

OLD CHURCH LANE

Draft

CONSERVATION AREA APPRAISAL

AREA 3



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, and succeeds, in mimicking the

historic buildings around it. Although 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, which is quite different in character to the rest of Stanmore.



Entrance Piers to Stanmore park

Designation and Extension of Conservation Area Status

Conservation area status 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'.

The initial boundary enclosed the church and church yard of St. Johns, Bernays Gardens and a number of timber framed buildings 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, Gordon Avenue and Cherry Tree Close.

Nature of this Appraisal

This Conservation Area Appraisal (C.A.A.) aims to set out what is the areas special character and appearance and how that can be preserved or enhanced. C.A.A.s offer an opportunity to reassess the designated area and to evaluate and record



Old Brick Church

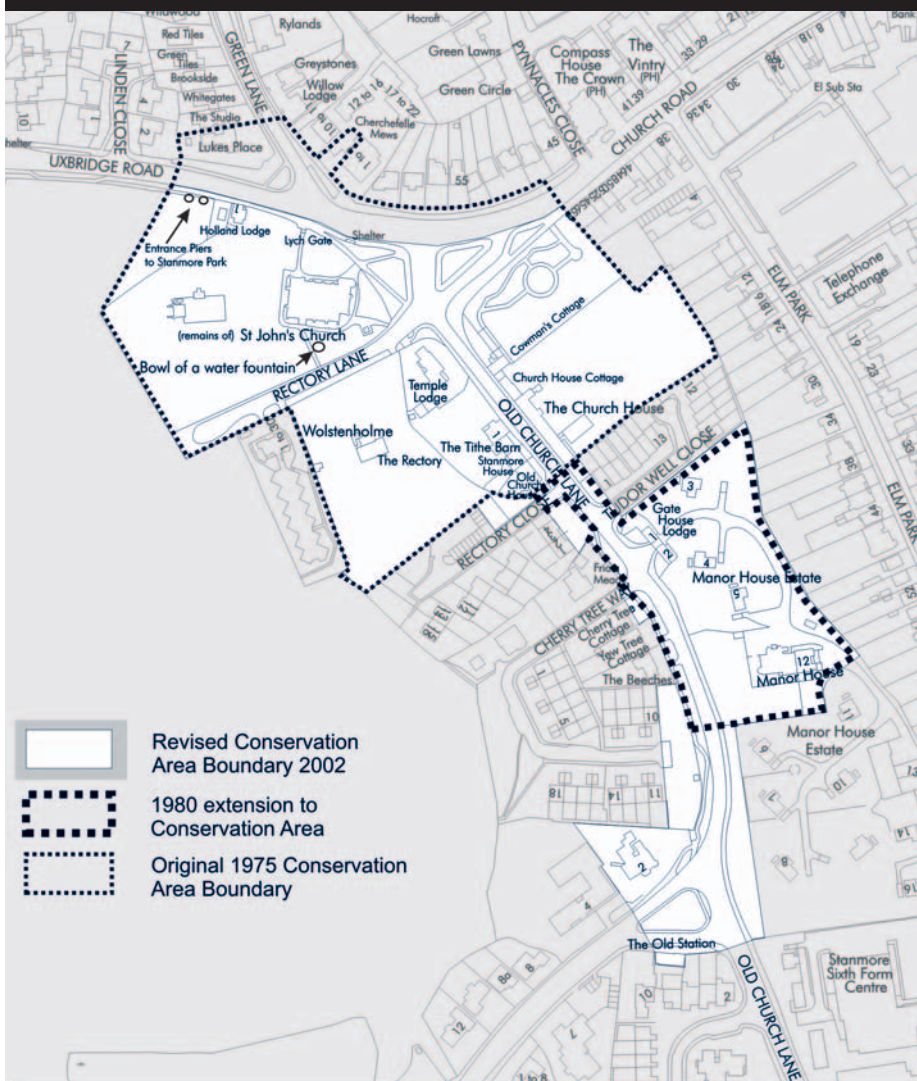
its special interest. The appraisal will provide the basis for making sustainable decisions about the future of the area through the development of management proposals, which are set out in the linked document called 'A Management Strategy for Old Church Lane Conservation Area'. Policies to safeguard the character are set out in the management strategy.

It is important to note however, that no appraisal can ever be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply it is of no interest.

