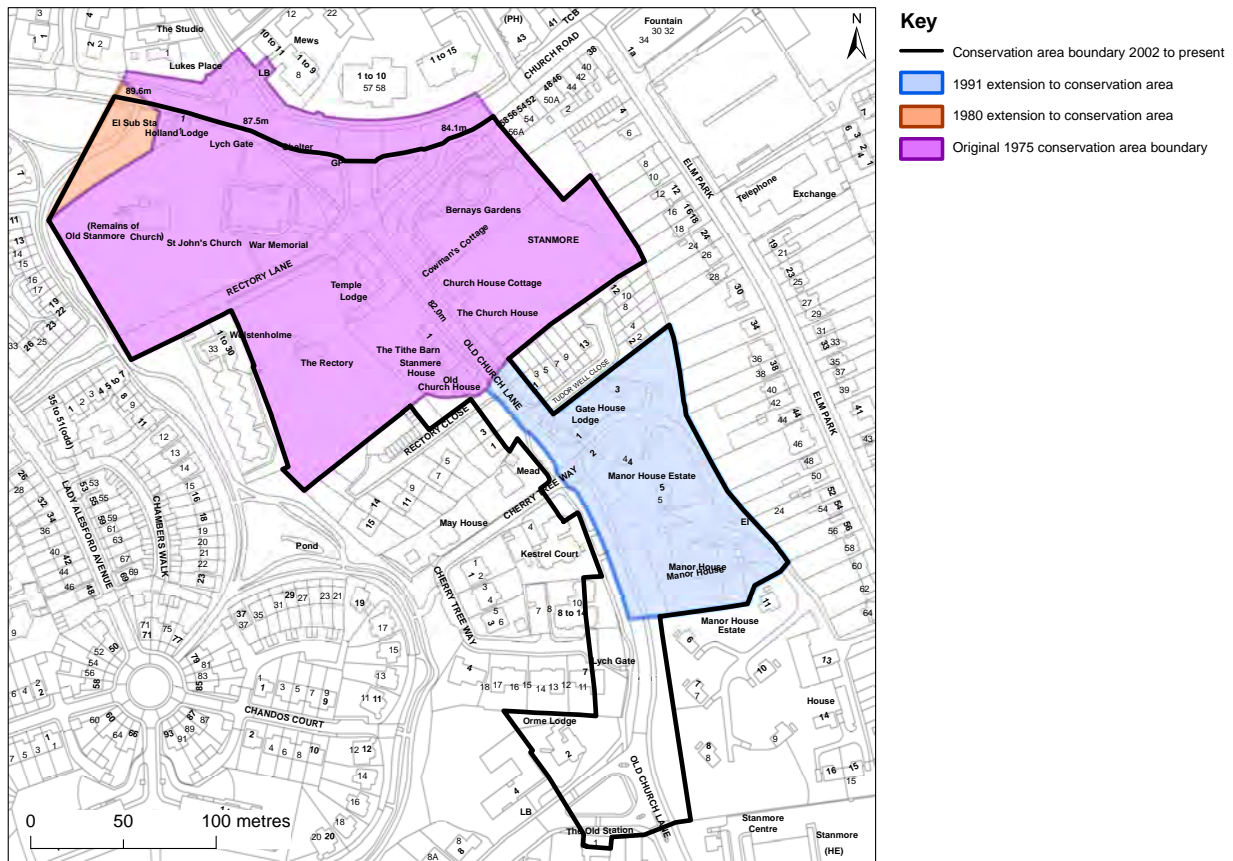
- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Waxwell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Waxwell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes Green, Pinner | 19. Pinnerwood 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. Reyners Lane |

Picture 3.4 Old Church Lane Conservation Area in relation to other Conservation Areas in Harrow © Crown copyright. All rights reserved 100019206, 2010

Old Church Lane Conservation Area includes the following roads in part:

Old Church Lane, Cherry Tree Way, Church Road, Gordon Avenue, Manor House Estate, Rectory Close, Rectory Lane, Tudor Well Close and Uxbridge Road.

3.3 The initial boundary of the CA, which was designated in 1975, enclosed the church and church yard of St. John the Evangelist, Bernays Gardens and a number of timber framed buildings some of which are of medieval origin. In 1980 this was extended to include the original Georgian stone gate piers to Stanmore Park which are a record of the former house. By 2002 it had extended southwards including parts of Rectory Close, Cherry Tree Close and Gordon Avenue.



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Picture 3.5 Changing boundaries map, Old Church Lane Conservation Area

3.1.2 Planning Policy Context

3.4 The Conservation Area was designated in 1975 under Section 277 of the Town and Country Planning Act 1971. Local Planning Authorities considered which zones should be selected as 'areas of special historic or architectural interest, the character or appearance of which it is desirable to preserve or enhance'.

3.5 There was an existing character appraisal of this conservation area, published April, 2006. This required updating to reflect the area's changes. Once adopted, this draft appraisal, and the linked management strategy, would replace that appraisal and carry weight as a material planning consideration for assessing all development proposals. The existing character appraisal would continue to be relevant until this is formally replaced.

3.6 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, requires local authorities to determine those areas the environment of which are 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 CAs, 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.

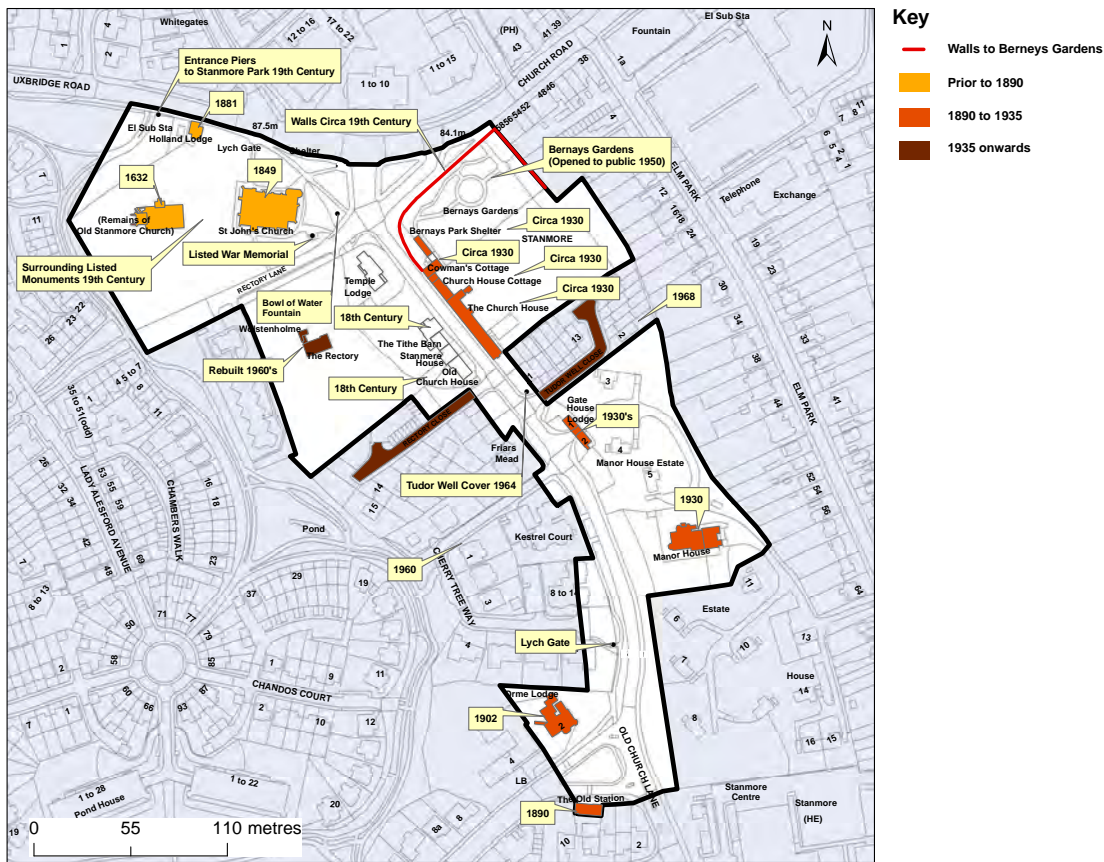
3.7 The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character. It will be subject to public consultation and, in due course, will supersede the Old Church Lane Conservation Area Appraisal and Management Strategy which was agreed by Cabinet in April, 2006. This document required updating to reflect the area's changes. 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 CA policy guidance for Harrow contained within the Local Plan. It is also set within the National Planning Policy Framework particularly pages 30-32. 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.**

3.1.3 Summary of Special Interest

3.8 The special interest of the Old Church Lane Conservation Area relates to its unusual mix of very old buildings and 1930s development in an "Old-World" style which successfully attempts to mimic the historic buildings around it. These buildings are complemented by the surrounding open spaces and greenery. Whilst there has been some more recent development and the area is close to the hustle and bustle of Stanmore town centre, it still retains its picturesque charm, making this area quite different in character to the rest of Stanmore. The very old buildings that are integral to the area are its grade II* listed red brick Old Stanmore Church, Church Road which is a highly picturesque ruin dating to 1632 with numerous surrounding grade II* listed monuments in the Churchyard, and the adjacent grade II* listed stone Church of St. John the Evangelist, Uxbridge Road. It is due to the first of these Churches that the name 'Old Church Lane' developed.

3.1.4 Short History

- **Early History**



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Picture 3.6 Age of buildings map of Old Church Lane Conservation Area

3.9 To understand the area's character today, it is important to consider its history. Its setting within Great Stanmore can be traced back to entries in the 1086 Domesday Survey. This refers to manors called Stanmere, owned by Robert Count of Mortain (William the Conqueror's half brother) and Stanmera, owned by Roger de Rames. Stanmere became Great Stanmore and included Old Church Lane. Stanmera became Little Stanmore.

3.10 The Domesday survey of 1086 records Stanmore as having a priest. This is evidence of the Saxon later medieval Church known as St. Mary which once stood on the site of the Old Station. Deterioration of this church and an increase in population led to a new brick church consecrated in 1632. St. Mary's is the old church to which Old Church Lane refers.

3.11 The Domesday Survey suggested that much of the land in Stanmore was in plough or lapsed arable use. Agriculture continued to be the main land use. This explains the Tithe Barn on Old Church Lane, which would have been used to store crops given in payment to the manor by the Parish. This dates back to the 15th century, but was extensively rebuilt in the 18th century.



Picture 3.7 Tithe Barn Old Church Lane

- **17th and 18th Centuries**

3.12 During the 17th and 18th centuries, Old Church Lane would have consisted of large residences such as the Manor House and their grounds, surrounded by meadows. The red bricked Old Stanmore Church which is now a picturesque ruin dates to the early 17th century and is attributed to Nicholas Stone. It was consecrated in 1632 by Archbishop William Laud (then Bishop of London). This church replaced an earlier medieval building and was paid for by the City merchant adventurer Sir John Wolstenholme. A font and porch within the Church were paid for by Nicholas Stone, Master Mason to Charles I. A number of the grade II* listed monuments within the Churchyard were added in the 18th century.



Picture 3.8 Bronze panel on Old Stanmore Church outlines its origins and history

3.13 In 1721 the 1st Duke of Chandos assisted George Hudson in building a rectory. It was a fine house with a pedimented gable. It was demolished in 1960 and a new rectory built on the same site.

