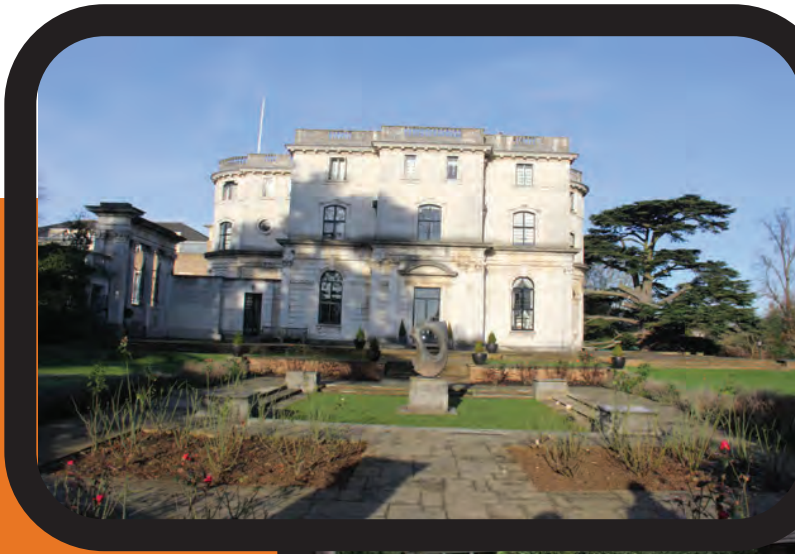


SPD

Stanmore and Edgware Conservation Area

Canons Park Estate

Conservation Area Appraisal & Management Strategy



December 2013

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6.1 Introduction to the Conservation Area

6.1.1 Introduction

6.1 The Canons Park Estate Conservation Area (CA) is an outstanding area for its landscaping, openness and high quality architecture. This is due to it and much of the wider area passing from medieval origins to the early 20th century as one estate. The grade II listed manor house was built in 1747 on the foundations of the Jacobean mansion and formed the estate centrepiece. It is now owned by the North London Collegiate School (NLCS). The contemporary landscape covers much of the CA and includes remains of landscape designed by William Kent, Humphry Repton and Charles Mellows, now designated as a registered park and garden and numerous listed features such as the George V memorial garden and a garden temple. The grade II listed church of St. Lawrence to the south is associated with Handel and has medieval origins. Importantly some of these landscape features extend beyond the CA boundaries. High architectural quality is also found in the residential area towards the east around Canons Drive, since in 1926 George Cross built faithful reproductions of old Kentish black and white sixteenth century farmhouses. Their layout was planned by A J Butcher ARIBA who kept many original estate features, for example, the lake and trees and the pair of entrance gate piers. In 1928 part of the estate was designated a public park. Both these points helped maintain the feeling of greenery, grandeur and openness characteristic of the area.



Picture 6.1 Canons Park Estate CA in relation to others © Crown copyright. All rights reserved 100019206, 2010



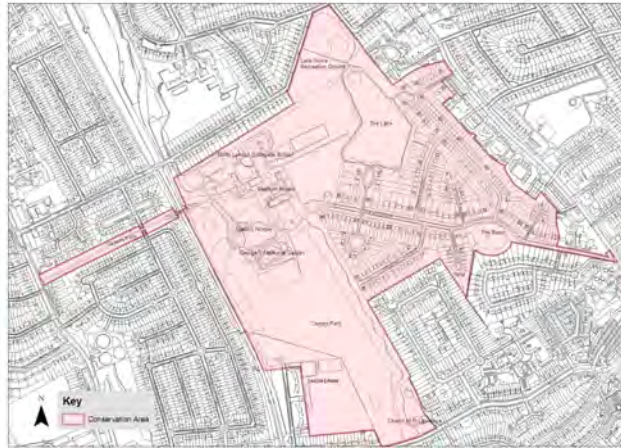
Picture 6.2 Canons Park Estate Conservation Area in relation to other designations © Crown copyright. All rights reserved 100019206, 2010

The Canons Park Estate CA includes the following roads:

The NLCS campus, The Lake Grove Recreation Ground, Seven Acres Lake, Whitchurch Lane: Church of St. Lawrence (LB), Chestnut Avenue, Dukes Avenue, Handel Close, Lake View, Orchard Close, Powell Close, Rose Garden Close, Canons Close, Canons Drive.