Planning policy context

This appraisal is set within broader Conservation Area Policy guidance contained in local policy for Harrow in the HUDP and LDF, the forthcoming Conservation Area SPD, and within national policy provided by PPG15 and the 1990 Town and Country Planning Act.

How the Conservation Area has grown over the years





ch, now ruined

Historical Development

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. The former lands later became Great Stanmore. The Count of Mortain's lands included Old Church Lane. The manor owned by de Rames later became Little Stanmore.

The Domesday Survey of 1086 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 dates back to the 15th century, but was extensively rebuilt in the 18th century. This would have been used to store crops given in payment to the manor by the Parish. 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. 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. Stanmore Park, though mostly outside the conservation area, would have had a significant impact on Old Church Lane.

Recent archaeological excavations undertaken there before its redevelopment revealed that there was a smaller building, which 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



Tithe Barn

large number of gentlemen's residences in the area would have required servants and tradesmen, who would have lived in the lower status houses at the bottom of Stanmore Hill.

The next significant change was the abandonment of the old brick church (now ruined) dating back to 1632, since it had fallen into a state of dilapidation and there was little room for the congregation. It was considered more economic to build a new, larger church next to the brick church. The new church was built in 1849 and consecrated by the Bishop of Salisbury in absence of the Bishop of London in 1850. Within the Church yard there is a small lodge built in 1881 to commemorate Robert Hollond, the owner of Stanmore Hall, who was an MP and was famous for his ballooning.

Holland Lodge





Stanmore station when fully operational in the 19th century, and right, now a private house

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.

In 1890 the railway line was extended from Wealdstone to Stanmore. Frederick Gordon, who owned Bentley Priory and had converted it to a hotel, paid for the extension and for a terminus in Old Church Lane. He was keen to bring in visitors. The station and line had closed by 1964 as they

were not profitable. The station was converted to a private house and the station yard was built upon. The lower portion of the station building still exists although much altered.

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 had purchased The Croft, a Victorian villa to the south of the Manor House two years earlier, and began to turn it into an "Old World" Manor House. The new Manor House was made to look older with

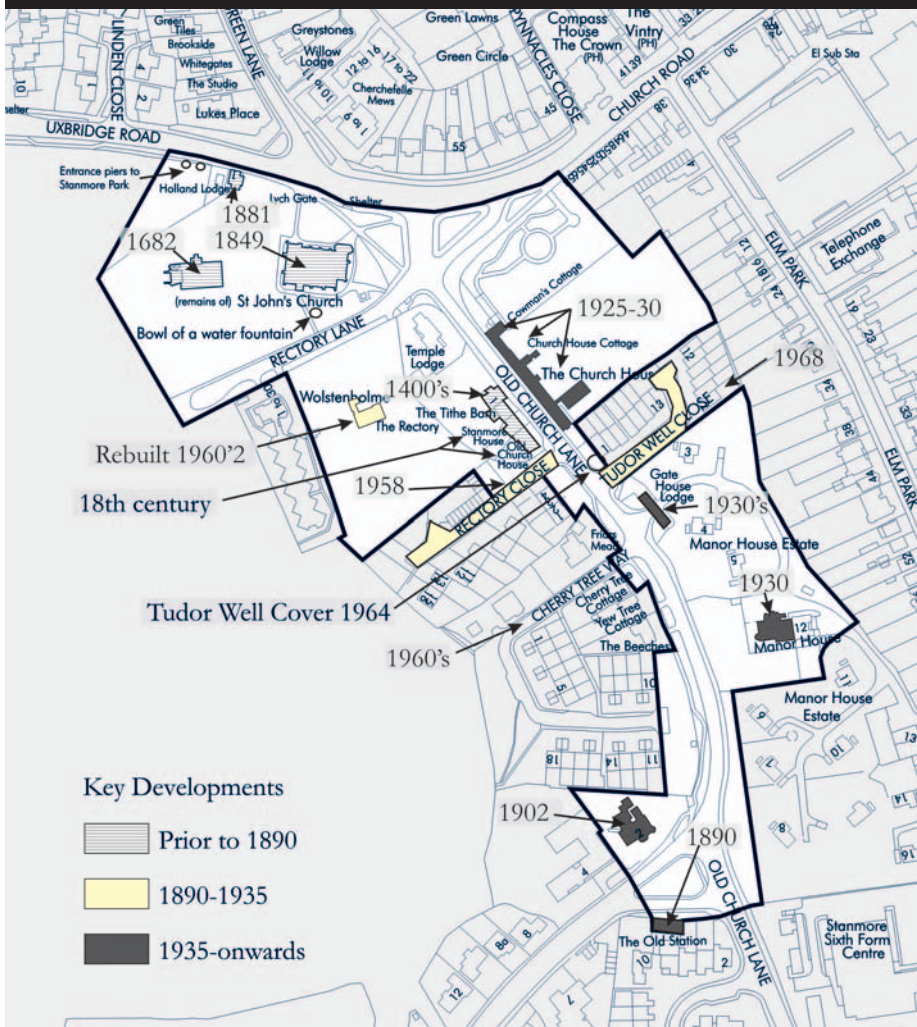
second hand clay tiles, stained glass from a church and panelling from Lord Leverhulme's estate, even older trees were transported to the site.

