

29. Pinner Road Conservation Area Appraisal and Management Strategy	2
29.1 Introduction to the Conservation Area	2
29.1.1 Introduction	2
29.1.2 Planning Policy Context	2
29.1.3 Summary of Special Interest	4
29.1.4 Short History	5
29.1.5 Archaeology and Geology	9
29.2 The Character of the Conservation Area Today	9
29.2.1 Density of Development, Topography, Plan Form and Land Use	9
29.2.2 Townscape Character	10
29.2.3 Key Views and Vistas	11
29.2.4 Architectural Qualities	13
29.2.5 Prevalent and Traditional Building Materials and Detailing	19
29.2.6 Streetscape	20
29.2.7 Green Spaces and Ecology	23
29.3 Summary of Pinner Road Conservation Area	25
29.3.1 Summary and Main Assets	25
29.3.2 Problems, Pressures and Potential for Enhancement	25
29.3.3 Public Consultation	27
29.4 Pinner Road Conservation Area Management Strategy	27
29.4.1 Purpose of the Strategy	27
29.4.2 Management Proposals	28
29.4.3 Revising the Conservation Area Boundary	29
29.4.4 Support	31
29.4.5 Guidance	32

Appendix 29 Pinner Road Conservation Area Appraisal and Management Strategy

29.1 Introduction to the Conservation Area

29.1.1 Introduction

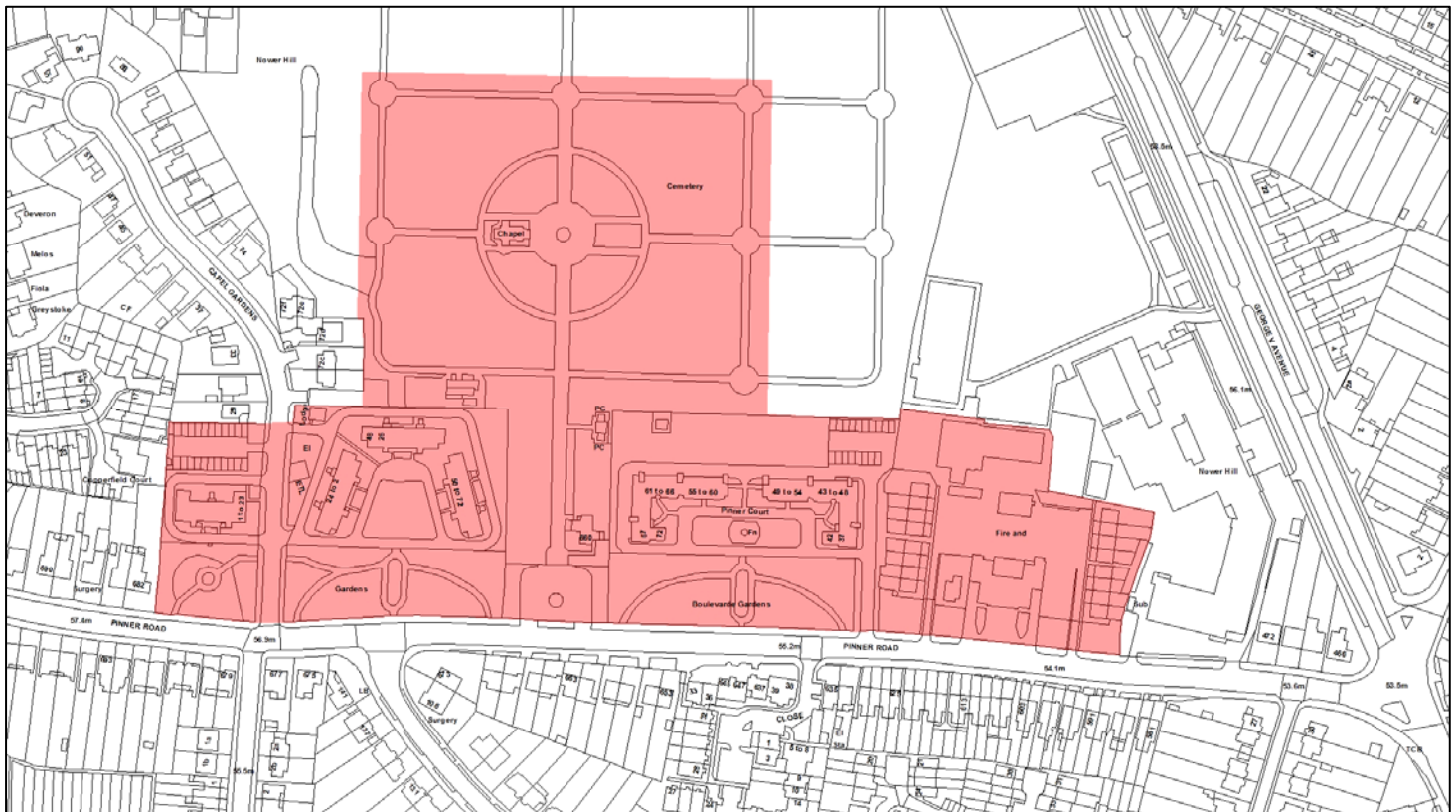
29.1 Pinner Road Conservation Area is situated in the west of the borough, within the Headstone North ward. Its southern boundary lies on Pinner Road. The Pinner cemetery and Pinner fire station form the northern and eastern boundaries of the conservation area respectively. The Capel Gardens road splits the Capel Gardens block of flats into two parts in the west part of the conservation area. The area is characterised by 1930s distinctive suburban Metroland development including three-storey blocks of flats and buildings, complemented by formally landscaped soft green spaces.

The Conservation Area comprises the following roads and buildings:

- Pinner Road (in part): Capel Gardens (flats), Pinner New Cemetery Chapel, lodge (660), toilet block and entrance gates and pillars, Pinner Court (flats) and Pinner Fire Station, its rear tower, repair workshops and terraced cottages.
- Capel Gardens (in part): Capel Gardens Lodge

29.1.2 Planning Policy Context

29.2 The Pinner Road Conservation Area was first designated on 19th March 2015. The boundary is drawn with regard to protecting the historic layout and buildings of the area and their formal and open, landscaped green setting.



Picture 29.1 Pinner Road Conservation Area Boundary © Crown Copyright. All rights reserved, 2015

29.3 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to, from time to time, determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as Conservation Areas. Local authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the residents and the public in the formulation of those guidance and proposals.

29.4 The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal encompasses a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.

29.5 This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document (SPD) and is set within the broader context of conservation area policy guidance for Harrow contained within the London Plan and the Council's adopted Local Plan. The Council's Local Plan sets six criteria

for designation of a conservation area, with an area needing to meet at least two of these criteria. These criteria are listed below with respect to Pinner Road Conservation Area. It is important to note that the omission of a particular building, feature or open space from the appraisal should not be taken to imply that such building, feature or open space is of no interest.

29.1.3 Summary of Special Interest

29.6 Pinner Road CA's special interest comprises its largely unaltered, good condition and high quality, early 20th century architecture of cohesive and uniform character and historic and social merit. Along with its strikingly planned geometric layout and landscaping, the area is quite distinct from typical surrounding suburban development. These qualities give special architectural, historic and social merit to the area.

29.7 There is a high degree of architectural and historic merit. All its buildings are listed or locally listed with the exception of the firemen's cottages, toilet block and the Lodge, Capel Gardens. All its buildings are post 1920 and innovative in planning or architectural detail given their geometrically planned layout, their ornamental boulevard gardens and green open spaces giving a high quality to its landscaping. Architectural centrepieces include Capel Gardens and Pinner Court (1935-6) which are two remarkable and exceptionally fine and complete examples of suburban Metroland, inter-war Modernist/Art Deco apartment building design. They have striking and unifying features including strong lines, Crittall-style windows, and Art Deco style lampstands and fountain.