3.14 Stanmore Park, though mostly outside the conservation area, would have had a significant impact on Old Church Lane. Recent archaeological excavations undertaken there revealed that there was previously a smaller building on the site. This may have been a Squire's villa, probably dating back to the early 18th century, which was subsumed into a much larger mansion, built in the 1760s, for the banker Andrew Drummond. The increase in large houses, such as these, along with the large number of gentlemen's residences in the area, required servants and tradesmen; who would have lived in the lower status houses at the bottom of Stanmore Hill.

- **19th Century**

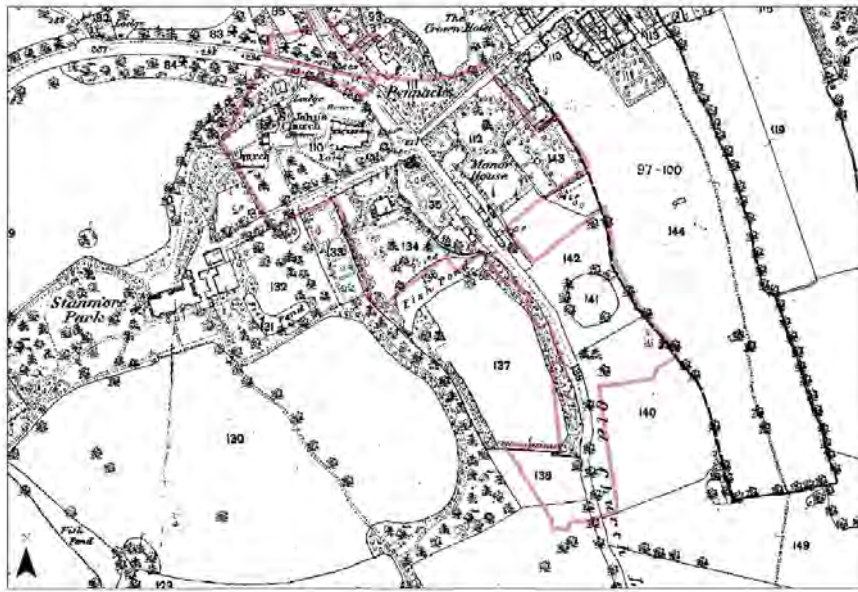
3.15 In the 19th century additional historical interest was added to the Old Stanmore Church, as the coffin of the 4th Earl of Aberdeen, Prime Minister in 1852-55, was deposited in a vault here. Again increase in population coupled with deterioration of the new brick church led to a new stone church within the same Churchyard, that is, the Church of St John the Evangelist in 1849. Partial demolition of the brick church in 1851 to raise funds by sale of materials led to its present ruined state. Its roof was therefore subsequently removed. It now has grade II* listed status for the numerous monuments transferred from the Old Church. The new church was consecrated by the Bishop of Salisbury in absence of the Bishop of London in 1850. Within the Churchyard there is a small lodge built to commemorate Robert Hollond, the owner of Stanmore Hall, who was an MP and famed for ballooning.



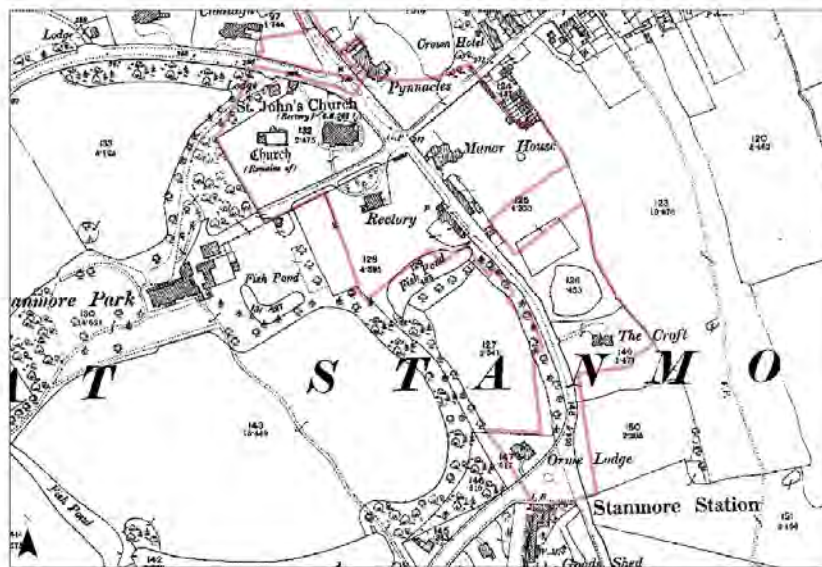
Picture 3.9 Holland Lodge, Uxbridge Road

3.16 The above developments prior to 1890, which are still evident today are highlighted on the current map of Old Church Lane below. Similarly, developments from 1890 to 1935 and from 1935 onwards which are still present today are highlighted. Details of these follow.

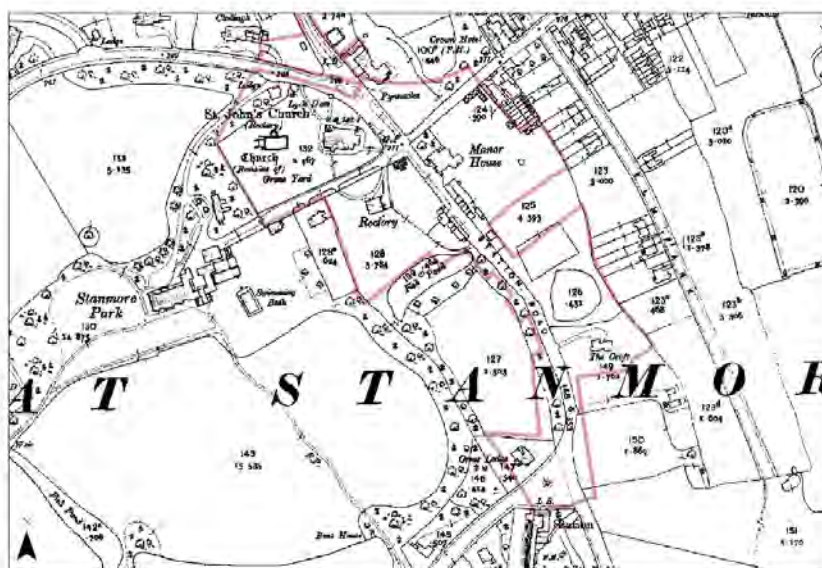
3.17 In 1890 the railway line was extended from Wealdstone to Stanmore. This extension and a terminus in Old Church Lane was paid for by Frederick Gordon, who owned Bentley Priory and had converted it to a hotel. He was keen to bring in visitors. The station and line had closed by 1964 as they were not profitable. The station was converted into a private house and the station yard was built upon. The lower portion of the station building still exists although much altered.



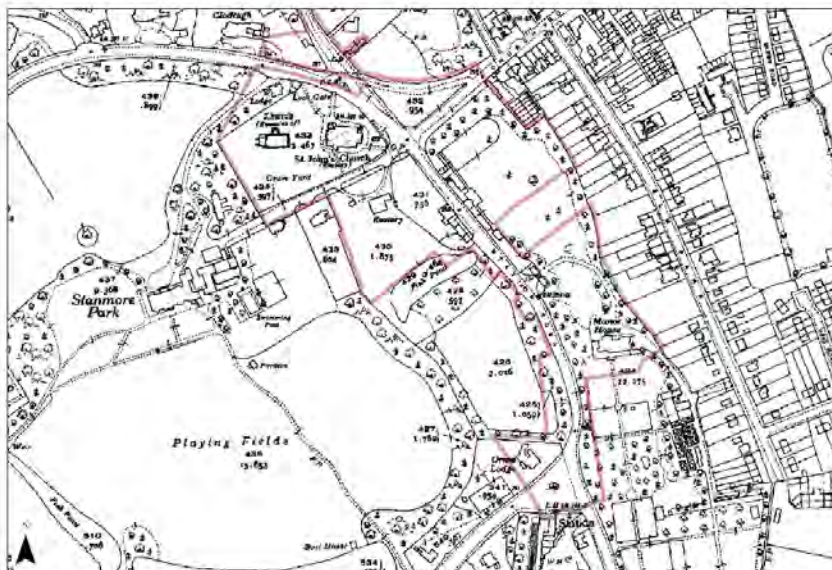
Picture 3.10 Historical map of Old Church Lane Conservation Area (1864-1894) (N.B. CA boundary shown in red outline. Lower reaches of Stanmore Hill CA to the north). © Crown copyright. All rights reserved 100019206, 2010



Picture 3.11 Historical map of Old Church Lane Conservation Area (1896) (N.B. CA boundary shown in red outline. Lower reaches of Stanmore Hill CA to the north). © Crown copyright. All rights reserved 100019206, 2010



Picture 3.12 Historical map of Old Church Lane Conservation Area (1913-1914) (N.B. CA boundary shown in red outline. Lower reaches of Stanmore Hill CA to the north). © Crown copyright. All rights reserved 100019206, 2010



Picture 3.13 Historical map of Old Church Lane Conservation Area (1932-1941) (N.B. CA boundary shown in red outline. Lower reaches of Stanmore Hill CA to the north). © Crown copyright. All rights reserved 100019206, 2010

- Early 20th Century

3.18 The tomb of Betty Jellicoe was added to the churchyard in 1911. This is of historic interest as Betty was the five-year old daughter of Admiral of the Fleet Earl Jellicoe (1859-1935) and his wife Florence nee Cayzer; at the time of her death he was serving as Commander of the Atlantic Fleet. He went on to command the Royal Navy at the Battle of Jutland in 1916. This was added at the same time as the grave to W S Gilbert.

3.19 The majority of changes, and where Old Church Lane achieves much of its picturesque charm, is from the 1930s developments. The Old Manor House was demolished in 1930. Samuel Wallrock purchased The Croft, a Victorian villa to the south of the Manor House in 1923, and began to turn it into an "Old World" Manor House. The new Manor House was made to look older with second hand clay tiles, stained glass from a church and panelling from Lord Leverhulme's estate, even older trees were transported to site.



Picture 3.14 Locally listed Manor House, Manor House Estate

3.20 The range of buildings from Cowman's Cottage to the Church House were reconstructed by Wallrock using 17th century materials. This occurred circa 1930 and transformed cottages and outbuildings, probably of the Old Manor, to form a 'Tudor' banqueting hall and guest accommodation for the new Manor House. The Gatehouse Lodge and Coach House are also contemporary.



Picture 3.15 The range of Grade II Listed buildings from Cowman's Cottage to Church House, Old Church Lane

3.21 The Ministry of Defence acquired the Manor House for use by the Royal Air Force. It was after World War II that St. John's Church purchased the estate, keeping the Banqueting Hall and Verger's Cottage. The northern part and Cowman's Cottage and Cow Sheds were sold to Harrow Council in 1948 who opened it to the public as Bernays Gardens in 1950. Wallrock became bankrupt in 1933 having spent an estimated £100,000 on the house and estate, so the Church took over the decorative outbuildings as a Church hall and the verger's residences.

3.22 On the other side of Church Road, Pynacles burnt down in the 1930s and so several acres of land were released for development. The loss of these two major buildings on the cross-roads allowed the increasingly busy junction here to be altered, changing the layout of the top of Old Church Lane.