6.1.2 Planning Policy Context

6.2 On the 28 February 1984 the Canons Park Estate was recognised as an Area of Local Character and the Harrow Borough Local Plan contained a policy to safeguard the existing historic landscape, preserve its open features and to ensure that new buildings harmonise with the existing environment. However, there was a need to further protect the character and historical integrity of the area through its designation as a CA: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The designation of the Canons Park Estate CA was agreed by the Council's Planning Committee on 19 April 1990.



Picture 6.3 Canons Park Estate Conservation Area. © Crown copyright. All rights reserved 100019206, 2010

6.3 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities 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 the National Planning Policy Framework. The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is therefore 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.

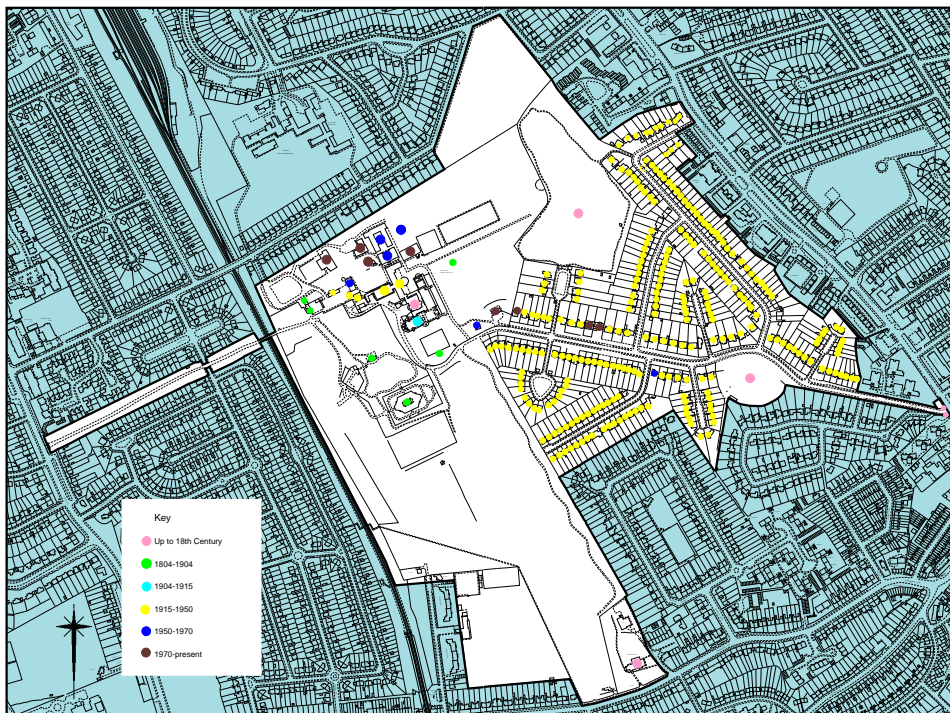
6.4 From December 2013 this CAAMS superseded the Canons Park Conservation Area Policy Statement adopted October 1990. This document required updating to reflect the area's changes. It carries weight as a material planning consideration for assessing all development proposals. This CAAMS forms an appendix to the Stanmore and Edgware CAs SPD. It is set within the broader context of CA policy guidance for Harrow contained within the Local Plan as well as the National Planning Policy Framework. It is important to note that: **no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.**

6.1.3 Summary of Special Interest

6.5 The Canons Park Estate CA is an outstanding area given its special landscaping, openness, and good architecture. This is because it comprises a large part of the original Canons Park estate including the grade II listed mansion dating back to 1747 and surrounding landscaping. It has interesting histories attached to it, including associations with famous architects. The area includes

a high quality formally planned Metroland estate in a largely 'Tudor revival' design and street layout within a green, sylvan setting that incorporates landscape features of the original estate, including two lakes, a historic avenue and abundant greenery. This landscaped setting lends a special soft, informal and in places, particularly along Canons Drive, a soft, verdant ambience. There is a good spacious and tranquil environment created by public and private open spaces and greenery. Similarly, adding to the area's importance is the range of key views towards landmark buildings, architectural qualities and across open greenery with tree avenues and picturesque ponds. It is the delicate balance of the above factors that achieves the area's special character.