29.8 The area has good historic and social merit. The cemetery and its buildings provide a good example of one of a number of cemeteries built to serve the new suburbs between the two World Wars. The fire station, training tower and cottages are the only known example of an inter-war fire station complex in Harrow, its Art Deco style and symmetrical layout with its ancillary cottages, complementing that of the flats. The flats' Art Deco design echoes that of the grade II listed Elm Park Court in Pinner and is of social interest given its colonial or hacienda style of the mid-1930s intended for the middle-classes aping a Hollywood lifestyle.

29.9 There is a distinct physical identity and cohesiveness to the area given its high quality, well cared for and largely unaltered architecture and as each part of the conservation area was built as a unified group (first the cemetery, second the flats, and third the fire station and associated buildings) to relate to each other as well as itself.

29.1.4 Short History

29.10 The Greater London Sites and Monuments Record indicates that, prior to the medieval period, the area around Pinner was sparsely populated.

- Early History and Medieval Period

29.11 Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was farmed throughout the medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. Pinner was granted its own weekly market in 1336, and grew throughout the medieval period, with the parish church being re-built in the 14th century.

29.12 Recorded as Pinnora as early as 1231, the area takes its name from the river Pinn, which flows through the village. The area was in the county of Middlesex until 1965, when it was absorbed into Greater London under the London Government Act 1963.

The oldest parts of the village that remain are predominantly clustered around the church, which is dedicated to John the Baptist and dates from the 14th century. East End Farm Cottage, situated nearby, is the earliest surviving dwelling house which dates from the late-15th century. The modest medieval village that grew up around the church remained little changed and this core represents a particularly good survival of a medieval village layout. In later centuries Pinner's location became attractive to those wishing to have the best of both town and country, and it grew popular as a destination for the 'leisure class' and the landed gentry.

The growth that followed the arrival of the railways in the 19th century (the North Eastern Railway Station at Hatch End in 1842, and the Metropolitan Railway Station behind the High Street in 1885) gradually changed Pinner from a rural village into a London suburb. The majority of the historic houses in Pinner were built by the Ellement family who were the local company of builders and joiners, with a road in Pinner still named after them.

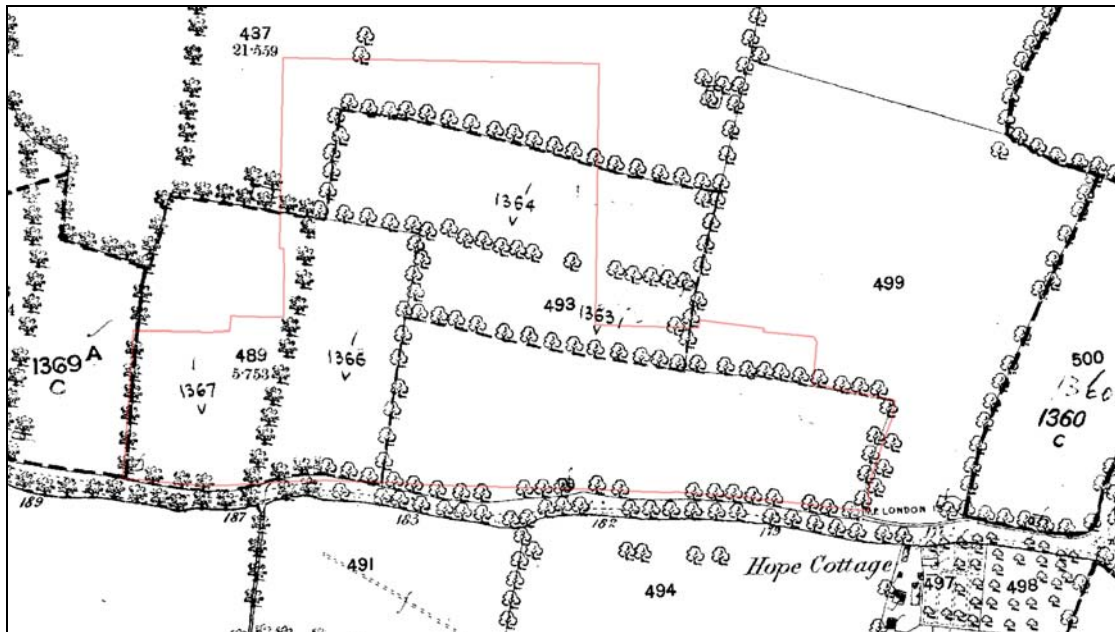
- 1930s development of Pinner as 'Metroland'

29.13 Along with a number of other outlying villages lying to the north west of the capital, the extension of the Metropolitan railway line into Middlesex at the turn of the twentieth century altered the character of Pinner, by encouraging a significant amount of new development to spring up around the medieval core of the village. 'Metroland' is a term which relates to the approach to planning and architectural style characteristic of the spacious residential developments of the 1920s and 1930s in those areas made accessible by the extended Metropolitan Line. One of the earliest housing developments by the Metropolitan Railway Company, built on land acquired next to their railway line, was Cecil Park – this development, along with a similar one at Wembley Park, set a template for the wider development of Metroland housing right up to the absorption of the Metropolitan Railway Company into the London Underground network in 1933.

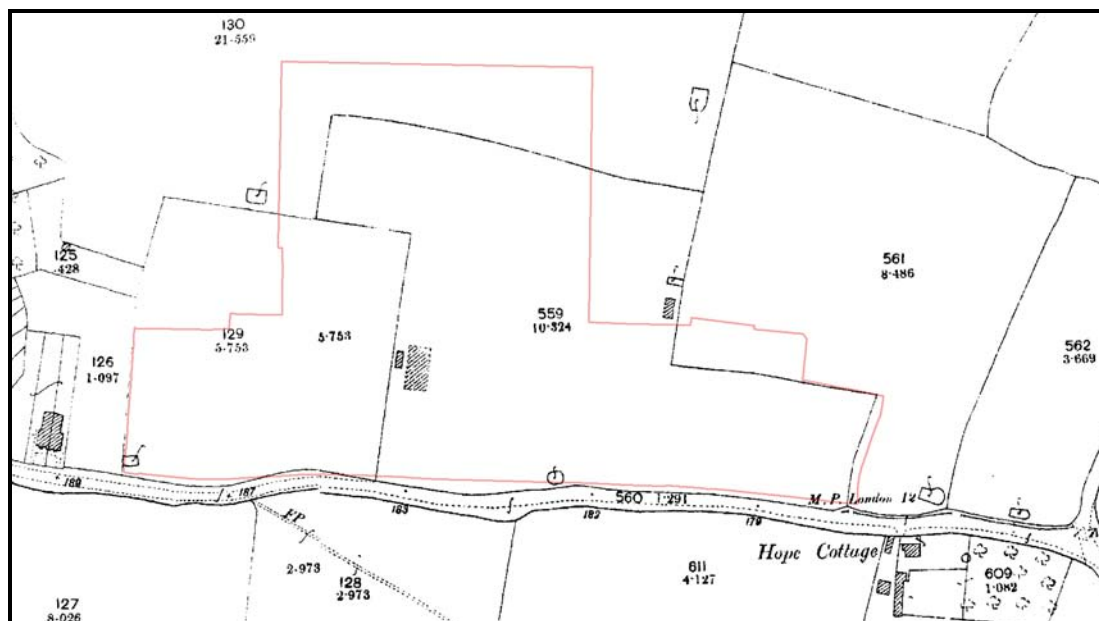
29.14 Metroland development was not confined to those areas immediately adjacent to the railway stations and the village expanded rapidly between 1923 and 1939 when a series of garden estates – encouraged by the Metropolitan Railway Company – grew around its historic core. It was largely from this time onwards that the area (including Pinner Road) assumed much of its present-day suburban character. The area is now continuous with neighbouring suburban districts including Rayners Lane and Eastcote. The development of entirely new district centres, as at Rayners Lane, as well as the garden estates of Pinner Hill and Pinnerwood Park and Pinner Road date from this period of expansion.