The range of buildings from Cowman's Cottage to the Church House were reconstructed by Wallrock between 1925-30 from 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. Wallrock became bankrupt in 1932 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 residence. The northern part of the grounds were purchased from the Parochial Church Council in 1948 and opened to the public as Bernays Gardens in 1950. On the other side of Church Road, Pynacles burnt down in 1930 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.

From 1938, when the RAF moved into the 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

Map to show Historical Development of Old Church Lane





(From left) Cowmans Cottage, Church House Cottage and The Church House



Tudor Well Close

Well Close in 1968 have changed the face of Old Church Lane. Most recently new houses and flats in an 'Olde Worlde' Arts and Crafts style have been built on Cherry Tree Way as the RAF properties were sold.

New developments have often incorporated relics of the past within them. The tudor well cover, where Tudor Well Close gets its name, is thought to have been 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 only appears in current position in 1964 Ordnance Survey but appears further up the road in an earlier map of 1935. The bowl of a water fountain, originally located at the junction of Green Lane and Stanmore Hill, has been relocated outside St John's.

Archaeology

Medieval Stanmore would have had at its centre an earlier church which existed on Old Church Lane to the south of the present churches. Its foundations were found in the construction of the railway. It was thought to date from the 14th century but there may have been an earlier church on the same site. Houses would have clustered around it with meadows around them. The section of the Architectural Priority Area south of the Conservation Area marks where the earlier village may have lain. Evidence of the village's shift to the north may be exposed here.

The Archaeological Priority Area was extended northwards in 2002 to incorporate the Conservation

Area. This is a positive addition since it is clear that archaeological remains are also present here. Indeed, the Stanmore area is largely built up, and much of the underlying archaeology may have been disturbed by modern development, which makes it particularly important to investigate the remaining intact areas. The extension will aid planners and prospective developers when considering applications in the area. The continuity of the community throughout the past 1,000 years in a semi-rural

environment is interesting, and the development of the settlement can be traced through to the modern day with the aid of archaeology.

Built Form

The architectural character reflects the development of the area. Much development occurred from the 1930s onwards but in a mock Tudor style, complementing the genuinely ancient buildings nearby. Dark red handmade bricks and handmade clay tiles are the predominant materials used in this

The Manor House



area. There is some exposed timber framing and panels of render.

The following explains key buildings in the area. These are highlighted in the map below as listed, locally listed buildings and landmark unlisted buildings.

Churches

The two churches are the most striking and dominant buildings in the conservation area. The ruined brick church (1632) is a highly picturesque ruin but also of