6.1.4 Short History



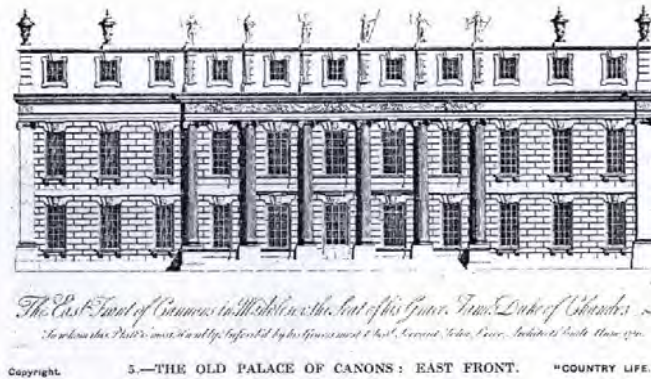
**Picture 6.4 Age of buildings .N.B. Age refers to earliest known part.
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● Medieval Origins to the 18th Century

6.6 The name of the wider area, Edgware, was first mentioned in a charter of King Edward the Confessor, AD 978, when it was known as Aegceswer. A record of the more specific area can be found in the Domesday Book, where the Manor is recorded as belonging to Rodger de Raynes and as being held by Algar, Earl Harold's servant. The land is later recorded as belonging to the Canons of St Bartholomew, West Smithfield from which Canons Park derives its name. Before becoming estate land, the parish of Little Stanmore evolved from Roman settlements, set in wet wood and pastureland, belonging to the monastic Priory of St Bartholomew, the Great. 'Canons' a religious reference to the monks who occupied the site from time to time.

6.7 In 1544 the land passed to Hugh Losse who built a house there. The land passed through further landowners over time as one lot. In 1713 the land and the house passed to James Brydges, the son of a Welsh border Baron. As a war profitor Brydges made a large fortune and spent

£200,000 building and decorating a new manor house at Canons Park which was completed in 1724 (see image below). Work on the house began in 1713, with William Talman as architect. Numerous other architects took over and were involved over the years. The Palace of Canons had a square plan with a frontage length of approximately 147 feet and a central courtyard. Although this has now been replaced its footprint, and many of its materials, were used in the construction of the current manor house. Its grandeur remains evident in St. Lawrence's church since this was also remodelled by Brydges.



Picture 6.5 East elevation of Canons Palace by John Price, 1720 (the first mansion house on the site)

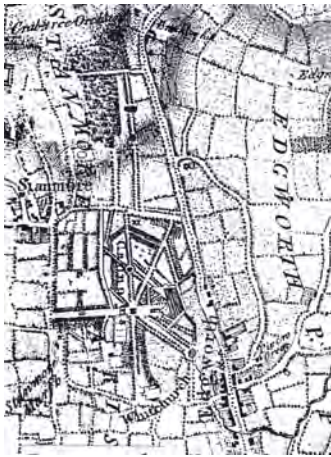
6.8 As well as remaining evidence of the manor house, substantial parts of its grounds remain recognisable. The Palace was set in 400 acres of park and garden, initially landscaped by William Kent. Later work was undertaken by Alexander Blackwell and was modelled on the Palace of Versailles. In the park were 4 radiating tree lined avenues, and a grand gated approach with gate houses and lodges. To the west the public park includes the site of the west avenue up to Marsh lane and the south avenue leading from the parish church. The eastern avenue, the main approach to the house from Edgware, survives as a residential street (Canons Drive). Within the manor house grounds were a vegetable garden (now survives, much reduced in size, as a George V memorial garden laid out in the 1930s designed by Humphry Repton), a garden temple and also a great seven acre lake and a smaller basin which are both still present today to the north east and the south east of the CA respectively. The great lake though is hidden and inaccessible in the middle of the housing estate.

6.9 In 1744 the Duke died, and his son Henry, Marquess of Cornwall succeeded him. In 1747 debts forced him to sell some contents of the house and the Estate was put up for sale, and sold by lot. In 1747 the Duke's palace was demolished.