29.15 The cemetery and its buildings and entrance gates were built first in 1933, and Capel Gardens and Pinner Court were next, being built in 1935-7. They were both designed by local architect H.J. Mark and built by the Courtenay Property Company

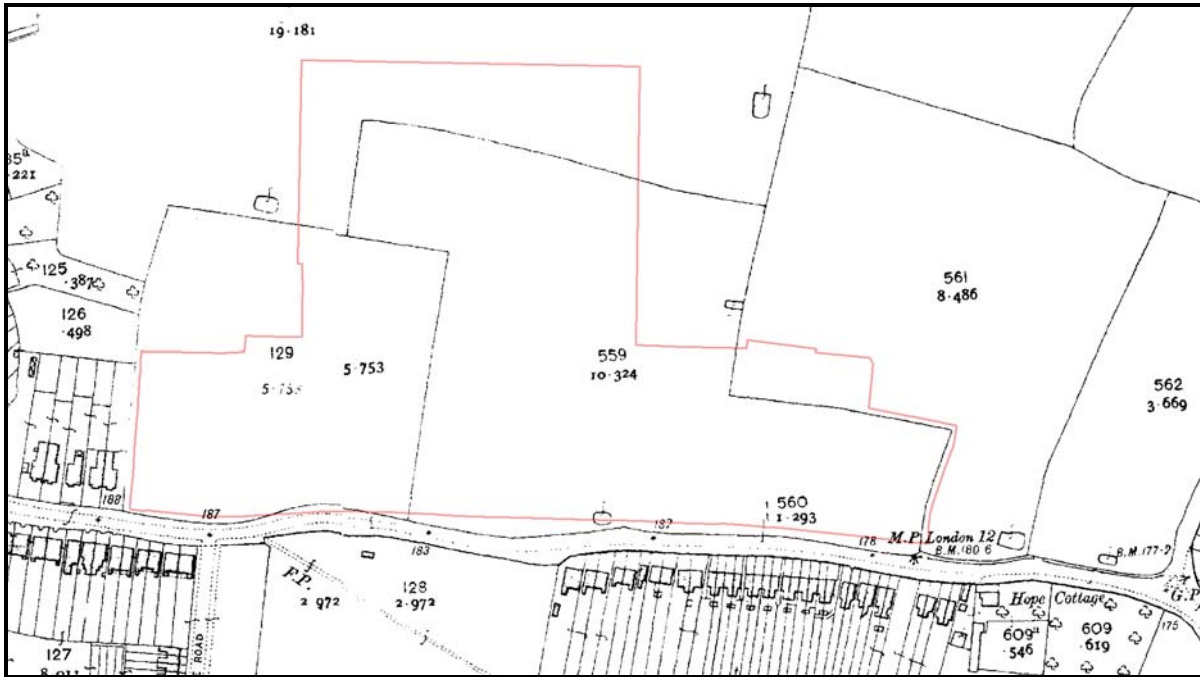
Limited. Their architect worked locally and designed much of nearby Eastcote town centre and some buildings along Rayners Lane. There are number of blocks in the Pinner area that were designed in the 1930s and these are thus part of a wider typology in the area, albeit these have particularly striking Modernist design. Pinner Fire Station, training tower and cottages followed in the conservation area in 1937. The Lodge to Capel Gardens was built in 1938 as a Porter's lodge and the lodge to the cemetery was rebuilt in the 1940s following bomb damage.