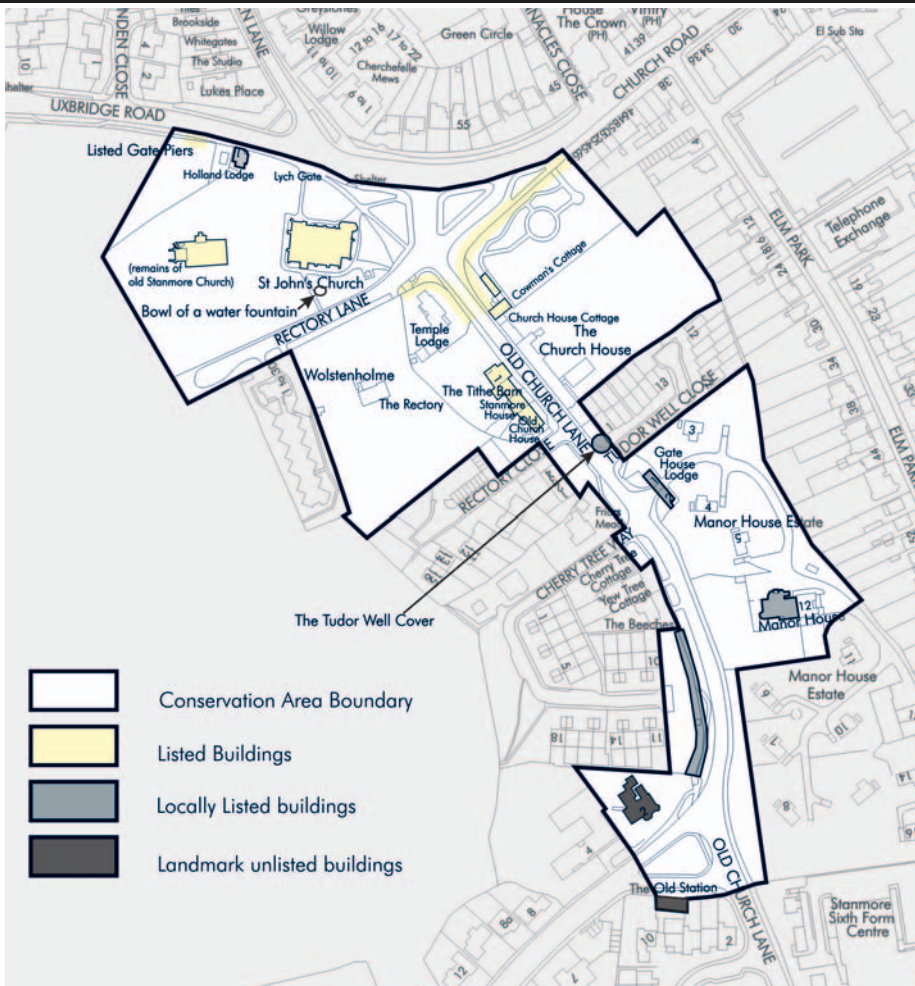
significant architectural importance as a rare example of an early Classical brick church. It was stark in its simplicity without aisles or a choir. It is very rare to have two churches within the same Churchyard.

St John the Evangelist is a handsome building in the Decorated style. It is of Kentish Rag and Bath Stone, materials which stand out against the dark red brick of the surrounding buildings. Its battlemented tower is the focus of views around the area and particularly down Green Lane and from Old Church Lane..



The church of St John the Evangelist

Map of Listed, Locally Listed buildings and Landmark Unlisted Buildings



Historic Outbuildings and Barns

The Tithe Barn on the west side of Old Church Lane dates back to 15th century, but was rebuilt extensively in 18th century. At the same time stabling for 6 horses and a covered way was added at the southern end which now form Stanmore 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.

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 next.



Ornate Tudor style chimneys on Church House

it would be damaging to lose either from the Conservation Area.

"Tudorbethan" development in the 1930s

There are several Tudorbethan buildings in Stanmore, built by Samuel Wallrock. The Manor House, Gatehouse Lodge, Coach House, Cowman's Cottage, Church House Cottage and Church House were constructed or remodelled in the 1930s to create deliberately "period" buildings using historic details such as stone mullion windows, leaded lights and exposed timber framing. The row of buildings from Cowman's Cottage to Church House have ornate Tudor style chimneys, stone mullion windows with leaded lights and the rear has

exposed timber work with infill render panels. The Manor House too has very tall chimneys, steeply pitched roofs and an elaborate porch with timber supports carved like barley twists.

Other structures

The red brick walls to Bernays Gardens form both a definite boundary, enclosing the streetscene, and also create a "secret" garden within. They have clearly been repaired and rebuilt several times and comprise blocked doorways, buttresses and different bricks. These alterations add to their aesthetic appeal.

The tudor well cover, now used as a large, ornate plant pot, is easier to miss but an interesting relic of

19th Century Buildings

The small lodge in the churchyard, 1 Uxbridge Road, known as Holland Lodge in memory of Robert Holland 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 now 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.

Orme Lodge opposite is a substantial Edwardian building, now used as a care home. It is in attractive red brick with decorative tile hanging. The building provides a strong architectural feature on this corner site.