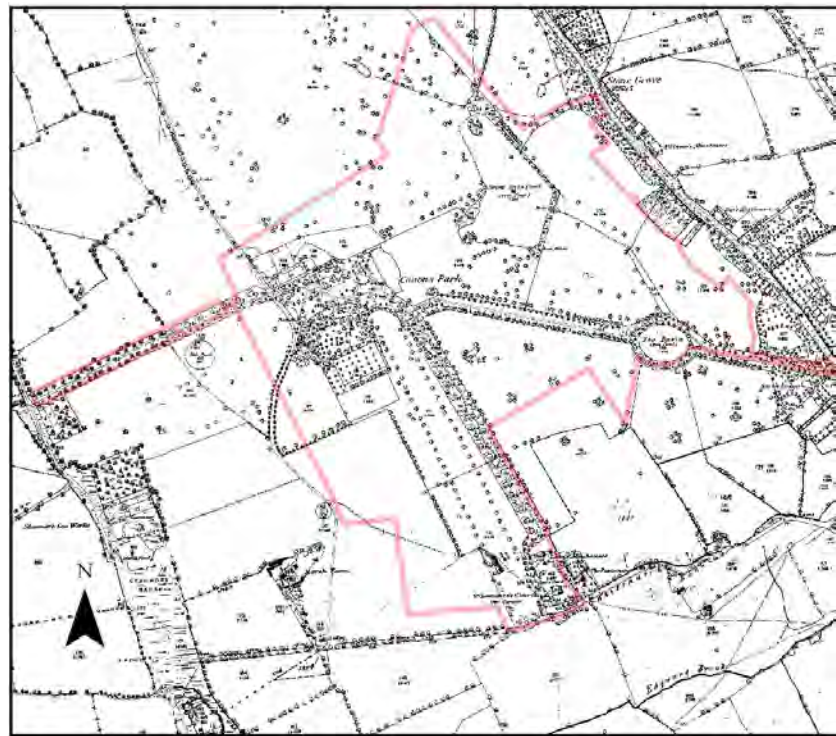
- **Mid 18th Century to the 19th Century**

6.10 The second and existing manor house was later built by Mr. Hallet, a respected cabinet maker. He purchased the estate in 1747 and built on the foundations and cellars of the old house using salvaged materials. Roque's 1754 survey of the area is shown below followed by an image of the mansion in 1782. The property was sold by Hallet's grandson to Colonel O'Kelly who buried his famous racehorse, Eclipse, in the grounds. The house was then sold in 1812 to Sir Thomas Plummer, Vice Chancellor of England. It is thought that some alterations to the grounds were undertaken by Humphry Repton but this cannot be established at present. Some time later the

estate was bought by Dr Begg. He destroyed one of the avenues of trees and burnt down the boathouse. Sir Arthur du Cros, a pioneer of the pneumatic tyre industry then purchased the house and a large part of the estate.



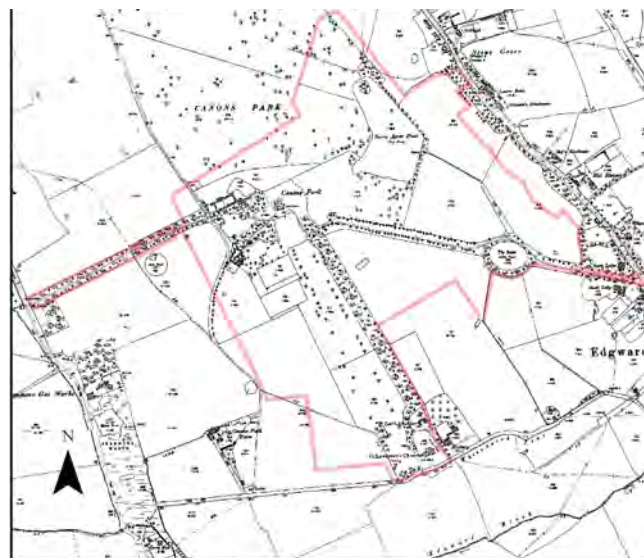
Picture 6.6 Rocque's survey 1754



Picture 6.7 Historical Map - 1864-1894 © Crown copyright. All rights reserved 100019206, 2010



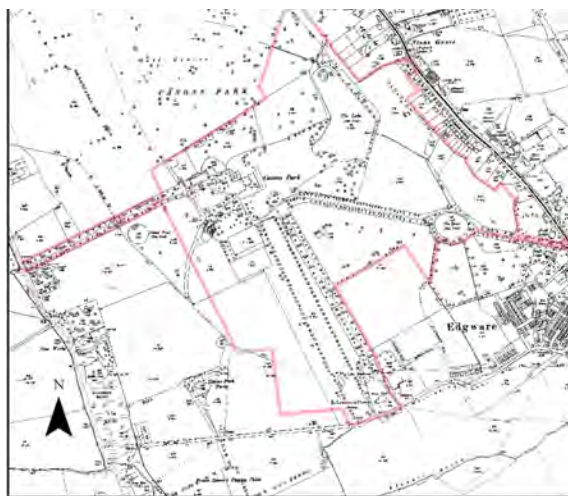
Picture 6.8 Canons House as it appears in an engraving by John Alexander Greese 1782



Picture 6.9 Historical Map - 1896 © Crown copyright. All rights reserved 100019206, 2010