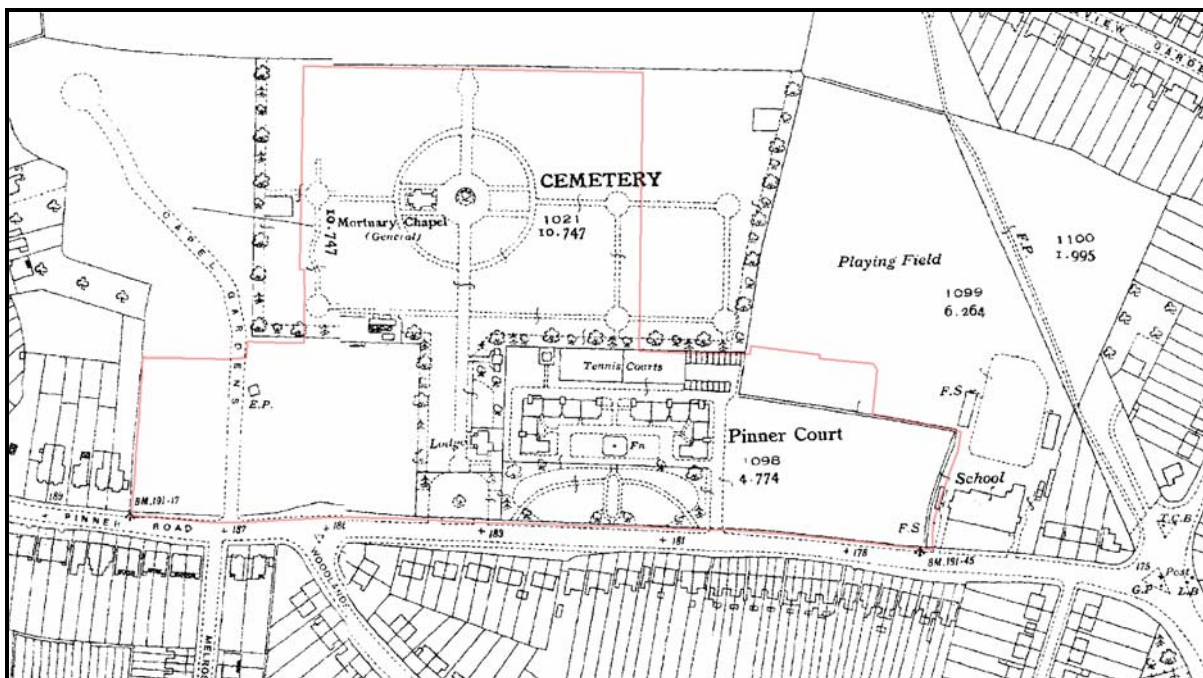
Picture 29.2 Map of 1864-94



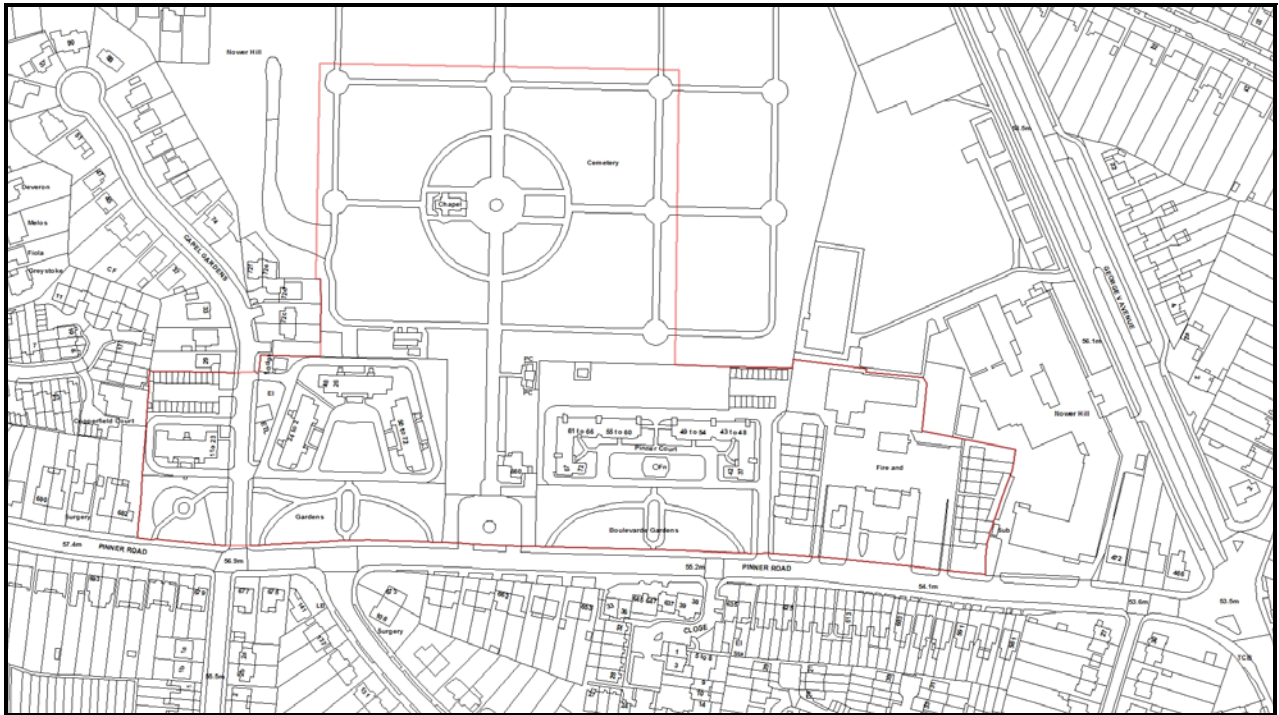
Picture 29.3 Map of 1896



Picture 29.4 Map of 1913-14



Picture 29.5 Map of 1932-41



Picture 29.6 Map of 2015

29.1.5 Archaeology and Geology

29.16 Archaeology and geology for this conservation area is considered in the overarching document entitled, Pinner Conservation Areas Supplementary Document, in consultation with Historic England.

29.2 The Character of the Conservation Area Today

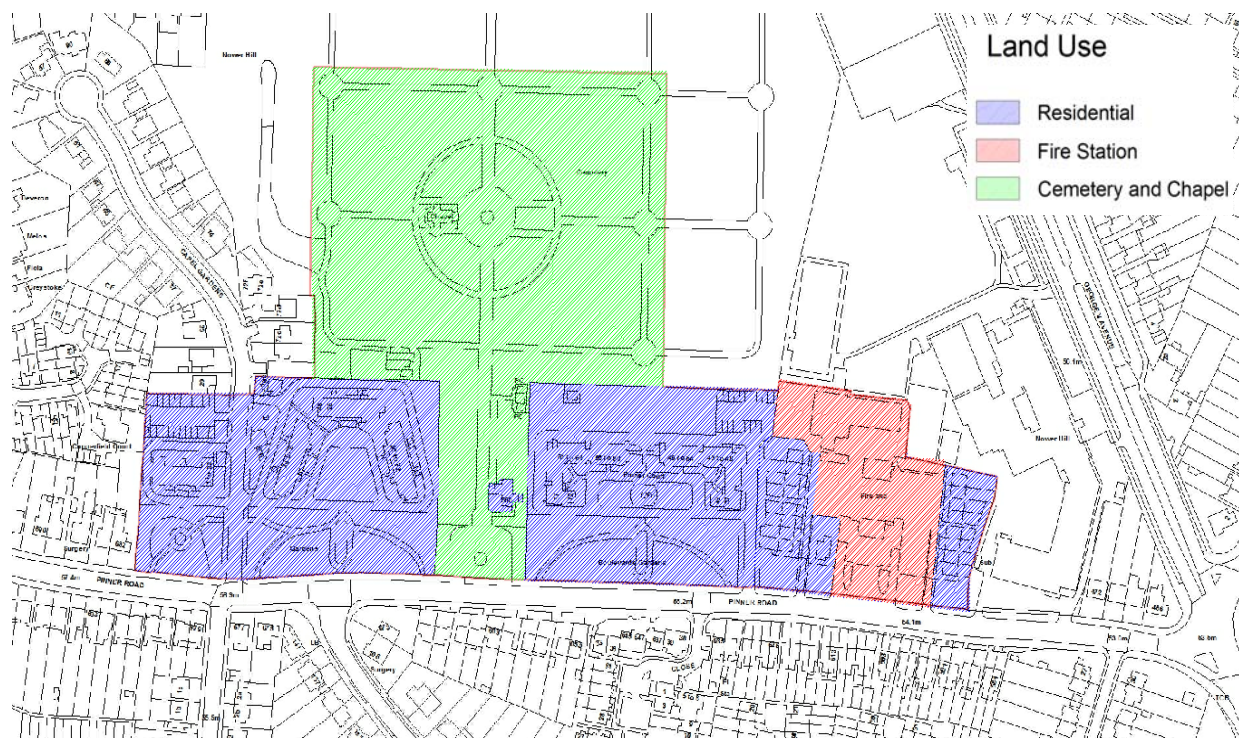
29.2.1 Density of Development, Topography, Plan Form and Land Use

29.17 There is low to mid density of development to the area and its surroundings. The topography is flat and gently sloping up to the chapel in the cemetery which provides views across the conservation area and surrounding area.

29.18 The original site layout and landscaping to this area is of high quality and distinguishes the area as special. Its plan form is geometrically laid out with many elements of symmetry. The flats and fire station facing Pinner Road incorporate a large set back behind generous ornamental boulevard gardens or grass verges, creating attractive open spaces in contrast to most streets in the surrounding

suburban Metroland. Likewise the Pinner new cemetery layout incorporates high quality green spaces, with an excellent and mature central avenue of trees running north to south. The three parts of the conservation area were built as unified groups (first the cemetery, second the flats, and third the fire station and associated buildings) whose layout was carefully planned to relate to each other.

29.19 The area comprises distinct areas of land use, namely residential (the flats), religious (cemetery and chapel) and the firestation. Land use within these distinct areas are homogenous and reflect their original use.



29.2.3 Townscape Character

29.20 The overwhelming townscape character is one of cohesive, suburban inter-war Art-Deco/Metroland development. This sense of uniformity is created partly by the strong similarities in architectural composition, layout and soft landscaped setting and the historic architectural associations between the buildings within the conservation area.

29.21 The strikingly high quality, largely unaltered and cutting edge 1930s Art Deco and Modernist designs, as well as dry neo-Tudor inspired development, provides the