Both the Station and Orme lodge remain unlisted buildings. However,

Old Church House, Stanmire House and the Tithe Barn





Tudor Well cover, Tudor Well Close

the past which has elaborately detailed stonework.

The second lychgate, by Cherry Tree Way, 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 streetscene.

On the edge of the conservation area, the entrance piers to Stanmore Park are an attractive reminder of the scale and grandeur of the house that once stood there



Gatehouse Lodge

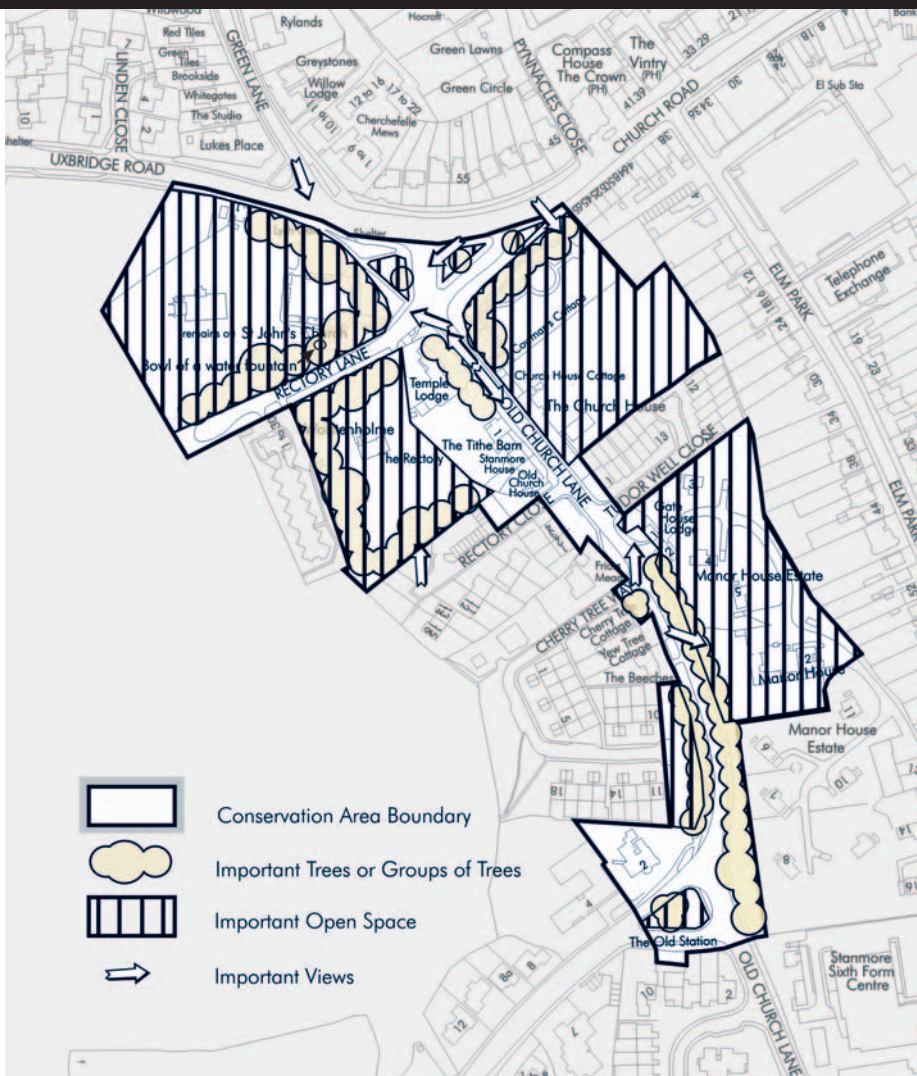
and were recently restored following the redevelopment of Stanmore Park (see picture on page 2).

Spatial analysis - Streetscape and Open spaces

The area contains an interesting mix of large open spaces and groups of tightly packed buildings. This is highlighted in the map below. 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. Drawing the area together however are similar building materials, important mature trees (highlighted below) and the primarily residential use of space. Indeed, many historic buildings were converted to residential use including 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.

Map to show Key Views, Vegetation and Open Spaces



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 despite its proximity to busy roads. The trees within the churchyard and 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, highlighted left.