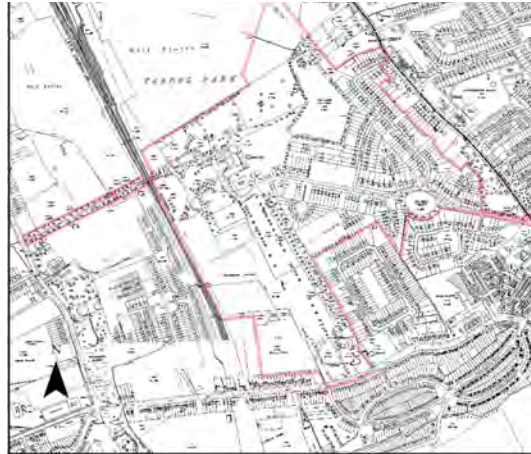
- **20th Century Onwards**

6.11 From 1904 transport improved as the Metropolitan Electric Tramway Company opened a line through Cricklewood to Edgware, and later a daily twenty minute motor bus service was started between Milburn and Watford via Edgware. In 1905, probably inspired by the increased accessibility du Cros sold off an area to the south for the Whitchurch Gardens Estate, where semis were being built around a bowling green and tennis courts, in 1911. In 1912 Sir Arthur du Cros carried out some alterations and enlargements to the manor house through the employment of Charles Mallow. This included its encasement in stone, and the building of a rusticated enclosed architectural garden. This has survived in large part in the school grounds section of the CA. This attempt to recreate the splendour of the old palace ran into problems similar to those of 'Timons Villa'. By 1925 the house was unoccupied.



Picture 6.10 Historical Map - 1913-1914
 © Crown copyright. All rights reserved
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6.12 In 1926 George Cross purchased 85 acres of Canons Park (land to the east of villa) from the Pards Estate, a trust established in 1919 by Sir Arthur du Cros. Cross decided to build houses which were 'faithful reproductions of old Kentish black and white sixteenth century farm house by Mr Love of Canterbury, making perfect pictures in the rural surroundings'. He entrusted the task of planning the scheme to A J Butcher, ARIBA who kept the trees, the basin, and the lake and divided the existing carriage road into 30 foot frontages. He also designed the layout for a number of roads and cul de sac off Canons Drive. Permissions were granted for the scheme in 1927, with permissions for houses designed by Butcher and a number of others, most notably Sandon Brothers, H A J Copps, Sword Daniel and Go and F W Bristol and Go. These permissions date from 1927 to 1936. Early publicity describes three to six bedroom houses, semis and detached properties with garages, at prices ranging from £1,425 to £3,500. Cross invested a large amount of his own money in the project, building roads and 'encouragement' houses.



**Picture 6.11 Historical Map -
1932-1941 © Crown copyright. All
rights reserved 100019206, 2010**

6.13 The mansion and its immediate surroundings (10 acres) were bought by the NLCS to house the Junior School in 1930s. By 1940 the remainder of the school had moved from Sandall Road, Camden Town to Canons Park. The building has since been extended a number of times most notably by A E Richardson and later modern additions to the school buildings located to the north and North West of the mansion house.

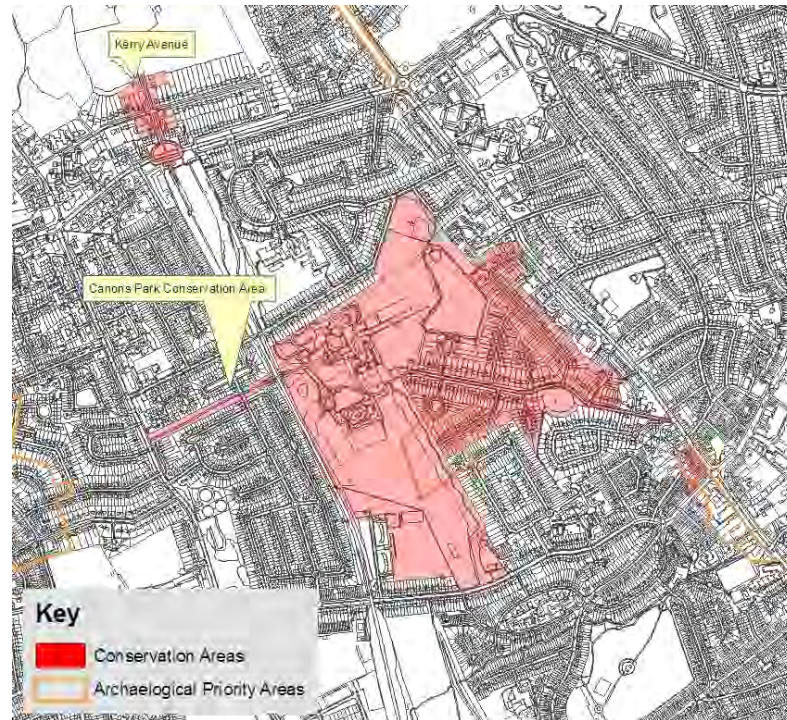
6.14 In 1932 the Canons Park Station was completed on the Metropolitan Line and by 1935 the Canons Park Estate had been developed in the form which can be seen today. In more recent times the two lodges and gate houses at the entrance were demolished to make way for flats.