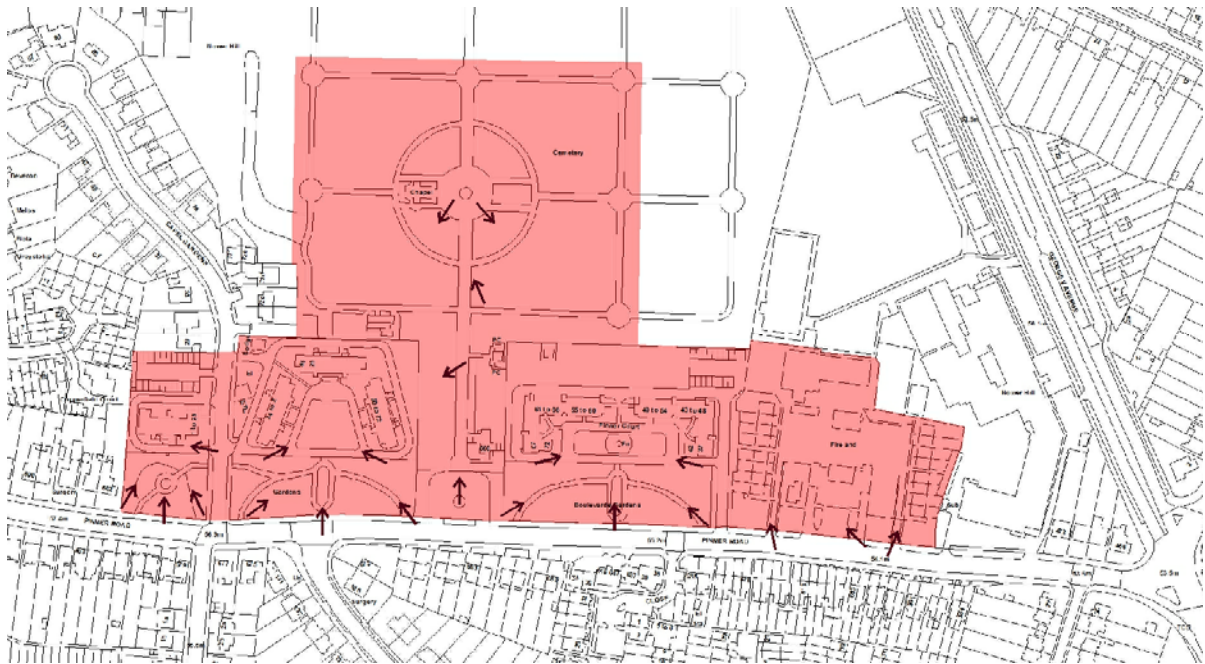
overwhelming character to the area. This is covered in depth by the 'Architectural Qualities' section.

29.22 Particularly strong townscape value is provided by the landmark blocks of Art Deco/Modernist flats and the firestation and associated training tower structure facing Pinner Road. These are the most obvious and publically visible buildings. Their landmark qualities are complemented by the wide grass verges/boulevard gardens and green boundary treatments which set the buildings back from the main road. This helps provide presence to the buildings.

29.23 There is a noisier and busier character along Pinner Road, but there is a sense of transition as you move north from here towards the private boulevard gardens directly in front of the flats and within the cemetery itself. Within these spaces there is a good more private, sheltered and tranquil character.

29.2.3 Key Views and Vistas

29.24 The medium densities of development, plentiful greenery and high quality and largely unaltered of suburban, inter-war Metroland 20th century architecture provides the source of many key views. For example, the fire station provides the source for a distinctive view in to the conservation area, as does the grouping of Art-Deco/Modernist style flats. Similarly, the dry Tudor design of the locally listed Chapel set within open greenery provides good views from all around it in the cemetery making it a focal point. The slight rising slope to the land as you approach the Chapel from Pinner Road and excellent avenue of trees provides a good source of channelled views along the avenue. It also allows for glimpsed views towards the rear and sides of the blocks of flats and views through to the good open and green landscaping of the cemetery. The boulevard gardens to the front of Pinner Court and Capel Gardens flats provides a key view complementing the setting of the flats and is a pleasant contrast to the houses on the southern side of Pinner Road. There are good shorter closed views within these gardens. The decorative ironwork of the entrance gate to the cemetery forms another attractive view.



Picture 29.10 View to Capel Gardens



Picture 29.11 Shorter view to Capel Gardens



Picture 29.10 Greenery



Picture 29.11 View to Capel Gardens



Picture 29.12 View to flats and cemetery from the Capel



Picture 29.13 Shorter view to Pinner Court

29.2.4 Architectural Qualities

29.25 All buildings are early twentieth century suburban Metroland development, mostly innovative in planning or architectural detail and unaltered. The innovative designs include the Art Deco/Modernist flats of Capel Gardens Lodge and Pinner Fire Station.

- Flats, Pinner Court Lights, Fountain and Capel Gardens' Lodge

29.26 The Capel Gardens and Pinner Court (1935-7) blocks of flats are two remarkable and exceptionally fine and complete examples of suburban inter-war Modernist/Arc Deco style apartment building design, featuring striking and unifying Art Deco features including strong lines and steel Crittall windows. The general lack of significant external alterations to the buildings, and their common design features, creates a strong sense of uniformity and cohesion to the group.

29.27 Capel Gardens and Pinner Court lie to the west and east respectively of the driveway from Pinner Road to Pinner Cemetery. Together the buildings form six three storey blocks of flats arranged singularly, in a symmetrical L-shaped pair (Pinner Court), and, for Capel Gardens, a symmetrical group of three and a single block, all facing Pinner Road. The two developments are set well back from Pinner Road (by about 35 metres) and between the blocks and the road are attractive ornamental Boulevard Gardens with a variety of planting.

29.28 From Pinner town centre, Capel Gardens is first on Pinner Road. It comprises a single block of three storey flats (1 to 24) to the west of the Capel Gardens road leading off Pinner Road in front of Boulevardde Gardens, and a further three blocks three storey flats (25-72) positioned around a U-shaped drive enclosing a smaller ornamental garden. Pinner Court comprises two L-shaped blocks of flats to the east of Capel Gardens. The area sandwiched between the two L-shapes has a smaller ornamental garden and central Art Deco/Modernist style fountain. Art Deco/Modernist style lamp standards stand with the grounds of both Capel Gardens and Pinner Court.

29.29 Both developments are very similar in their Art Deco/Modernist style and plan form, with Pinner Court being nationally listed since 8th March 1995 and Capel Gardens being locally listed.

29.30 Each building for Pinner Court and Capel Gardens is brick-built with uniform white render finish and bell-cast green glazed pantile hipped roofs with oversailing sprocketed eaves. There are hipped roofs to ground floor porches and rear stairwells in the same style. There are heavy tall white rendered chimneys and projecting bays, inset, recessed and curved corner balconies. There are raised geometrical render banding details. There are good exposed brickwork columns to some entrance porches.

29.31 All have a combination of two and three bedroom apartments. The main living room in each apartment has a large window terminating in a curved bay corner windows. The windows and doors are a key visual feature to the flats that helps to unify the blocks. All windows and doors to balconies are steel framed, Crittal style single glazed windows painted verdigris green, similar to the roof tiles. These have simple geometric glazing patterns, with strongly horizontal panes. Their significance is covered further under the next section heading: 'Prevalent and traditional local materials and features'.

29.33 Above ground floor level the buildings have balconies. Those on Capel Gardens are open, projecting from the façade of the building. The balconies at Pinner Court are recessed into the main body of the building and enclosed by rounded-arch openings. All the balconies have decorative cast-iron railings with

strong geometric shaped patterns and Art Deco motifs matching the block. They are painted the same verdigris green colour as the windows.

29.34 Each building features a pan-tiled, hipped roof with bell-cast green coloured tiles, with a deep eaves overhang. Tall, white painted chimney stacks pierce each roof at regular intervals. At ground floor level are projecting entrance doorways each with a hipped roof and brick pilasters. All blocks have raised horizontal geometrical render banding detail which helps unify the group.

29.35 As a reflection of society at the time, Pinner Court has three front entrances under bell-cast porches each serving six flats, and four servants' entrances in projecting two-storey loggias at the rear. There is a similar distinction in entrances to Capel Gardens.

29.36 The central fountain to Pinner Court is curtilage listed grade II and an excellent example of a 1930s water feature that contributes highly to the overall setting of the grade II listed flats and the character of this part of the conservation area within the boulevard gardens. It is an eight sided raised pool with central fountain, located centrally between the two L-shaped buildings to the east of Capel Gardens and forms a focal point of views. It was repaired and sympathetically altered with Listed Building Consent to include lighting and raise the base of the level of the water in 2015. The pool comprises brick masonry construction with cement based render lining and concrete setts cladding the external perimeter.

29.37 The lamp standards at Pinner Court either side of the fountain are also architecturally significant. They were nationally listed grade II in their own right on the same day as the blocks of flats - for their group value alongside Pinner Court itself. These are the pair of lamp standards, situated in the re-entrant angles of the L-shaped blocks of Pinner Court. They have painted brick piers, square in section with stepped tops, supporting metal lanterns.