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



High walls and trees to Bernays gardens and Temple Lodge



A section of Dense Trees surrounding Manor House Estate

Manor House give the skyline interest. Together unusual roofs, key views across open spaces and to significant buildings, form additional points of interest.

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 and 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.

Further down Old Church Lane, the streetscape widens out, as there are open front gardens and wide grass verges. These grass verges soften the streetscene 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.

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 streetscene.

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, though much altered, provides an element of historical interest, also looking out on the mini Green.

Orme Lodge





Triangular Green Area Fronting The Old Station

Negative Features, Problems and Pressures

Negative Features, Problems & Pressures	Site Address	Description
Street Lamps	Intermittent locations throughout Conservation Area	Old Church Lane lamps
Traditional fingerpost sign	Top of Old Church Lane	This is
Bushes below attractive mature trees	Junction with Uxbridge Road	These
Bowl of the Water Fountain	Junction with Uxbridge Road, to the front of St. John's Church.	This is
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 the es
Unsafe shelter, graffiti and broken fences and paving.	Bernays Gardens	The sh bench safe a freque
Limited protection for locally listed developments	3, 4, and 5 Manor House Estate and Tudor Well Cover	The m listed that a windo
Limited protection for open space, trees and hedges	From Cherry Tree Way (on both sides of the road) south to Orme Lodge	The op Lodge which
Unsafe listed gravestones	St. John's Churchyard	Within placed object
Unlisted Landmark Buildings	Orme Lodge and The Old Station	These the his



Park shelter in Bernays Gardens

Description (Why negative? Scale? Design? Condition? Unauthorised work?)

Church Lane is relatively free of clutter in terms of signage/bollards etc. However, the streetlights are very old, not of a homogenous style and do not respect the historic character of the area.

are in a poor state of repair having lost its top finial.

are in poor condition and there is bare earth below the canopies.

are not well displayed or explained in any way. It also lacks much of its original fittings.

is blocked temporarily with concrete barriers to reduce the dumping of rubbish there, pending establishment of ownership of the area.

The park shelter in the gardens is unsafe and has been fenced off. Graffiti adorns many of the walls, windows are broken and the paving has lifted in many places. This does make the space feel less welcoming and will lead to less usage and probably more problems with vandalism due to lack of people entering the park.

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 which are considered 'material development'. However, at present some features, such as doors, windows and roofing materials, of locally listed developments have little protection.

Open space, trees and hedges from Cherry Tree Way (on both sides of the road) south to Ormeau Avenue are key to the character of the area. Front gardens, where plenty of landscaping exists, and back gardens which add to the character of the conservation area are not protected from hard surfacing.

In the churchyard are some individually listed gravestones, which are unsafe, and have been included on the English Heritage Register of Buildings at Risk. Securing their repair is an important priority.

Some buildings have a strong architectural presence, form part of key views and are a key part of the historical development of the area. However, neither are listed.

OLD CHURCH LANE

Local Consultation

This document has been the subject of public consultation -views were sought from local residents, councillors, the Stanmore Society, members of the council's Conservation Area Advisory Committee, Harrow Heritage Trust and the Stanmore and Harrow Historical Society as well as national amenity groups and English Heritage. This document was sent to each resident, displayed at the Council and Stanmore Library as well as being on the Harrow Council website. It has been amended to reflect the views expressed by respondents to the consultation.

Please call the number below for a large print version of this document, or a summary of this document in your language.

Albanian	Nëqoftëse gjuha Angleze nuk është ghuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
Arabic	إذا كانت الانجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
Bengali	যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
Chinese	如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
Farsi	اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
Gujarati	જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
Hindi	यदि आपको अंग्रेज़ी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
Panjabi	ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
Somali	Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan taha turjumidda xog ku jirta dokumentigan fadlan la xiriiir lambarka lagu siiyey.
Tamil	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொ உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளு.
Urdu	اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براؤ کر دیئے گئے نمبر پر رابطہ کریں۔

0 2 0 8 7 3 6 6 1 8 0



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Old Church Lane Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

Produced by:

Harrow Council
Urban Living
Planning Services,
Conservation Section

PO Box 37
Civic Centre
Harrow
Middlesex
HA1 2UY

Contact:

Conservation Officer - 020 8736 6099
Asstt Conservation Officer - 020 8736 6101

www.conservation.harrow.uk