**Picture 6.12
Canons Drive
circa 1930s.
Source: Local
history library**

6.1.5 Archaeology and geology

6.15 Archaeology and geology for this CA is considered in the overarching document entitled, Stanmore and Edgware CAs Supplementary Planning Document, in consultation with English Heritage. However, a map showing overlapping and nearby Archaeological Priority Areas is next.



Picture 6.13 Archaeology © Crown copyright. All rights reserved 100019206, 2010

6.16 Given the great deal of history with the site associated with the former Canons Park Estate, particularly that the existing grade II listed manor house was built in 1747 on the foundations of the Jacobean mansion, there is opportunity for archaeological works to understand more about the area's history. There is also scope to consider, following careful research and discussion with English Heritage, and public consultation another wider Archaeological Priority Area covering the location of the former Jacobean mansion house and the broader area associated with the former Canons Park Estate.

6.2 The Character of the Conservation Area Today

6.2.1 Density of Development, Topography and Plan Form

6.17 The edges of the CA are well defined by a railway line on the east, NLCS campus and Lake Grove Recreational Ground on the North; and the rear of the residential properties on the east, south east and south side. So access to the CA is from just three vehicular access roads ie on Lake View, Canons Drive and Dalkeith Grove. There is also access via Donnefield Avenue although this road ends before the CA boundary. The limited number of vehicular entry points contributes to the tranquil and peaceful character of the area; however the CA is well connected by the various pedestrian routes.

6.18 The CA is either flat or gently sloping. Importantly though some slopes in the land were formed as part of the formal landscaping to help create a sense of grandeur e.g. the mansion is slightly raised giving a short slope to the east of the mansion house so it dominates views from the east. Also, along the carriage drive (now Canons Drive) the wide grass verges raise upwards towards the back edges to ensure the avenue of trees towards the rear of these grass verges seems taller to impart a sense of splendour to this former carriage driveway.



Picture 6.14 Topography © Crown copyright. All rights reserved 100019206, 2010

6.19 The layout of the CA is important since it respects and retains many features of the 18th century landscaped grounds to the mansion. The park was laid out by A. Blackwell, with avenues radiating from the mansion house. To the west the public park and the west avenue up to Marsh Lane is evident as is the south avenue leading from the parish church. To the east of the mansion house, Canons Drive runs along the original carriage drive to the focal point. Other original landscape elements such as Seven Acres Lake, The Basin, Canons Park Temple, the George V Memorial Garden (originally a kitchen garden), avenue of trees along the Canons Drive and open space around the mansion and church also remain.

6.20 The residential area follows the original metro-land roads laid out by AJ Butcher with Canons Drive as the main spine of the CA running west to east with many residential cul-de-sac offshoots, some with green open space in the middle forming a distinctive layout.

6.21 Along Canons Drive the spacious character of the residential area is derived from the generous width of the verges and the open space of the basin area. Many of the houses on Canons Drive are detached and the individual regular frontages along this road although wide, have a relatively low to moderate density of development. Most of the properties have small front gardens, but the verges add to this and the plots are deep and of a regular shape, resulting in spacious rear gardens.



Picture 6.15 Canons Drive's wide grass verges add to the spacious character of the residential area

6.22 Along the offshoots, plots are slightly narrower, the buildings are set closer to the roads, and more buildings are semi-detached or sited closer to one another, with in many cases smaller front gardens and little or no verge. Building plots in these streets vary in shape and size, and a large number of the houses are semi-detached with regular width. The houses in these areas have a ground coverage or 'footprint' of similar size, or smaller than the houses on Canons Drive.