29.38 Together, both Capel Gardens and Pinner Court with its fountain and lamps, are a fine example of a suburban 'Metro-land' inter-war Modernist development and form an exceptional example of modernist design. They remain remarkably unaltered externally and many of the apartments still maintain period features inside, including

quality internal joinery to common stairwells and entrance halls. Many flats retain fireplaces, cornices and other period details.

29.39 The flats' Art Deco design echoes that of the grade II listed Elm Park Court in Pinner given its colonial or hacienda style of the mid-1930s. This style has social interest since it was deemed appropriate for private flats intended for a middle-class community aping a Hollywood lifestyle. The flats' architecture again has historic and social merit. In the 1920s and 1930s, flats were still something of an exclusive form of housing. Low-rise blocks had been built with plain types for the working classes in a number of cities and more typically surrounded by gardens in the better-off areas. In the inter-war years these private apartments became a popular option for cosmopolitan and business types especially in London and also in the seaside resorts.

29.40 The Lodge to Capel Gardens (built 1938) on the Capel Gardens side road leading off Pinner Road is of group architectural interest, given its connection to the Capel Gardens flats. Its similar design, with Modernist inspired features, unlike other houses along Capel Gardens, indicate that it was built at a similar time to the flats in order to relate to them. This is evident given, the same smooth render finish, the clean, straight lines of the house and the raised geometrical render banding detail that matches the flats. The Lodge does not hold all the same features as the locally listed flats, such as the roof flex of the flats, and it has been altered since construction meaning its original green pantiles and Crittall windows have been replaced with tiles that do not match. Its siting and name though also still show that it was built in relation to the Capel Gardens' site as the Lodge to the Capel Gardens flats. The lodge has social historical merit as it was built as a Porter's lodge to the flats. This again indicates its cohesion with the flats as it is part of their historical development, being built for a functionally related purpose.

- Pinner Fire Station, Training Tower and Cottages

29.41 Pinner Fire Station, its rear tower, repair workshops and firemen's cottages were built in a symmetrical plan form and (for the tower and firestation) in an Art Deco/Modernist style in 1937. They were built as one occupational group to relate to

one another and to complement the Art Deco architectural design and layout of the flats.

29.42 The Fire Station, training tower and cottages have important historic and social merit as the only known example of an inter-war fire station complex in Harrow. New fire stations were instigated nationwide during this period on main roads following the introduction of motorized fire engines in 1905.

29.43 The Fire Station is characterised by its monumental style entrance and red brick structure, covered with a hipped roof and plain chimneys. It has attractive Old English Flemish bond brickwork with dressings and furnishings in Monks Park stone (originally with steel casement windows now timber casements). The roof is tiled in Old English clay tiles. It is symmetrical and features original casement windows and two short chimney stacks either end framing the frontage. It has three entrance doors for the fire engines which are centrally paced and half glazed with stone surround inscribed HARROW FIRE STATION and 1937 above that.

29.44 Its layout and design is historically interesting for indicating the original and ongoing use. It is constructed in three bays (west: administration; east: entrance, hall and stair; centre: engine house). There is a basement heating plant room and firemen's duty/recreation quarters at first floor level. Two wing building set back from the front elevation housed the ambulance and car garaging.

29.45 The tower and repair workshops are centred to the rear of the drill yard. The tower has a strikingly Art Deco/Modernist style that links it in with the firestation and flats. It has clean lines, geometrical character and smooth render finish.

29.46 Surrounding cottages were laid out to relate to the Fire Station and flats, being laid in rows of terraces either side and a single larger house immediately between the western terrace and to the west of the firestation. There is excellent uniformity and cohesiveness to the groups of cottages as, like the firestation, they all use Old English Flemish bond and, like Capel Gardens and Pinner Court, they all (apart from 18) have projecting crenelated brickwork columns either side of their entrance porches. The roofscape similarly unifies the group being of uniformly pitched roof with hipped ends. The interspacing of identical open porches with gentle decorative timber supporting corbels to the group similarly provides continuity and uniformity.

The end terrace house in each group having its front entrance porch facing Pinner Road and being slightly larger. The single cottage (number 18) is larger than any of the terraced cottages, probably to reflect the higher status of one of the firemen. It features a bay window facing Pinner Road.

- Cemetery Chapel, Lodge, Entrance Gates

29.47 The Chapel, entrance lodge, toilet block and decorative iron entrance gates with lampstand above, are all in dry Tudor design and have strong group value. All but the toilet block were designed and laid out in 1933 by the architect C.W. Richardson and are locally listed. These are good example of buildings which were built to serve the new suburbs between the two World Wars since they remain unaltered externally. All feature stone, including smooth stone corbels.

29.48 The lodge features a slate roof, smooth stone window lintels and surrounds, quoins, squared rubble courses, Tudor leaded lights, strong gable ends and cast iron rainwater goods. The Chapel similarly has these features but with a more Gothic elements including tracery windows and hood moulding.

29.49 The pillars to the entrance gates have similar squared rubble courses to the columns that matches that in the Chapel and the entrance lodge. The very decorative and intricate cast iron gates are painted black with silver painted tops, including the lamps and small cross at the very top of each gate.

29.50 As well as relating to each other, this group was laid out and designed to relate to the layout Pinner Court and Capel Gardens either side, also constructed in the 1930s. In particular, the geometrically designed lampstands on top of the decorative entrance gates relate well to the geometric Art Deco style of Pinner Court and Capel Gardens.

29.10 The toilet block was constructed at a similar time to the lodge, entrance gates and chapel and harmonises with the dry Tudor design of the other buildings albeit in a simplified style.

29.51 Interestingly the lodge was largely rebuilt and repaired in the 1940s following World War II bomb damage. Currently the entrance porch appears to be leaning slightly off and may benefit from attention.

29.2.5 Prevalent and traditional local materials and features

29.52 This is partly covered in the previous section. Otherwise though, all buildings are two to three stories which preserve their suburban scale and character. Also, all blocks and terraces of houses have elements of symmetry to their design and layout.

29.53 The existing, original single glazed steel Crittal windows and doors to Pinner Court and Capel Gardens (all in place) are a key element of the aesthetic and heritage value of these Modern Movement era buildings. As Historic England guidance states, original single glazed Crittal windows were 'Widely used by the pioneering architects of the Modern Movement, these windows were in keeping with the new vogue for healthy, outdoor living that swept Europe in the 1920s and 1930s. Steel windows were strong, slim, cheap, and fire-resistant, factors that made them highly competitive with traditional softwood sashes.' (see: Traditional Windows: their care, repair and upgrading').

29.54 The fact that none of the windows or doors has been altered complements the otherwise unaltered character of the buildings. The clean, smooth and delicate lines and strong geometric shapes and horizontal emphasis of the windows and doors forms part of their Modern Movement style, complementing the other clean lines of the block e.g. in the roof, balconies and overall form of the block. Their verdigris green colour complements the colour of the pan tiled roof and balconies. All the above, was part of their colonial style deemed appropriate for middle-class market seeking a Hollywood-inspired lifestyle.

29.55 The original windows frames and glazing bars have clean lines and slender profiles. These are given expression by the depth of the mouldings, which have an inverted 'V' shape. The strong sense of lightness and delicate elegance this gives to the patterns of the windows and doors is an important aspect of the overall appearance of the buildings. It complements other elements of their design as well as being a significant part of their historic, architectural style.

29.56 The painted finish to the windows is important. This creates a warm feeling which is not present on powder coated finishes to modern windows. It also links the windows in with the other architectural features on the buildings, such as the painted balcony ironwork and the guttering.