3.23 From 1938, when the RAF moved into Stanmore Park, pressure for additional residences for personnel led to increasing development off Old Church Lane, such as Cherry Tree Way, which was built in the late 1960s. The Manor House was taken over by the RAF in 1940. Other developments such as Rectory Close in 1958 and Tudor Well Close in 1968 have changed the face of Old Church Lane. Most recently new houses and flats in an 'Old World' Arts and Crafts style have been built on Cherry Tree Way as the RAF properties were sold.

3.24 New developments have often incorporated relics of the past within them. The Tudor Well Cover, where Tudor Well Close gets its name, was moved from the grounds of the original timber framed Manor House. The origins of the old lychgate, located in the open space by Cherry Tree Way, are not clear. It could be associated with the Manor House which was built in 1930 as a photograph exists of a lychgate showing the south elevation of the house entitled 'The Manor house through the lych gate'. A lych gate appears on a 1935 O.S. Map in a more northerly position than it is located today, and appears in its current position on an OS map of 1964. Alternatively, the lych gate could have a connection with the former church on the site, as the land was previously part of the grounds of the Rectory to St John's Church. The bowl of water fountain now outside St John's Church was originally located at the junction of Green Lane and Stanmore Hill.

- **Late 20th Century Development to the Present Day**

3.25 More recent development has on the whole respected the historic and architectural character of the area and its densities of development. For example, the open spaces within the Conservation Area, which are important to the setting of buildings within the Conservation Area, and provide good relief, have not been developed.



Picture 3.16 Open green spaces provide good relief to the setting of most buildings within the Conservation Area, as illustrated here in front of number 4 Manor House Estate

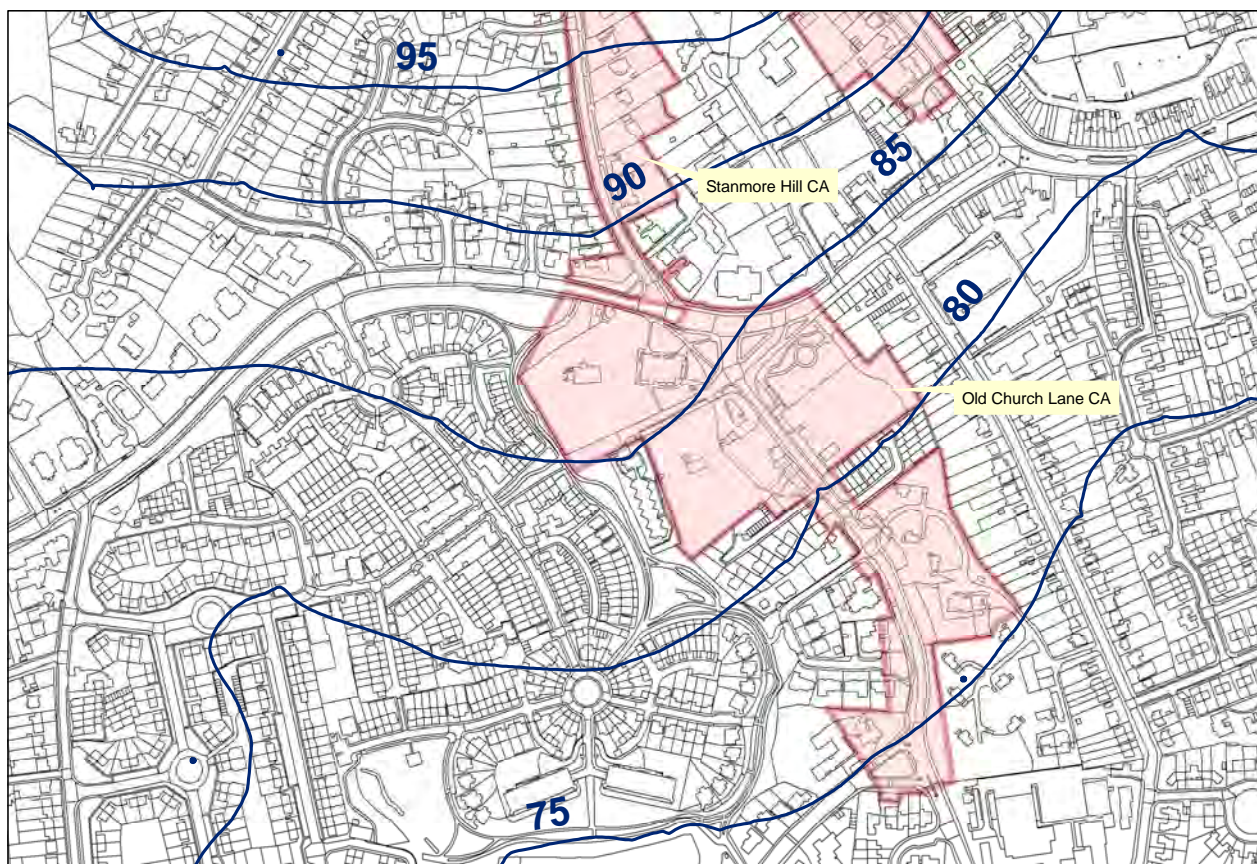
3.1.5 Archaeology and geology

3.26 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.

3.2 The Character of the Conservation Area Today

3.2.1 Density of Development, Topography and Plan Form

3.27 The topography of the land is gently sloping from north to south, which provides interest to the streetscene. For example, the ornate Tudor style chimneys of properties just south of Bernays Gardens (i.e. Cowman's Cottage, Church House Cottage and the Church House) are staggered in line with the slope. The plan form of the area is set by Old Church Lane which runs from north to south. This provides the central route through the conservation area from north to south from; all other conservation routes are offshoots running west to east, often as Closes. With the exception of the Old Stanmore Church and The Rectory, all development is set along Old Church Lane or on the routes which run off it. Overall the densities of development within the area are relatively low to medium, as it comprises a mix of large open spaces and groups of closely spaced buildings.



Picture 3.17 Map showing topography of Old Church Lane Conservation Area. © Crown copyright. All rights reserved 100019206, 2010

3.2.2 Townscape Character

3.28 The area contains an interesting mix of large open spaces and groups of tightly packed buildings. This mix reflects the area's history. Large houses in substantial grounds were part of the early character of the area. These large houses were replaced with smaller buildings spread throughout their grounds, but still retaining considerable open space around them. The following draws the area together: similar building materials, important mature trees (highlighted in the Greenery and Open Spaces map) and the primarily residential use of space. Indeed, many historic buildings were converted to residential use including the Tithe Barn. Unifying the area further, many buildings are of one or two storeys. Some later 1960s development is higher but does not sit well with the historic structures around.

3.29 Around the junction of Old Church Lane and Church Road/Uxbridge Road, there is a significant area of open public space. The junction itself is large but is broken up by areas of soft landscaping and mature trees. Adjacent to this is the large churchyard of St John's which is surrounded by hedging and has many attractive trees, helping to create calm within the churchyard. The hedge and tree screen on the boundaries to The Rectory and Wolstenholme not only act as an important setting to the two churches, but also create an attractive green 'tunnel' over Rectory Lane. This forms one of a number of key views within the area.



Picture 3.18 Green 'tunnel' over Rectory Lane

3.30 Old Church Lane's attractive roofscape helps make this area stand out. The two towers of the churches both create dramatic views whilst the large, ornate chimneys on the Church House, The Gatehouse Lodge and the Manor House give the skyline interest. Together unusual roofs, key views across open spaces and to significant buildings, form additional points of interest.

3.31 The high brick walls to Temple Lodge and Bernays Gardens, the range of 'Tudorbethan' buildings from Cowman's Cottage south and the Tithe Barn which all front directly onto the pavement, make the entrance into Old Church Lane feel quite enclosed and immediately give the area a strong architectural historic character. Large trees project over these walls, softening the built streetscape whilst further enclosing views up and down the road. They also indicate that there are significant areas of open space behind the high walls. Bernays Gardens feels secluded and separate from the roads outside because of these high walls and large trees, which is a key part of its attraction as a space.



Picture 3.19 Bernays Gardens

3.32 Further down Old Church Lane, the streetscape widens out, as there are open front gardens and wide grass verges. These grass verges soften the street scene and combined with a change in level between the road and the pavement, help to separate pedestrians and houses from the road. Gatehouse Lodge is set away from the road, signifying its role as a separate entry-way and allowing short views to this attractive building.

3.33 Beyond the Lodge, the thick mature tree screen surrounding the Manor House Estate is key to the character of this part of the conservation area providing glimpsed views to the Manor House behind the trees.



Picture 3.20 Thick mature tree screen surrounding the Manor House Estate

3.34 Opposite, the open space to Cherry Tree Way also has significant trees which helps to soften the street scene. At the junction with Gordon Avenue, the buildings face onto a triangular piece of green, again with dense tree cover, which makes this junction distinct. Orme Lodge, as one of the taller buildings in the conservation area, is prominent and gives strength to this corner. The Old Station, with stone mullioned windows and heavy timber door with Gothic arch above, and small stone trefoil window, also looks out on the mini Green. Though much altered, this provides an element of architectural and historical interest, indicating the historical development of the area.



Picture 3.21 Orme Lodge, junction of Gordon Avenue and Old Church Lane



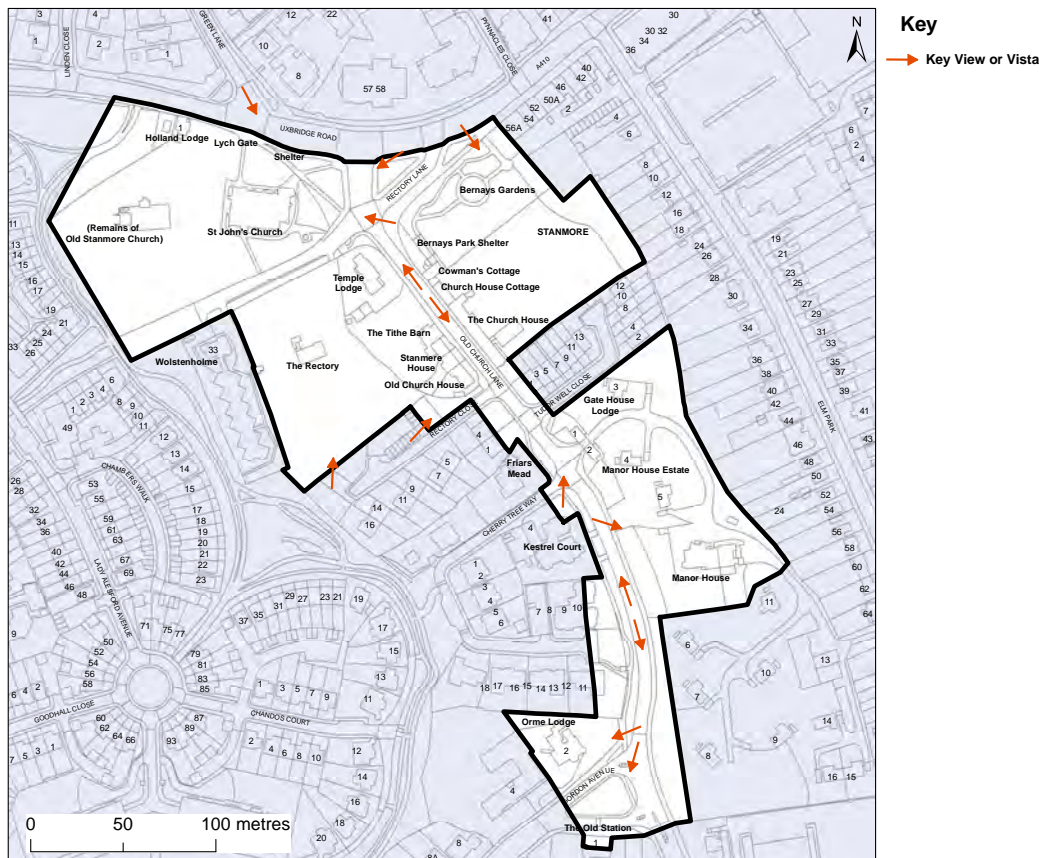
Picture 3.22 The Old Station fronting mini Green, junction of Gordon Avenue and Old Church Lane

3.2.3 Activity and Uses Within the Area

3.35 Most buildings within the Conservation Area are used as single family dwelling houses which provides a tranquil, suburban quality to the Conservation Area. Otherwise, there are two Churches which are integral to the historic character of the area, and number 2 Orme Lodge is a residential care home which complements the suburban character of the Conservation Area, to some extent. The public open space of Bernays Gardens is a public park, and this contains a park shelter (though in some disrepair), which again complements the suburban character of the area and provides some relief despite the close proximity to Stanmore town centre.