Relatively low to moderate density of development throughout but offshoots of Canons Drive have slightly narrower plots:



Picture 6.16
Canons Drive and
Handel Close



Picture 6.17
Canons Drive
and Orchard
Close

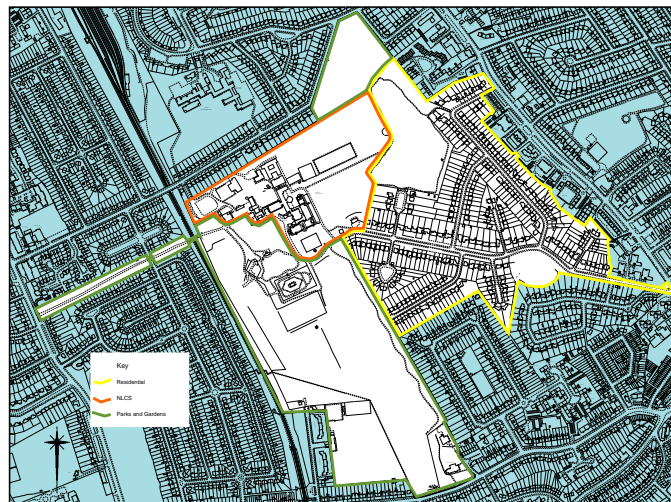
6.23 The NLCS occupies most of the north-west of the CA with the mansion as a focal point. Its later additions and other school buildings are located to the north and north-west of the mansion house, where some still remaining ancillary buildings are. Their layout is quite ad hoc. The form of these buildings varies from long linear blocks, curved shaped big blocks and medium scale square and rectangular blocks. The siting of buildings to the north and west of the mansion house protects the open, historic landscaping on the east and south side of the mansion house and key views towards it. A legal agreement helps define the building envelope within which all new development in the school and on the school grounds should take place was agreed in the previous planning under planning permission EAST/446/94/FUL initially and then subsequently modified.



Picture 6.18 North London Collegiate School
layout © Crown copyright. All rights reserved
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6.2.2 Townscape Character

6.24 The CA is characterised by a combination of grand, historic planned landscaped park and gardens radiating out from the Canons Park mansion house and the formally laid out and planned Metroland estate of largely Kentish inspired black and white Tudor Revival style houses. The former imparts a sense of openness, grandeur and tranquillity via its carefully planned historic landscape of, often listed, buildings and structures, including St Lawrence Church, and 'natural' planned features such as lakes (Canons Lake and Basin, a circular pond) and avenues of trees. The latter imparts a relatively low to moderate density of development of high quality architecture predominantly 'black and white' Kentish cottage inspired houses, set in sylvan surrounds including plentiful greenery. Part of this greenery is the remains of the landscaped grounds to the mansion house. The CA may be divided into three main character areas - the residential estate, the NLCS campus and the parks and gardens and St Lawrence Church. There is overlap between the character areas. Remains of the 18th century landscaped estate fall within the school grounds, the residential estate (along Canons Drive) and in the public Canons Park.



Picture 6.19 Character Areas © Crown copyright. All rights reserved 100019206, 2010

- **Residential Estate**

6.25 This includes a large part of the original Canons Park estate and all of the roads laid out by Butcher. The area has a sylvan character created by the landscaping that remains of the Canons Park estate, including Canons basin and the avenue of trees and grass verges along Canons Drive. The Romantic character also relates to the carefully planned residential estate laid out by Butcher as buildings are traditionally designed, largely in a Tudor Revival style, set in plentiful greenery as they were inspired by rural Kentish black and white cottages. These cottage inspired houses create a rustic and homely character particularly with the soft boundary treatments. The plentiful greenery also imparts a calm and tranquil character.

Rustic and homely Tudor Revival style houses with plentiful garden greenery



**Picture 6.20
Canons Drive**



Picture 6.21 Canons Drive

6.26 There is a particularly splendid and special character to Canons Drive as this is the spine route and follows the former carriage drive to the mansion house (also protected by Registered Park and Garden status). The entrance to the estate is marked by a pair of large, ornamental grade II listed gate posts on the Canons Drive which are all that remains of the entrance to the original Canons Palace. Beyond these Canons Drive is spacious and leafy as the tree lined road predominantly contains a number of good 'black and white' Tudor Revival designed, mostly detached, houses, at medium scale (2 stories with accommodation neatly within the roof) and relatively low to moderate density. The detailing, especially windows, doors and tall chimneys, are usually of special interest. Those around the lake are of particularly high quality. Here the trees create a sense of enclosure, giving good closed vista views around the lake and to the adjacent houses. Giving some variety, there some of the areas with buildings of different, not Tudor Revival style (between Rose Garden close and Dukes Avenue) as these were mainly built after 1932.