29.2.6 Streetscape

- Street Furniture

29.57 Along Pinner Road and Capel Gardens, street furniture consists of small road information signs, a bus stop, some lampposts and a junction box. The boulevard gardens have a number of benches and bins placed around the semi-circular walkway.

29.58 The lamps and fountain to Pinner Court are key features, the architectural qualities of which are outlined above.

- Floorscapes

29.59 Pavements are fairly wide and the large grass verges/boulevard gardens providing a buffer to Pinner Road help make them feel particularly spacious. There is otherwise a combination of tarmac to paths and roads and paving to the pavements. The pavements have concrete kerbs. The side roads leading to Pinner Court and Capel Gardens are quite patchy in places.

29.60 There is good smooth brickwork paving to the edges of steps around Pinner Court and Capel Gardens. This links in well with the exposed brickwork feature on the buildings themselves, although this is normal faced brickwork. It provides a sense of continuity and uniformity to the design layout of the flats and their landscaped setting.

- Boundary Treatments

29.61 Boundary treatments to the front boulevard gardens/wide grass verges in front of Capel Gardens, Pinner Court and the fire station cottages consist of low brick walls of Dunbrik, which was a new material in the 1930s. This is also used for an attractive boundary treatment around the central roundabout in the cemetery which

is stepped to reflect the topography of the land. This material is also found in the front walls to the 1930s Modernist houses of Kerry Avenue Conservation Area. They also include dense green hedges which complements and forms part of the greenery of the boulevard gardens.



Picture 29.18 Use of Dunbrik within cemetery

29.62. The firestation itself has a low white rendered boundary that complements its Art Deco style and that of the flats, as well as interspaced cast iron pillars, all laid out in a symmetrical layout.

29.63 The low height of the boundary treatments allows for good through views and provide continuity to the streetscene.

29.64 The most notable boundary treatment in the area is the locally listed black cast iron gates and railings with grey dry Tudor style pillars. Their architectural qualities are outlined in that section above.

29.65 There is a single iron post within Pinner court's boulevard garden which states it was manufactured by 'T.W. Palmer & Co. Merton' in 1937. This is of historic interest although its original purpose is unknown. Inner boulevard gardens are distinguished from driveways or walkways by concrete kerbs from the lawn area.



Picture 29.18 Street furniture in boulevard gardens Picture 29.19 Wide pavements with boulevard gardens.



Picture 29.20 Crossovers

Picture 29.21 Hedges and vegetation form valuable boundary treatments



Picture 29.22 Sheltered view in boulevard gardens

Picture 29.23 Low Dunbrick walls and dense green boundary treatments



Pictures 29.24,25,26 Survival of iron post manufactured by 'T.W. Palmer & Co. Merton'



Pictures 29.27,28 Sheltered inner boulevard gardens

10.2.7 Green Spaces and Ecology

29.66 Open green spaces make a vital contribution to the Pinner Road Conservation Area. They are part of their special intact suburban Metroland character that distinguishes the conservation area from its surroundings. They help to soften the streetscene.

29.67 The boulevard gardens in front of Pinner Court and Capel Gardens provide pleasant quiet green spaces, interspaced with trees and shrubs. They make a vital setting to the listed flats, complementing the green windows, tiles and balconies on the building and being part of their colonial/Hollywood inspired character. The boulevard space immediately in front of the flats creates a quiet sheltered and

private space whilst that immediately in front of Pinner Road creates a more open and public space. Similarly the wide grass verges in front of the firestation and its cottages provide a valuable buffer to the main road.

29.68 The greenery in the cemetery is laid out in a geometric fashion. It includes 10 squared areas of lawn. The squared areas are created by footpaths and channels of trees. The lawned open spaces are important both within and in the setting of the conservation area. In the interwar period, the lawn cemetery represented an understated, stoic, and emotionally even response to mortality. It is an important characteristic of the area. It was much less apparent in the post-war period. This characteristic therefore helps distinguish this conservation area's origins in the 1930s.

29.69 All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990). TPOs may be required in the area (under Section 197 and 199 of the Town and Country Planning Act 1990) where trees are threatened, or their future retention is prejudiced. The Council will also consider making orders under any new powers that may emerge in relation to important hedgerows.



Pictures 29.29,30 Open and green spaces in front of properties and within the cemetery

29.3 Summary of Pinner Road Conservation Area

29.3.1 Summary and Main Assets

29.70 The main qualities of the area include:

- 1) suburban inter-war Metroland character
- 2) striking and largely unaltered Modernist/Art Deco and neo-Tudor styles
- 3) landscaped open green spaces of the cemetery and grass verges/boulevard gardens
- 4) high level of maintenance
- 5) an overall sense of cohesion and uniformity to the area provided by strong similarities in architectural composition, scale, design, layout and landscaped setting between the buildings and their historic architectural associations

29.3.2 Problems, Pressures and Potential for Enhancement

29.71 Pressures and issues have been touched upon in the previous two sections and 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 following section, entitled '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, or Potential for Enhancement:	Site Address:	Description:
Pressure to replace windows and doors	Flats	The single glazed, steel, verdigris green Crittal window and doors are an important architectural feature, unifying the flats. Their significance is described and explained at length in the 'Architectural Qualities' and 'Prevalent and Traditional Building Materials and Detailing' sections above. It is understood that there is some concern by some residents over heat loss, condensation and the requirement for regular maintenance. Certain windows

Pressures, Issues, or Potential for Enhancement:	Site Address:	Description:
		<p>have a level of corrosion, cracking of glass and distortion of frames leading to some windows being hard to open and draughts.</p> <p>However, unsympathetic or piecemeal replacement risks losing the special qualities that contribute significantly to the special character of the conservation area. This was highlighted by the 2016 appeal decision against the refusal of planning permission for double glazed replacement units to Capel Gardens. The appeal was dismissed. It was considered these proposed units would have been unsympathetic with the light and delicate appearance of the existing frames and glazing bars and their warm painted finish because the:</p> <ol style="list-style-type: none"> 1) double glazing would give a much thicker profile than the original glazing and the glass would be much closer to the front of the frame. 2) The proposed new frames and glazing bars having a much flatter shape than the existing moulding details. 3) Use of simulated glazing bars, which along with the above would give the new units a much greater sense of solidity and a somewhat 'flat' appearance. 4) a powder coated finish <p>This would have broken up the important cohesive and uniform architectural qualities of the flats.</p>
Works that have disrupted the uniform architectural qualities	Firemen's cottages	Solar panels on a front roof slope, painting/pebbledashing front brickwork, satellite dishes and front outbuildings. These works disrupt the intended uniformity of the group and their intended simplicity.
Maintenance	Pinner Court Lampstands	One of these is surrounded by vegetation that is disrupting good views through and obstructing access for maintenance. Some of the render is peeling off and cracking.
Maintenance and overgrown	The Lodge, Pinner Road	This is largely overgrown by Ilex hedges and the porch is in a poor state of repair.
Peeling paint and pillars' stone wearing away breaking	Locally listed gates, Pinner Road	This is peeling off in places. Some use of cement pointing is causing stone to crack and wear away.
Broken surfaces and kerbs	Pinner Court and Capel Gardens	Within the boulevard gardens and in driveways to Capel Gardens and Pinner Court, paving and brick steps are cracked requiring repair or sympathetic replacement.

29.3.3 Public Consultation

29.72 This document will be subject to public consultation. Notification letters will be sent to ward councillors, amenity groups (including Pinner Local History Society and Pinner Association), the Conservation Area Advisory Committee and other stakeholders. It will be available in a number of places, including the Council's website, Pinner Library and the Planning Services reception at the Civic Centre. Posters will be put up within the CA. Copies of the document will be available on the Council's website. A public meeting will be held and there will be an opportunity to provide comments and discuss the document in person. The responses were used to strengthen the document. It will be adopted as part of the Pinner Conservation Areas Supplementary Planning Document, as part of the Council's Local Development Framework.