3.2.4 Key Views and Vistas

3.36 Examples of key views and vistas are highlighted on the following map and on pictures within this document. They include those within, into and out of the Conservation Area. They include views towards buildings which are identified within this document as making a positive contribution to the character of the Conservation Area, or even just some of their notable architectural details. For example, the high brick walls to Bernays Gardens. They also include views towards soft landscaping, trees and open spaces which contribute to the soft suburban character of the Conservation Area, particularly by the 'Townscape Character' section.



Picture 3.23 Key views and vistas into and out of Old Church Lane Conservation Area
N.B. This map is not exhaustive but indicates the types of views that are important.



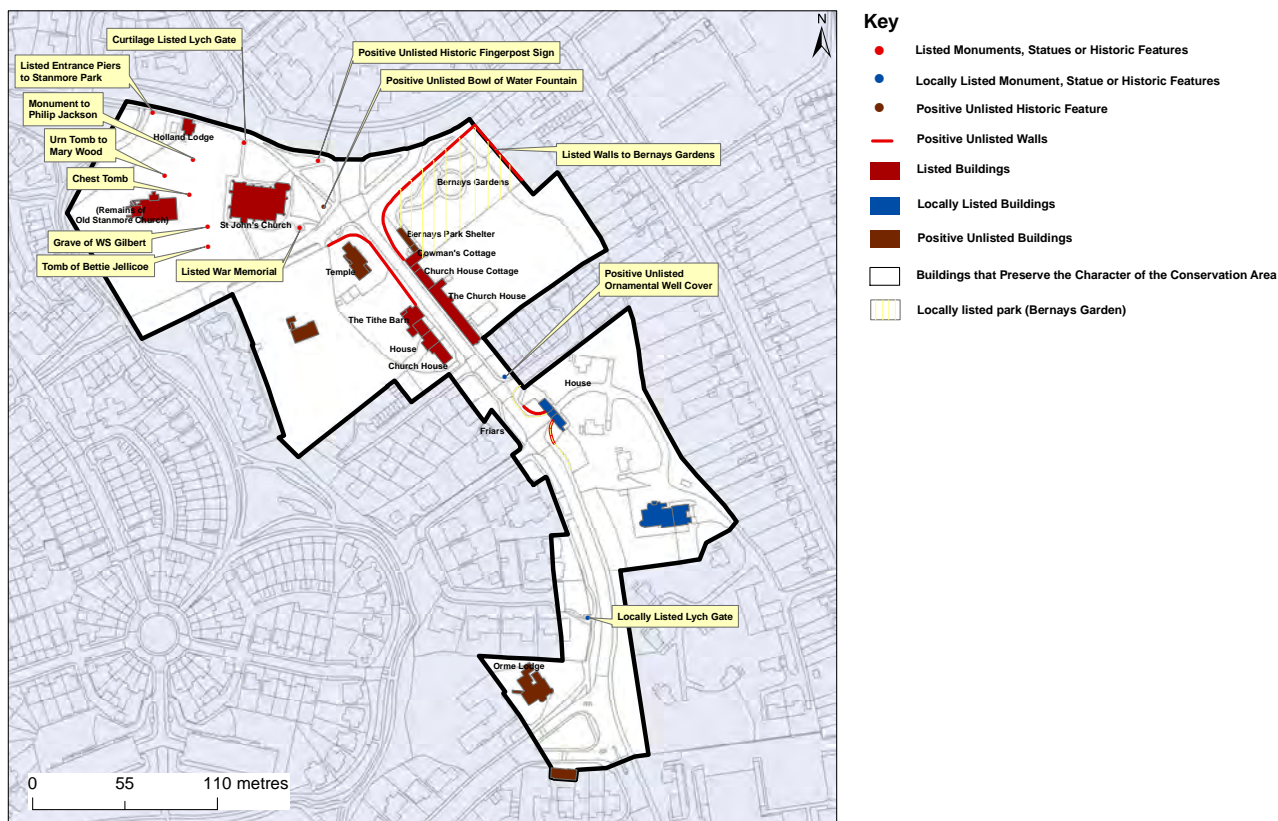
Picture 3.24 Decorative architectural details provide the source of shorter distance views, such as the Lych Gate on the Uxbridge Road

3.2.5 Architectural Qualities

3.37 The architectural character reflects the development of the area. Much development occurred either as new build or re-modelling existing buildings from the 1930s onwards by Samuel Wallrock in a Tudor Revival style as he created a Tudorbethan style estate, complementing the genuinely ancient buildings nearby. The following explains key buildings in the area. These are highlighted in the map below as listed, locally listed buildings and positive unlisted buildings. The map also highlights the locally listed Bernays Gardens which contains some of the Tudorbethan estate in the form of listed walls and the cow sheds (once the Bernays Park Shelter) and natural remnants of Samuel Wallrock's estate in the form of large trees moved to the grounds (see the 'Green Spaces and Ecology' section).

- **Churches and Churchyard Monuments**

3.38 The two churches are the most striking and dominant buildings in the conservation area and they make an unusual pair as it is very rare to have two churches within the same Churchyard consecrated. The ruined brick church (1632) is a highly picturesque ruin and also of significant architectural importance as a rare example of an early Caroline Classicism brick church showing the impact of Inigo Jones. It was stark in its simplicity without aisles or a choir. Churches of this period are relatively few. The ruin is open to the public each summer and some services are still held there, weather permitting.



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Picture 3.25 Positive buildings within the Old Church Lane Conservation Area



Picture 3.26 View towards the remains of a wall to the Old Stanmore Church, with the Church of St John the Evangelist behind

3.39 The Old Stanmore Church is of red brick with Portland stone dressings and has a rectangular plan with west three-stage tower. Its tower is notable for its diagonal buttresses, an arched door with blocked quoins, arched window openings (paired at the upper stage) with stone surrounds, and stair tower to the north-east corner; reinforced with later massive brick buttresses. Its side walls partially survive and have tall framed rectangular window openings (some blocked or altered) with wooden mullion and transoms; single storey two-stage brick mortuary chapel attached to north side, with blind arched panels and stepped dentil cornice. Inside the Old Stanmore Church are numerous memorials and ledger slabs which were placed inside the tower. The Gothic Hollond tomb of 1867 was built (of red sandstone and marble) was later placed in the centre of the former nave, together with other Victorian graves. The interior was paved over with stone flags in 1991-2.



Picture 3.27 The interior of the tower in which was placed memorials and ledger slabs



Picture 3.28 The Gothic Hollond tomb of 1867 built of red sandstone and marble now in the centre of the former nave



Picture 3.29 Memorial within the Old Stanmore Church



Picture 3.30 Monuments fixed to an external wall grade II* listed Old Stanmore Church

Important architectural details of the Old Stanmore Church

3.40 Surrounding the Old Stanmore Church are four grade II* listed monuments and one grade II listed monument, which are of historic and architectural importance in their own right and complement the setting of this church. They are listed in the box below.

Listed Monuments surrounding the Old Stanmore Church:

1) The monument to Philip Jackson (d.1779) in Churchyard. This is a short obelisk, on scroll feet standing on plinth. It is located between the east end and road to the north.

2) The chest tomb of 18th century ashlar with paired fluted pilasters at corners and garlands and Cherubs round oval panels on long sides. The inscription is eroded. It is located adjacent to north-east corner of Old Stanmore Church.

3) The urn tomb to Mary Wood (b.176(?)). This is an urn with scrolls to corners of base, pedestal with wreathed circular panels on each side. It is located to the north of east end of Old Stanmore Church.

4) The grave of WS Gilbert. (1911). This is of white marble and has an angel with wings displayed above a cambered slab and chamfered base. It is located to the south west of the Church of St. John.

5) The tomb of Betty Jellicoe d.1911. (grade II listed). This is of Carrara marble and is a variant on the Athenian stela, or grave-marker, comprising a scallop-headed upright, against which is a high relief carving of an angelic girl, clutching a posy of flowers and soaring heavenwards. The inscription closes 'Gracious Saviour Gentle Shepherd / Little Ones Are Dear to Thee / Gathered with Thine Arms and Carried / In Thy Bosom May she be / Sweetly Fondly Safely Tended / From all Want and Danger free'. It is an unusual memorial, probably incorporating a portrait of the dead girl, encapsulating the tender sentimentality of its date.



Picture 3.31 The grade II* Listed urn tomb to Mary Wood within the Churchyard



Picture 3.32 The grade II* Listed monument to Philip Jackson in the Churchyard.



Picture 3.33 Detail of the grade II* listed monument to Philip Jackson

3.41 The 1850 Church of St John the Evangelist is a handsome building by Henry Clutton in Decorated Gothic style. It is of Kentish Rag and Bath Stone materials which stand out against the dark red brick of the surrounding buildings. The Church is now grade II* like the adjacent Church due to the monuments housed there, which were transferred from Old Stanmore Church. These include those to: John Burnell (d.1605), John Dalton (d.1785), Sir John Wolstenholme (d.1699) under canopied monument in tower, Sir John Wolstenholme (d.1634; effigy by Nicholas Stone), John Wolstenholme (d.1669), John Dalton (by Bacon 1791), Elizabeth Dalton (d.1812) and First

Earl of Aberdeen (by Boehm, 1875). Its font was also transferred from the other church. It is by Nicholas Stone circa 1632. There are numerous other C18 and early C19 wall monuments in the tower.



Picture 3.34 Detail to the Grade II* listed Church of St John the Evangelist, Old Church Lane

3.42 Notably the Church of St John the Evangelist has 2-light stained glass windows by Edward Burne-Jones (1885) on its south aisle and there is a five-light east window, by Thomas Willement circa 1849 (artist in stained glass to Queen Victoria). Its north aisle has 2-lights circa 1896 in the style of C E Kempe, possibly by Burlison and Grylls. Its battlemented tower is probably its key architectural characteristic in terms of its contribution to the character of the conservation area as it forms the focus of views around the area and particularly down Green Lane and from Old Church Lane. On the north side it also has an impressive lych gate, built of oak which is referred to within the street furniture section below.



Picture 3.35 View of the battlemented tower of St John the Evangelist from within the Old Stanmore Church. This tower forms the source of numerous key views.

- **Historic Outbuildings and Barns**

3.43 The Tithe Barn on the west side of Old Church Lane dates back to 15th century, but was rebuilt extensively in the 18th century. At the same time stabling for 6 horses and a covered way was added at the southern end, which now form Stanmere House and Old Church House. Their former role, and this organic growth, has ensured that the buildings do not have a conventional residential appearance, being more informal with differing roof pitches and shapes. They make an attractive group with leaded lights, exposed timber framing, and small, pitched dormer windows. All are listed Grade II.



Picture 3.36 The Tithe Barn, Old Church Lane



Picture 3.37 Good grouping of the Tithe Barn, Stanmere House and Old Church House on Old Church Lane

3.44 Opposite, outbuildings with elements dating from the 16th century onwards, which were formerly associated with the old Manor House, were remodelled to form a row of brick buildings, now in use as residences and as the Church Hall, which are described in more detail.

- **19th Century Buildings**

3.45 The small lodge in the churchyard, number 1 Uxbridge Road, known as Hollond Lodge in memory of Robert Hollond, is an attractive Victorian building with decorative tile roof, and ornate ceramic panels. It has exposed timber framing in common with other buildings in the conservation area. This is Grade II listed. The Station built in the late 19th century is much altered, having lost its decorative tower entrance. The building retains its stone mullion windows and is important in terms of the history of the area.



Picture 3.38 Decoratively carved timber work to gable end with delicately carved terracotta panel and stone mullioned windows within



Picture 3.39 Good decorative tile roof



Picture 3.40 Very good ornate ceramic panels



Picture 3.41 Good timber framing and decorative timber porch detail

Various decorative details to Holland Lodge, Uxbridge Road

3.46 Orme Lodge opposite is a substantial Edwardian building, now used as a care home. It is in attractive red brick with decorative tile hanging. It links in with the Tudorbethan style of the area given its mock timber framing against darker render detail and jettied bay window with supporting brackets shown below. It also has an attractive gauged brick framed oval window evident below. The building provides a strong architectural feature on this corner site.



Picture 3.42 Orme Lodge

3.47 Both the Station and Orme Lodge remain unlisted buildings. However, both make a positive contribution to the area, and as such it would be damaging to lose either from the Conservation Area.

- **"Tudorbethan" development in the 1930s**

3.48 An important part of the special interest of the Conservation Area relates to the several Tudorbethan style buildings built or remodelled by Samuel Wallrock in 1930 as he created his own Tudorbethan style estate. The Manor House, Gate House Lodge, Coach House, Cowman's Cottage, Church House Cottage and Church House were constructed or remodelled circa 1930 to create deliberately "period" buildings using Tudor revival historic details such as stone mullion windows, leaded lights and exposed timber framing. Typical Tudorbethan details used also include decoratively carved timberwork, particularly bargeboards, tall decoratively moulded or angled brick chimneys, cat slide roofs and an interesting and varied roofscape including gable ends, steeply pitched roofs and small pitched dormers. They were constructed using 17th century materials circa 1930, transforming cottages and outbuildings, probably of the old Manor, to form 'Tudorbethan' development that was typical during the interwar period in Stanmore. Tudor revival details used are explored further in the 'Prevalent and Traditional Building Materials and Detailing' section.

3.49 Illustrating the Tudorbethan style, the Manor House has tall chimneys, steeply pitched roofs, leaded glass windows, stained glass details, jettied floors, oriel window and an elaborate porch with timber supports carved like barley twists. It features half timbering detail, carved timber barge boards, prominent gables, stained leaded glass, tile hanging, excellent heavy carved oak detail, bay windows, very tall Tudor style chimneys, steeply pitched roofs, Flemish bond and herring bone pattern.

3.50 Samuel Wallrock began his estate with the Manor House which was once a plain Victorian house that he remodelled to look older using the design, historical knowledge and materials of other older buildings around the country. To achieve this Samuel Wallrock searched all over the country buying old barns and second hand 100 year old moss covered clay tiles (50,000 tiles were collected in total). He used oak beams from many houses in English villages, 400 year old leaded glass and stained glass from numerous churches, panelling from Lord Leverhulme's estate in

Cheshire and a carved oak staircase copied by old designs from a Worcestershire village 16th century example. The house probably also used some materials from the nearby old 17th century Manor House which was demolished around then. An article in the Sunday Express of the time reported on the details of the building and reasons behind construction. This states, for example, that he included a Tudor style dining room, Empire drawing room and old oak beams brought from villages all over England. He included a Tudor Oak front door. Windows on first floor show arms of Mr Wallrock's regiment, school, the Court of Middlesex and the Incorporated Society of Auctioners of which he was the past president, the British Red Cross Society and Royal Horticultural Society. Externally these details remain apparent. It is notable for its high quality detailing and largely unaltered state.

3.51 Importantly, no machine made article were allowed to be used in the construction of the house. Workmen were encouraged to feel that being given the chance they were capable of doing as well with their craftsmanship as Tudor workmen. Wallrock was admired for his philanthropy in using private funds to preserve craftsmanship which was perceived as waning in twentieth century England. Woodwork, ironwork, leadwork and wood-carving were all carried out at the manor house. He wanted to show that workers of the day were not machines but craftsmen. Interestingly a detailed description of the Manor house interior design and its gardens and their condition is contained in booklet from 1988 held within the local history library.

3.52 This building has added historic interest as Wallrock became bankrupt in 1933 having spent an estimated £100,000 on the house and estate and following this the Ministry of Defence acquired the Manor House and Gate House for use by the Royal Air Force. From 1969 it was a residence for senior officers. The first from 1954-1957 was Air Vice Marshall Chamberlain – who was a 'brilliant signals and electronics specialist and helped to develop the air interception radar used by night-fighters in the Battle of Britain'. Another from 1970 to 1974 was Sir Christopher Foxley-Norris who became the RAF's commander-in-chief in Germany. Also, Sir Donald Hall from 1977-79 station commander at Akrotiri, responsible for organising airlift of 20,000 people from the island following the Turkish invasion of 1974.



Picture 3.43 Oriel window with good timber carved detail to its base



Picture 3.44 Elaborate porch with good timber carving



Picture 3.45 Varied roofscape, decorative mock timber framing, tile hanging and jetty overhang



Picture 3.46 Stained glass detail to the leaded light oriel window with delicately carved timber work around it

Good Tudorbethan details to the locally listed Manor House, Manor House Estate

3.53 Similarly, illustrating its Tudorbethan style the symmetrical gate house (pictured below) uses red brick and has tall central chimneys set on an angle, brick nogging in herring bone patterns above the entrance arch, exposed timber framing, steeply pitched roof, clay tile hanging, jettied central first floor, leaded windows, white render and interesting coat of arms above the central drive through the gate house entrance. This too uses old timbers just like the manor house. Complementing its setting there are also good low curved brick walls in front with the name of the Manor House beyond and a good floorscape underneath the arch and on the ground in front made of a fanned layout York Stone and cobbles which together form good elements of street furniture. Over the entrance is inscribed the words from Troilus and Cressida 'Welcome ever smiles and farewell goes out sighing'.



Picture 3.47 Locally listed Tudorbethan Gate House Lodge, Old Church Lane

The grade II listed row of buildings from Cowman's Cottage to Church House Cottage and then the Church House also have ornate Tudor style chimneys, stone mullion windows with leaded lights and exposed timber work with infill lathe and plaster panels. Cowman's Cottage is separated from Church House Cottage to the south by a carriage-way but the roof above the carriage-way links Cowman's Cottage to Church House Cottage to form a continuation of Church House. The west frontage of all three buildings provides the appearance of a single phase of construction which is reflected in them all having the same grade II list description.



**Picture 3.48
Tudorbethan style
chimneys to Church
House Cottage, Old
Church Lane**



Picture 3.49 Lathe and plaster infill on wall to the grade II listed Cowman's Cottage, Old Church Lane and part of its roof over the carriage-way



Picture 3.50 Grade II listed Cowmans Cottage, Church House Cottage and The Church House

3.54 Bernays Park Shelter (otherwise known as the Cowsheds) is sited towards the west end of the locally listed Bernays Gardens park, backing onto the north garden of Cowman's Cottage. Its five pitched gables to the east elevation form a principal feature of Bernays Gardens. This building has a strong architectural presence, forms part of key views and is a key part of the historical development of the area, but it is not listed.



Picture 3.51 The positive unlisted Bernays Park Shelter, Bernays Garden

- **Street Furniture**

3.55 The importance of the good low curved brick walls in front of the gate house and the York stone and cobbles as street furniture in front of the gate house is outlined above and in the 'Floorscape' section. The grade II listed 19th century red brick walls to Bernays Gardens form both a definite boundary, enclosing the streetscene, and also create a "secret" garden within which is locally listed. They are of red and yellow brick and are about 12ft high. They were buttressed later. The walls have clearly been repaired and rebuilt several times and comprise blocked doorways, buttresses and different bricks. These alterations add to their aesthetic appeal. The grade II listed wall fronting the road running north west from the corner of the Tithe Barn, turning along Rectory Lane for approximately 20 yards is similarly important. It dates to the 19th century and is red brick, about 6ft high. It provides a good setting to Temple Lodge. Both these high walls add to the traditional character of the area and add good enclosure to the streetscene.



Picture 3.52 Grade II listed red brick walls to Bernays Gardens



Picture 3.53 Grade II listed wall on Old Church Lane, which provides a good setting to Temple Lodge

3.56 The tudor well cover, now used as a large, ornate plant pot, is easier to miss but an interesting relic of the past which has elaborately detailed stonework. It is a stone ionic well cover, with intricate carved details and coat of arms and stood in the gardens of the early timber framed Manor House.



Picture 3.54 The Locally Listed Tudor Well Cover, Old Church Lane

3.57 The lych gate to St John the Evangelist Church is of architectural interest due to its contribution to the streetscene and as it strongly complements the setting of the church behind. Its very decorative carved oak details are of particular note. It is a curtilage Listed Building. The second lych gate, by Cherry Tree Way, which is locally listed is constructed of fairly old timbers, although these are not joined together. Despite not being as old as it might appear, it has a quirky and attractive presence in the street scene. The timbers are possibly salvaged. Its origins are not fully known but are explored within the short history section.



Picture 3.55 Grade II* curtilage listed lych gate to St John the Evangelist Church, Uxbridge Road



Picture 3.56 Lych gate by Cherry Tree Way on Old Church Lane

3.58 The entrance piers to Stanmore Park are an attractive reminder of the scale and grandeur of the house that once stood there and were recently restored following the redevelopment of Stanmore Park. The piers are Georgian as they were built as part of the Drummon Families estate in Stanmore either at the time of construction in 1760s or the improvements in 1780s. They are of limestone with interesting, as they are square with vermiculated rustications and Greek fret frieze, consoles to right and left. These have a blocking course and flat pyramid cap. The north piers are within the Conservation Area on Uxbridge Road, the south piers (which are matching) are on Gordon Avenue, with both sets being grade II listed.