29.4 Conservation Area Management Strategy

29.4.1 Purpose of the Strategy

29.73 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.

29.74 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.

29.4.2 Management Proposals

Pressures, Issues, or Potential for Enhancement:	Site Address:	Description:
Pressure to replace windows and doors	Flats	<p>A 'repair rather than replace' approach is encouraged to retain historic fabric and authenticity. Repair can be cheaper than replacement, even over the long-term. Metal windows which appear to be well beyond repair can usually be restored, and at less cost than like for like replacement. Surface rust often looks much worse than it really is, occupying up to seven times the volume of un-oxidised metal.</p> <p>Planning permission (and in the case of Pinner Court, Listed Building Consent) is required for replacement. Aluminium and UPVC windows would not last for ever – they too will require maintenance and repair over time, which can often be more difficult and costly than the maintenance of tradition. Standard products can rarely reflect the carefully considered proportions of the originals. Where replacement is necessary, it new work should match the originals in materials, profile and detailing as far as possible.</p> <p>In terms of improving energy efficiency, draught proofing could be used, whilst simplistic, curtains can be made with thicker material or lightweight secondary glazing. Secondary glazing would require Listed Building Consent at Pinner Court.</p> <p>Further advice is provided at: www.historicengland.org.uk, the building conservation directory at www.buildingconservation.com and the Institute of Historic Building Conservation at http://www.ihbc.org.uk/hespr/. These have a list of conservation specialists who can offer advice on repair and replacements.</p>
Works that have disrupted the uniform and cohesive architectural qualities of the cottages	Firemen's cottages	<p>Currently, with the exception of the sheds, these works are permitted development. However, the introduction of relevant article 4 directions could require planning permission for such works. They exist to manage development that could potentially damage special character. They require planning permission for some works normally classed as 'permitted development'. Permitted development is already restricted nationally for any CA (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), but sometimes additional management is needed. It does not stop reasonable developments, but means there is greater</p>

Pressures, Issues, or Potential for Enhancement:	Site Address:	Description:
		control over proposals particularly design and materials. The proposed article 4 direction is listed below.
Maintenance of the boulevard gardens	Pinner Court Lampstands	Encourage a condition survey to be undertaken and the vegetation cut back to provide breathing space and access to the structure. Provide advice on suitable repair. Recommend owners contact the Harrow Heritage Trust at http://www.harrowheritagetrust.org.uk/ who can sometimes provide small grants.
Maintenance and overgrown	Locally listed Lodge, Pinner Road	Encourage maintenance and appropriate repair works as required.
Peeling paint and pillars' stone wearing away breaking	Locally listed gates, Pinner Road	Encourage maintenance and repair works as required.
Broken paving and kerbs	Pinner Court and Capel Gardens	Encourage maintenance and repair works as required.

29.4.3 Reviewing the Conservation Area Boundary

29.75 Under s69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This conservation area's boundaries are tightly drawn. It should be noted though that, as stated in the 'Green spaces and Ecology' section, the remainder of the green landscaped cemetery is important to the setting of the conservation area. It is an integral part of the original geometrically landscaped cemetery. The CA boundary though has been drawn close with regard to the layout of original buildings within. This was done in recognition of these surrounding areas being protected separately as they are in the setting of the conservation area. Development proposed within the setting of conservation areas must be considered with its effect on the conservation area in mind and the need to preserve those elements within its setting which help preserve its special interest.

29.76 At first glance the Lodge to Capel Gardens may appear to relate to the remainder of houses on this side road rather than the rest of the conservation area.

However, its name, siting and design all ensure it clearly relates to the Capel Gardens development and so, in turn, the rest of the conservation area. Its Modernist inspired features include its smooth render finish, clean, straight lines and raised geometrical render banding detail, all of which match that on the flats. Its siting and name also show that it was built to relate to the Capel Gardens' site as it was constructed immediately adjacent to the flats, within what was originally its landscaped grounds as their Porter's Lodge. The lodge therefore has social historical merit, and associative value with the flats.

29.77 It is noted that the Lodge does not hold all the same features as the locally listed flats, partly because its original design was simpler (e.g. it was never intended to have the roof flex of the flats), but also because unlike the flats it has been altered since construction so its original green pantiles and Crittall windows have been replaced with tiles and windows that do not match. This explains why the property was not locally listed like the flats since local listing relates purely to the architectural or historic interest of individual buildings, rather than an area.

29.4.4 Article 4 Directions

29.78 Permitted development is already restricted nationally for any CA (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). In this instance though, since the majority of building residential units are flats, planning permission was already required for most works. Given the recent conservation area designation, there is a slightly higher requirement for planning permission for sustainable development equipment on walls or road slopes that are the main elevations visible from a road or part of the curtilage visible from the road.

29.79 A detailed review of the area above suggests that there would be benefits to the historic character and appearance of the area if Article 4 directions were introduced for the firemen's cottages. This is reference by the tables in the previous sections. Certain works can still take place without planning permission that could harm the simplicity and architectural uniformity and cohesiveness of these houses. Such directions require planning permission for some aspects of development

normally classed as 'permitted development'. This introduces the possibility of managing proposals for change that could otherwise occur without permission. Therefore it is proposed to introduce an article 4 direction for the following works relating to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 to the cottages:

1. Any other alteration to the roof of a dwelling house being development within Class C of Part 1 of Schedule 2 of the Order
2. The erection or construction of a porch outside any external door of a dwelling house being development within Class D of Part 1 of Schedule 2 of the Order
3. The provision of curtilage of the dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure being development within Class E of Part 1 of Schedule 2 of the Order
4. The painting of the exterior of any building or work being development within Class A of Part 2 of Schedule 2 of the Order

29.4.6 Support

29.80 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include local residents, property owners, and local societies. They should be involved in all stages of devising ideas, management, and enhancement of the area.

29.81 The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets but much of the works would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials. The Council will continue to apply for grants wherever possible.

29.82 In line with Historic England's guidance, it is essential when planning works within conservation areas that a considered approach which preserves or enhances

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.

29.4.7 Guidance

29.83 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 Pinner Road CA'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 settlement and estate, especially its farmyard layouts, building lines and heights, and not diminish the gap between buildings and low densities of development.
- b) Complement existing buildings and areas of open space 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.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or details of the main building.
- d) Avoid impeding views between buildings or into areas of open space.
- e) Retain original design features (as identified within the character appraisal) and where replacement is necessary, the architectural detailing should closely match that of the original, in traditional materials.
- f) Not involve the painting of unpainted brick surfaces.
- g) 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.

- h) Not entail the positioning of satellite dishes and aerials in prominent positions.
- i) Usually avoid change of use to flats and other institutional uses.
- j) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

Maintaining Pinner Road CA's Greenery and Open Spaces

To ensure that the soft character of the Conservation Area and its setting 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 development on existing areas of open land that contributes to the character of the Conservation Area.
- c) Further protect trees, and groups of trees, by creating additional Tree Protection Orders

Maintaining Pinner Road CA's Archaeology

- a) Harrow Council recognises the archaeological importance of Pinner Road CA's Conservation Areas and their settings, and will help to protect these by continuing to consult with Historic England to ensure the appropriate action or works such as surveys are carried out before development commences.
- b) Where appropriate, and in discussion with Historic England, new Archaeological Priority Areas will be created and/or existing Archaeological Priority Areas revised, to safeguard Pinner Road CA's archaeological remains.

Maintaining Pinner Road CA Streetscene

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

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines 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 street furniture to be well designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.
- d) Encourage the retention of original floorscape materials, and wherever practicable, replacement floorscapes of appropriate traditional materials.