Picture 3.57 Grade II Listed entrance piers to Stanmore Park

3.59 The historic fingerpost sign was introduced in the 1920s and is a heritage asset. Its history is interesting as it was introduced following a review of the traffic signing system in 1921, which recommended that signs displayed the roads classifications for the first time. Thus it was necessary to incorporate the road numbers on directional signs. To this end, fingerposts were standardised with place names in 3-inch high black block capitals on a white background. 'Class I' roads were

indicated by a black 'A' and a number on a white background. This sign post was restored in 2006. The sign and method statement for repair and maintenance is given within the Harrow Heritage Street Furniture Audit (March, 2007).



Picture 3.58 Historic fingerpost sign, Uxbridge Road

3.60 The grade II listed War Memorial of 1920, in the form of a large Celtic cross, with interlace enrichment to the arms of the cross and upper parts of the shaft, provides an attractive landmark within the Conservation Area. It is of grey Cornish granite, roughly hewn to the base and its two-stage base stands on three square steps. It has good rectangular bronze panels to each side of base list the names of the 57 men of Stanmore who sadly did not return from action in the Great War; the front panel reads '1914 - 1918. Remember with thanksgiving the true and faithful men who in these years of war went forth from this place for God and the right, the names of those who returned not again are here inscribed to be honoured for evermore'. It is an imposingly large example of its type, and one possessing considerable group value with the churches behind, and their highly picturesque graveyard.



Picture 3.59 Grade II Listed War Memorial, Rectory Lane



Picture 3.60 One of the three bronze panels on War Memorial, Rectory Lane



Picture 3.61 Names inscribed on another bronze panel on the War Memorial

3.61 The water fountain bowl which is now used as a plant bed was originally located on the pavement just north of the green, north of number 113 Stanmore Hill, as shown below. This provides an interesting link between this Conservation Area and another of Stanmore's Conservation Areas, namely Stanmore Hill Conservation Area. Now it provides a good architectural and historic focal point to complement the setting of the grade II* listed St John the Evangelist Church.



Picture 3.62 The water fountain bowl in its current location where it complements the setting of the St John the Evangelist Church, Old Church Lane



Picture 3.63 The water fountain bowl in its former location on Stanmore Hill in the 19th century

3.2.6 Prevalent and Traditional Building Materials and Detailing

3.62 Dark red handmade bricks and handmade clay tiles are the predominant materials used in this area. There is some exposed timber framing and panels of render. A key factor drawing the area together is the Tudorbethan character of much of the development here. As described in the 'Tudorbethan' development in the section above, this is largely on the Tudorbethan style buildings. A lot of this development dates to the 1930s and is particularly notable as it uses genuinely old

fabric. However, Tudorbethan characteristics sometimes form characteristic elements of the remaining buildings. For example, Orme Lodge features an oriel window, jetty and mock timber framing and the Old Station features stone mullioned windows and a heavy timber door with Gothic arched top and a small trefoil stone window. Examples of these types of Tudor Revival style details, which are important to the Conservation Area, are listed within the box below and some are contained in the photographs below.

Examples of traditional Tudor revival style details which are important to the Conservation Area include:

- 1) Small timber framed windows with square or diamond leaded lights, some using stained glass panels and timber lintels above
- 2) Varied roofscape with sloping tiled roofs and various gable ends and some ornate tall brick chimneys
- 3) Decorative timber carving, particularly as bargeboards
- 4) Clay tile hanging
- 5) Jetties
- 6) Oriel windows
- 7) Stone mullion windows
- 8) Herring bone panels within timber framework
- 9) Heavy, thick timber doors with iron work and Gothic arch above



Picture 3.64 Ornate Tudor revival style chimneys along Old Church Lane



Picture 3.65 Varied roofscape and timber framing and render panels on Church House Cottage, Old Church Lane



Picture 3.66 Stone and timber Tudor revival style details to the windows and door of Church House, Old Church Lane



Picture 3.67 Herring bone patterns infilling mock timber framing panels on the locally listed Gate House Lodge, Old Church Lane

Examples of typical traditional Tudor Revival style details

3.63 In keeping with the traditional character of the area and the small scale of most buildings, most do not exceed two storeys. Where another storey is provided this is due to small dormers within the roofscape as indicated by the following photographs.



Picture 3.68 Small pitched roof dormer on Church House Cottage, Old Church Lane



Picture 3.69 Sloping pitched roof dormer to the Tithe Barn, Old Church Lane

3.64 Another interesting characteristic of the Conservation Area is the use of small plaques, historic and/or decorative details or inscriptions that highlight the names or origins of buildings or monuments. The carved inscriptions to the curtilage listed Lych Gate, Uxbridge Road (see the 'Key Views and Vistas' section) is a key example. Further examples are shown in the photographs below.



Picture 3.70 Inscription and carved detail on Holland Lodge, Uxbridge Road



Picture 3.71 The Church House's name carved onto a lintel above a ground floor window, Old Church Lane



Picture 3.72 Traditional style lamp with name panel on the Tithe Barn, Old Church Lane



Picture 3.73 Bell on the Grade II listed Tithe Barn

3.65 Another important local detail includes the delicately carved stone details on the Churches and within the Churchyard. This usually includes the monuments and associated inscriptions within the Churchyard but also gargoyles on the grade II* listed St. John the Evangelist Church. Examples of these are shown in the series of photographs below.



Picture 3.74 Stone carved tomb within the churchyard



Picture 3.75 Detail of the stone tomb (left) within the churchyard



Picture 3.76 Stone plaque to the grade II Listed monument to Bettie Jellicoe



Picture 3.77 Gargoyle detail to St John the Evangelist Church, Old Church Lane

Delicately carved stone details within the Churchyard

3.2.7 Streetscape

3.66 The floorscape, street furniture and boundary treatments are important to the historic and soft, suburban character of the area and are explored in the following paragraphs.

- **Boundary treatments**

3.67 The map highlighting key boundary treatments within the Conservation Area is given within the 'Green Spaces and Ecology' section. The tall grade II listed 19th century brick wall to Bernays Garden is a key architectural feature of the Conservation Area. Likewise the 6 foot high grade II listed 19th century brick wall fronting the road running north west from the corner of the Tithe Barn

turning along Rectory Lane for approximately 20 yards is similarly important. This is outlined within the 'Architectural Qualities' and 'Street Furniture' sections. The low brick walls to the locally listed Gatehouse are also important as they provide a good setting to this building. They both curve inwards towards the building providing a sense of grandeur to the entranceway. The plaques (one on each wall) have the lettering: 'The Manor House' which signal the Gatehouse's connection with the Manor House beyond.



Picture 3.78 The plaques on the Gatehouse walls showing their connection to to Manor House beyond

3.68 Otherwise, boundary treatments are predominantly comprised of soft landscaping either as hedges, trees or soft planting which draws the area together and adds to the soft suburban character of the Conservation Area.



Picture 3.79 Hedges and shrubs form a number of boundaries within the Conservation Area



Picture 3.80 Good soft landscaping complements the setting of the Tithe Barn, fronting Old Church Lane

- **Floorscape**

3.69 The area has a mix of quite wide pavements and soft grass verges which provides good definition to Old Church Lane. The high importance of soft landscaping to the Conservation Area is explored in the 'Townscape Character' section and the 'Green Spaces and Ecology' section. The interesting cobbled surface in fan patterns in front of the Gatehouse, Old Church Lane is important to the area as it provides an excellent textured and historic setting to this building.



Picture 3.81 Wide pavements and soft grass verges provide good character to Old Church Lane Conservation Area



Picture 3.82 Cobbled surface in front of the Gatehouse, Old Church Lane provides a good setting to this building

- **Street Furniture**

3.70 Many elements of historic street furniture within the Old Church Lane Conservation Area add to the character and interest of the streetscene and help indicate its historical development. Examples are listed within the table below along with reference to their listed status and are also shown on the map below. The location of more historic items is also illustrated on the 'Positive buildings within the Old Church Lane Conservation Area' map within the 'Architectural Qualities' section and their contribution to the Conservation Area is described under the 'Street Furniture' heading within that section. The Harrow Heritage Street Furniture Audit (March, 2007) refers to a number of these elements, again indicating their importance as heritage assets within this Conservation Area.

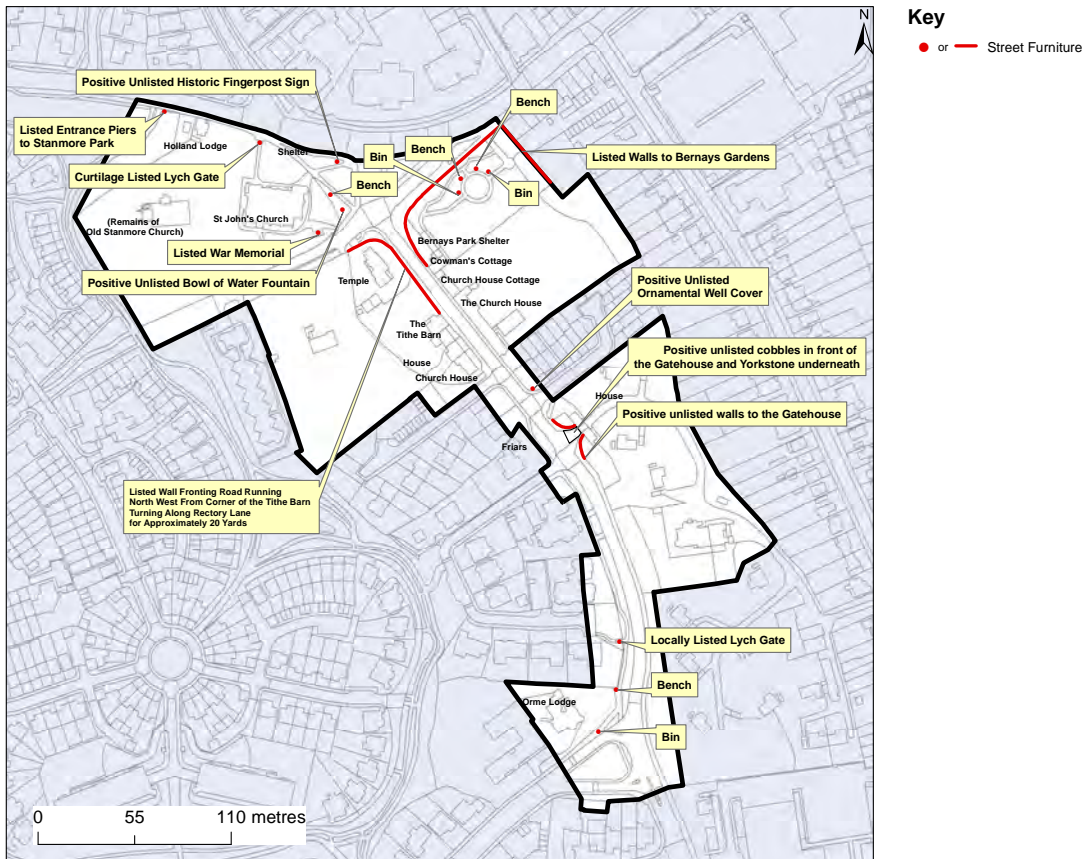
Important items of historic street furniture include the:

- 1) Entrance piers to Stanmore Park, on the Uxbridge Road - grade II listed.
- 2) Lych gate to St. John the Evangelist Church, on the Uxbridge Road - grade II* curtilage listed.
- 3) Fingerpost sign just off Uxbridge Road and Old Church Lane.
- 3) Bowl of water fountain just off Rectory Lane and Old Church Lane. In front of the St. John the Evangelist Church, on the Uxbridge Road - positive unlisted.
- 4) War Memorial just off Rectory Lane - grade II listed.
- 5) Walls to Bernays Gardens - grade II listed.
- 6) Wall from the corner of Tithe Barn Turning along Rectory Lane (20 yards) - grade II listed.
- 7) Ornamental Tudor Well Cover on Old Church lane just north of the Gate House Lodge - positive unlisted building.
- 8) Lych gate north of Orme Lodge on the Uxbridge Road - locally listed.

3.71 Otherwise modern street furniture within the Conservation Area is minimal and includes benches to allow people to stop and enjoy the qualities of the area and bins. These items are highlighted on the map below. Their minimal number means they complement the historic and traditional character of the area. An increase would be likely to create visual clutter and would need to be carefully sited and considered, to minimise any impact on the setting of nearby buildings and greenery.



Picture 3.83 Example of street furniture which adds to the character of Old Church Lane Conservation Area. In this case a bench in front of St. John the Evangelist Church and the historic water fountain bowl behind

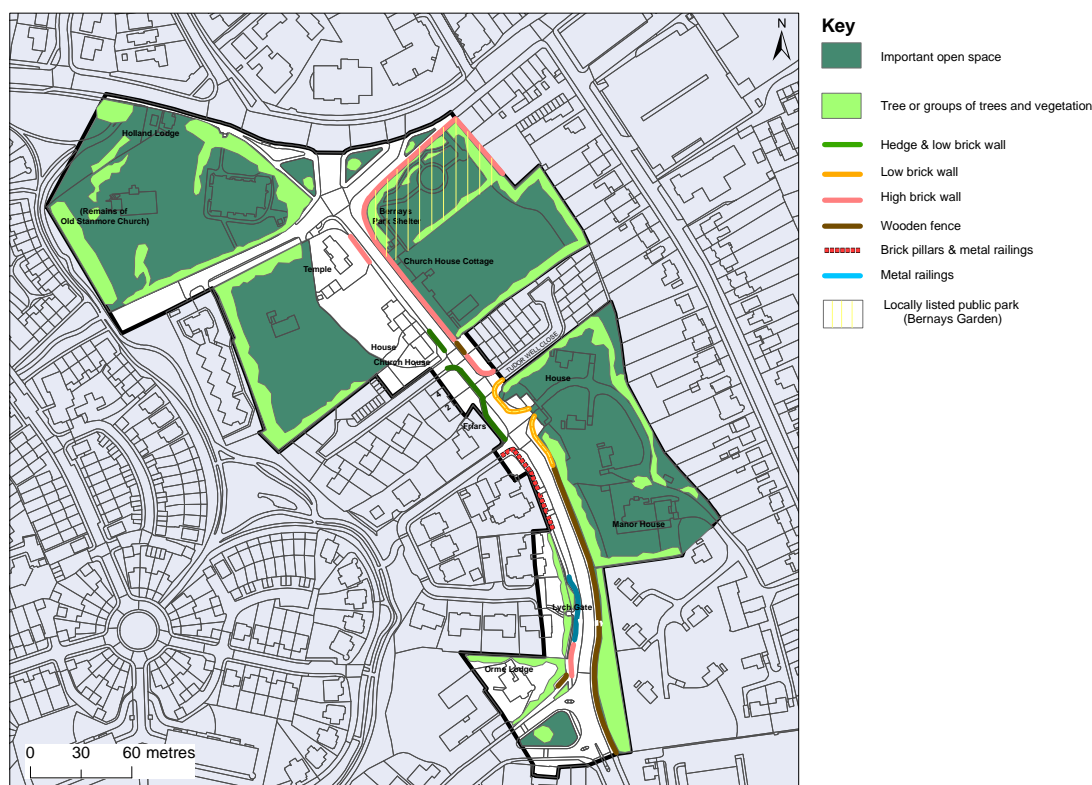


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Picture 3.84 Examples of street furniture within Old Church Lane Conservation Area

3.2.8 Green Spaces and Ecology

3.72 Examples of important greenery and open spaces are shown on the map below. Please note that this map is not exhaustive. Open spaces and garden greenery within the Conservation Area are important since large houses in substantial grounds were part of the early character of the area. These large houses were replaced with smaller buildings spread throughout their grounds, but still retaining considerable open space around them. The open spaces and garden greenery are also important as they provide valuable trees and tree cover.



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Picture 3.85 Important greenery, open spaces and boundary treatments within the Old Church Lane Conservation Area

3.73 Also, much of the open spaces within the Conservation Area are important as they form the remains of the 4.5 acre grounds estate of Samuel Wallrock who created a Tudorbethan estate commencing with the Manor House in 1930s (see the architectural qualities section). He remodelled this house and grounds and built many other houses within his grounds, such as the cow sheds (now Bernays Park Shelter), Cowmans Cottages, and Old Church House, to create an impressive Tudorbethan style development. The grounds was cultivated and intended to be revenue producing. He spent £100,00 on this and the house and at one point had 50 gardeners for it. The gardens created were acclaimed to be the most wonderful gardens in the country. Large trees were brought from Aldenham House and replanted in the grounds. Alpine gardens and caves were built reminiscent of the Cheddar Caves. Wallrock was distinguished in the Royal Horticultural Society. Wallrock was known worldwide for his garden. He won many prizes country wide. Sweets peas was one of the specialities grown and on occasions they were sent to the Royal Family. Some remains of this garden in terms of historic trees are particularly found within the public Bernays Gardens. This is a particularly important as an area of open space as identified by its locally listed status. The local list description reads: 'Bernays Gardens: surrounded by high red brick Grade II listed walls enclosing gardens with large mature trees, grassed areas, areas of York stone pavement and Cow Sheds shelter; a quaint 1930s mock Tudor single storey building comprising several rooms and covered Veranda.'

3.74 Other important open spaces include that around the junction of Old Church Lane and Church Road/Uxbridge Road, including areas of grassland. The junction itself is large but is broken up by areas of soft landscaping and mature trees. This provides a good and well defined entranceway to the Conservation Area.



Picture 3.86 Green relief near the Uxbridge Road and Old Church Lane junction which helps to create a good setting to the Church behind

3.75 The greenery within Bernays Gardens is a key example of public open space and greenery. A similarly important area of open space is that just opposite the Old Station; this provides a good definition to this entranceway to the Conservation Area, and complements the setting of the station behind.



Picture 3.87 Green island provides a good setting to the Old Station, Old Church Lane

3.76 The large churchyards help to create calm and complement the setting of the listed tombstones and Churches within. The hedge and tree screen on the boundaries to The Rectory and Wolstenholme not only act as an important setting to the two churches but also create an attractive green 'tunnel' over Rectory Lane.



Picture 3.88 Greenery provides a good setting to the Church of St John the Evangelist



Picture 3.89 Excellent greenery within the St John the Evangelist Church complements the setting of the monuments here

3.77 Further down Old Church Lane, the streetscape widens out, as there are open front gardens and wide grass verges. These front gardens and grass verges are very important as they soften the street scene and combined with a change in level between the road and the pavement, help to separate pedestrians and houses from the road. They also help to draw the Conservation Area together and provide relief to the setting of the buildings. They include the land adjacent to Rectory Close and the boundary of the Old Church House.



Picture 3.90 Open front gardens to properties help to soften the streetscene and draw the area together, as here in front of 4 Rectory Close



Picture 3.91 View of important greenery along mid section of Old Church Lane



Picture 3.92 Important grass verges along Old Church Lane, here near Kestrel Court

3.78 Beyond the Lodge, the thick mature tree screen surrounding the Manor House Estate is key to the character of this part of the conservation area, providing glimpsed views to the Manor House behind the trees. Opposite, the open space to Cherry Tree Way also has significant trees which helps to soften the street scene.

3.3 Summary of Conservation Area

3.3.1 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) The mix of very old buildings and 1930s development in an "Old-World" style which attempts, successfully, to mimic the historic buildings around it.
- 2) Interesting form and grain of townscape reflecting the historical development of the area.
- 3) The open spaces, soft landscaping and greenery.
- 4) The medium-scale of buildings within the conservation area as properties are of one or two storeys.
- 5) Historic street furniture.

3.3.2 Problems, Pressures and Potential for Enhancement

3.79 Problems and issues are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area, as well as identifying areas where there is opportunity for enhancement. The accompanying 'Management Strategy' addresses any issues raised. In dealing with development proposals within the area, the Council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Street Lamps	Intermittent locations throughout Conservation Area	Old Church Lane is relatively free of clutter in terms of signage/bollards etc. However, the street lamps are very old, not of a homogenous style and do not respect the historic character of the area. Some have now been replaced with a sympathetic design. However, placing is of some concern.
Bushes below attractive mature trees	Junction with Uxbridge Road	These are in poor condition and there is bare earth below the canopies.
Bowl of Water Fountain	Junction with Uxbridge Road, to the front of St. John's Church	This is not well displayed or explained in any way. It also lacks much of its original fittings.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Concrete barriers	The end of Rectory Lane, previously known as Colliers Lane, a public highway. Now a dead end, with access to southwest corner of St. John's Churchyard	This is blocked temporarily with concrete barriers to reduce the dumping of rubbish there, pending the establishment of ownership of the area.
Litter bins	Intermittent throughout Conservation Area	These have been put in with a green colour rather than a more sympathetic black colour.
Lych Gate	Towards the south of Old Church Lane Conservation Area	This has a poor setting and would benefit from repair work.
Limited protection for positive unlisted and locally listed buildings and structures	For example, Gate House Lodge (its walls and paving in front), and the Manor House, Gate House Lodge and Bernays Park shelter.	<p>The majority of the buildings within the conservation area are listed and so any alterations require listed building consent. Non-residential properties or flats require planning permission for alterations that are considered 'material development'.</p> <p>These buildings have a strong architectural presence, form part of key views and are a key part of the historical development of the area.</p> <p>However, at present some features, such as doors, windows and roofing materials of locally listed developments have little protection or could be altered in some ways to their detriment without the requirement for planning permission. In particular, the low walls in front of the locally listed Gate House Lodge, Manor House Estate (and the fanned layout cobbled paving in front) are important as they complement the setting of this building. The walls also help signal the purpose of this building, and so the presence of the Manor House beyond due to the panels on each of them. However, at present there is little protection for this wall or the cobbled paving in front.</p>

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		<p>Also some buildings may be worthy of a higher status which could afford greater protection e.g. the Manor House and Gate House Lodge may be worthy of national listing, and the walls to the Gate House and good floorscape underneath the arch and on the ground in front from York Stone and cobbles are likely to be worthy of adding to the existing local listing of the Gate House.</p>
<p>Important open space, trees and hedges</p>	<p>From Cherry Tree Way (on both sides of the road) south to Orme Lodge</p>	<p>The open spaces, trees and hedges from Cherry Tree Way (on both sides of the road) south to Orme Lodge are key to the character of the area, including views towards them. Front gardens, where plenty of landscaping exists, and which add to the character of the conservation area are not always protected from hard surfacing or alterations to boundary treatments. However, much of it is as it sits in front of flats which do not benefit from permitted development rights for walls or hardsurfacing.</p>
<p>Empty Listed/Locally Listed Buildings</p>	<p>Hollond Lodge, Cowmans Cottage and Bernays Park Shelter</p>	<p>This puts the maintenance of the quality of the buildings at risk. In terms of Cowmans Cottage, this is structurally robust but has been vacant for four years since the last resident left, and is in a poor and deteriorating condition. It is poorly presented and provides limited facilities; it would not meet modern day living demands and expectations.</p> <p>Bernays Park Shelter is unstable and so has temporary propping to the gables to the east elevation. It is vacant and enclosed behind security fencing, which is increasing the threat of vandalism.</p>
<p>Listed wall requiring repair work and locally listed park behind would benefit from better access</p>	<p>Listed wall facing Old Church Lane and Church Road and locally listed park behind</p>	<p>This wall would benefit from repair work. The locally listed Bernays Gardens behind only has one entrance and exit. Better access would encourage greater public use of the park by providing a better sense of safety.</p>
<p>The revised General Permitted Development Order (2008)</p>	<p>To those residential buildings that make a positive contribution to</p>	<p>The revised General Permitted Development Order (2008) means in occasional instances certain types of development can occur without planning permission which could detract from the traditional character and architectural qualities of the area. For example: in some</p>

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
	the character of the Conservation Area	instances porches and outbuildings can be installed without Planning Permission. Also, micro-generation development can sometimes occur without planning permission, even in a Conservation Area. These could potentially be very visually obtrusive and detract from the uniformly high architectural quality.
Pressure for extensions/alterations	Intermittent throughout	The popularity of this area means that this pressure exists. It is important that any development preserves the special character of this Conservation Area.

3.3.3 Public Consultation

3.80 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; 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.

3.4 Conservation Area Management Strategy

3.4.1 Purpose of the Strategy

3.81 Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as 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 to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.

3.82 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.

3.4.2 Management Proposals

3.83 Pressures, issues and opportunity for enhancement are outlined in the linked Conservation Area Appraisal and are addressed in the following table.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Street Lamps	Intermittent locations throughout Conservation Area	Their gradual replacement with more sympathetic designs would be welcomed. Investigate their placing.
Bushes below attractive mature trees	Junction with Uxbridge Road	Encourage Highways Department to increase low growing shrubs on the junction with Uxbridge Road.
Bowl of the Water Fountain	Junction with Uxbridge Road, to the front of St. John's Church	Restore original fittings. Encourage Harrow Heritage Trust to erect an explanatory plaque. Possibly relocate nearer its original location. Future planning gain funds could be allocated towards restoration.
Concrete barriers	The end of Rectory Lane, previously known as Colliers Lane, a public highway. Now a dead end, with access to southwest corner of St. John's Churchyard	Propose the removal of these barriers once ownership of the land is established by issuing a Section 215 notice. Planning gain money from Stanmore Park is intended to improve the end of Rectory Lane
Litter bins	Intermittent locations throughout the Conservation Area	Consider replacement with the more sympathetic black colour
Lych Gate	Towards the south of Old Church Lane Conservation Area	Establish owner and work with them to reach a solution.
Unsafe park shelter, graffiti and broken fences, paving	Bernays Gardens Park Shelter	Find new use for building. Allocate future planning gain funds from developments towards restoring Bernays Park Shelter. Seek lottery funding and Council investment. Seek ways of preventing further disrepair for example removing muck from its roof, which is in danger of damaging the roof structure.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Limited protection for positive unlisted and locally listed developments	For example, Gate House Lodge (its walls and paving in front), and the Manor House, Gate House Lodge and Bernays Park shelter.	<p>An Article 4(2) Direction is proposed to require planning permission to prevent loss of important architectural features to Gate House Lodge, Old Church Lane ie:</p> <p>1) to require planning permission to alter the wall in front.</p> <p>2) to require planning permission the provision of hardsurfacing within the curtilage of this dwelling house.</p> <p>Consider proposing buildings for local or national listing.</p> <p>Consider proposing as listed buildings following careful survey and review.</p>
Important open space, trees and hedges	From Cherry Tree Way (on both sides of the road) south to Orme Lodge	<p>Encourage introduction of tree protection orders on important trees/groups of trees.</p> <p>An Article 4(2) direction is proposed to require planning permission where it fronts a highway, waterway or open space for 7 Cherry Tree Way, Friars Mead, Cherry Tree Way, and 1 Tudor Well Close for:</p> <p>1) The erection, construction maintenance of a gate, fence, wall or other means of enclosure. 2) The provision within the curtilage of a dwelling house of a hardsurface.</p> <p>And for 1-4 Rectory Close for:</p> <p>1) The erection, construction maintenance of a gate, fence, wall or other means of enclosure.</p>
Empty Listed/Locally Listed Buildings	Hollond Lodge, Cowmans Cottage and Bernays Park Shelter	Consider options for use of the buildings and engage with owners.

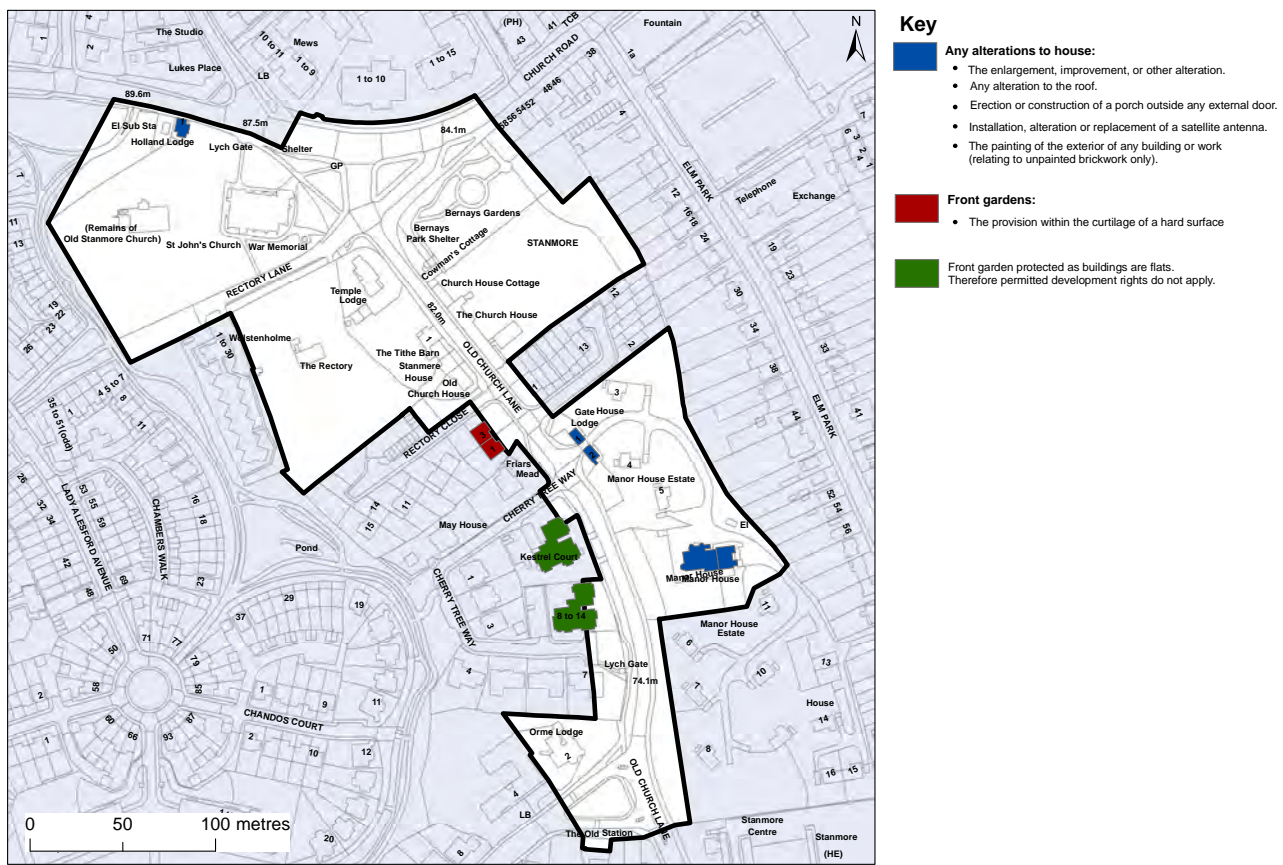
Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Listed wall requiring repair work and locally listed park behind would benefit from better access	Listed wall facing Old Church Lane and Church Road and locally listed park behind	A Listed Building Consent application has been submitted to the Council proposing repair work and an additional park access. Consider options for implementing these works.
The revised General Permitted Development Order (2008)	To those residential buildings that make a positive contribution to the character of the Conservation Area	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. They should 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 .
Some pressure for extensions/alterations	Intermittent throughout	Any development would need to preserve the character of this Conservation Area. The information within this document provides good guidance for this. Also, Planning Policy Statement 5 Planning Practice Guide available at: http://www.communities.gov.uk/publications/planningandbuilding/pps5 provides guidance on extensions, alterations and repair within Conservation Area. This guidance is also important to consider.

3.84 In addition, a further enhancement proposal is to ensure any new development complements existing urban grain and settlement pattern.

3.4.3 Reviewing the Conservation Area's Boundaries

3.85 The surrounding area has been surveyed and it is not considered appropriate to extend the conservation area boundary at this stage. Importantly though the northern parts of the Old Church Lane Conservation Area immediately adjoin the Stanmore Hill Conservation Area, and contribute to its setting. Also, given the recent surveying of the Conservation Area contained within this Conservation Area Appraisal it is not considered otherwise necessary to amend the Conservation Area boundary. The special character of the area which led to its original designation still stands.

3.4.4 Article 4 Directions



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Picture 3.93 Article 4 Directions within the Old Church Lane Conservation Area

3.86 Article 4(2) Directions already apply to certain buildings within this Conservation Area and in a number of other Conservation Areas. They exist to manage aspects of development that could potentially damage the area's special character. They mean that residential properties require Planning Permission for some aspects of development normally classed as 'permitted development', and so, do not require planning permission. 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, even when relatively minor, can detract from the character of the area.

3.87 As discussed in this document the special character of this Conservation Area derives from their use of decorative and historic architectural detailing and historic fabric. Also, it derives from the areas of open space and soft landscaping, including boundary treatments. Therefore, the existing Article 4 Directions relate to such matters where they have been introduced.

3.88 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. The Article 4(2) Directions relate to those matters from which this Conservation Area derives its special interest. The Article 4 Directions that are summarised in the box below.

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

Gate House Lodge:

- 1) The erection, construction maintenance of a gate, fence, wall or other means of enclosure.
- 2) The provision within the curtilage of a dwelling house of a hardsurface.

-

7 Cherry Tree Way, Friars Mead, Cherry Tree Way, and 1 Tudor Well Close

- 1) The erection, construction maintenance of a gate, fence, wall or other means of enclosure.
- 2) The provision within the curtilage of a dwelling house of a hardsurface.

1-4 Rectory Close

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

3.4.5 Support

3.89 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.

3.90 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.

3.4.6 Guidance

3.91 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).

3.92 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 Old Church Lane'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. Aluminium and UPVC replacement units will not normally be considered appropriate.
- 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 (particularly its walls) which are a characteristic of Old Church Lane 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 Old Church Lane'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 Old Church Lane'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 Old Church Lane'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 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.