6.27 The north west section of Canons Drive has a slightly different, grander character as the road widens here to form an avenue with the houses set well back behind wide grass verges and at a slightly raised level to the road and partially hidden by an avenue of large mature cedars set in a line towards the back of the grass verges. This was part of the formal landscaping of the Canons Park Estate.



**Picture 6.22 Occasional
deviation from the Tudor Revival
style along Canons Drive e.g.
attractive Arts and Crafts**

6.28 Reflecting their being set away from the main avenue, there is a less grand character along the offshoots of Canons Drive. The designs are simpler, smaller houses and slightly more densely developed. They are semi-detached as well as detached. Importantly though there is still greenery to soften settings and gaps between houses (although less so along parts of Lake View) thereby maintaining a spacious, verdant Metroland feel. The traditional character remains given the houses are of Metroland design, at medium, 2 storey scale with accommodation neatly contained in the roof.

6.29 There is a sense of variety given the house designs are not all of Tudor Revival style, nevertheless there is a good rhythm to these streets given continuity and repetition of roof-form, gable ends, bay windows etc. However, occasionally roof slopes have steepened to accommodate additional rooms at the second floor and large first floor side extensions installed. This can create considerable streetscene bulk undermining medium densities of development, openness and continuity of character, thereby harming the streetscene.

Designs along offshoots of Canons Drive have more standardised, simpler character



Picture 6.23 Powel Close



Picture 6.24 Handel Close

6.30 There is a more enclosed and intimate character along the closes given their cul de sac layout, particularly as Rose Garden Close and Orchard Close are arranged around a circle of greenery.

- **North London Collegiate School**

6.31 The grounds of the NLCS create the impression of a country house estate given the mansion house, which forms the 'genius loci' of the CA, and the surrounding landscaped park and gardens. This provides a spacious and green character that maintains impressive and planned landscaped views towards the mansion. When it is not being used for school activities this open landscaping, and more formal garden terraces to the east and south of the mansion house, create a calm and peaceful atmosphere.

6.32 All buildings in the school grounds respect the mansion house as the intended focal point. Any increase in number or height of these buildings would need to be carefully considered in terms of the impact on the intended focal point character of the mansion.



Picture 6.25 Canons Park mansion main entrance

6.33 The area has the character of an estate developed over time given the varied ages and designs of the buildings. Designs of buildings in the school grounds vary from traditional to modern. The traditional buildings are often important as former ancillary buildings of the mansion e.g. former stables with large stable doors and haylofts. The modern and traditional buildings sit comfortably together because, with the exception of the mansion, buildings are usually of a modest scale, with traditional materials and simple architectural style.

- **Parks and Gardens and St Lawrence Church**

6.34 The public parks and gardens have a grand, spacious, green and tranquil character. This stems from the landscaping of the former Canons Park Estate including woodland, scrub and open grassland, radiating avenues (two in the park) and listed structures and buildings such as Canons Temple (a garden folly), the walls to the former kitchen garden (now George V Memorial garden) and St Lawrence Church. Since this landscaping is also within the NLCS character area and the residential estate, there is an overlap of this character.

6.35 The historic landscaped character is of particular importance for its association with many notable landscape architects. It demonstrates the successive transition of the style over time from the 18th Century landscape by William Kent, the English landscape period (1754-1857) works by Humphry Repton and Art and Craft Landscape (1905-1915) work by Charles Mellows.

6.36 St Lawrence Church has a separate peaceful and enclosed character given surrounding trees dividing off the area. The Church is a listed landmark with a cemetery with tombs (including that of William Powell, the 'harmonious blacksmith', said to be the inspiration for Handel's famous opera). The church adds another layer of history as it dates back to medieval times and is associated with Handel. It is partly walled and partly bounded with more modern railings and fences.

6.2.3 Activity and Uses Within the Area

6.37 There are three main uses within the CA. The use of the public park helps ensure the conservation of the historic park and garden and ensures the area's public enjoyment. The use of the school brings vitality and again helps ensure the maintenance and preservation of the important historic architecture and landscaping. It presents a pressure in terms of accommodating new buildings and extensions but, within reason, with suitable care and consideration conservation of

the CA's special character can go hand in hand with this. The single family dwelling houses within the residential area maintain the relatively low to moderate density of development intended by AJ Butcher. Flat conversions would present pressures for alterations, extensions, additional bins and car parking likely to conflict with the area's special character.

6.2.4 Key Views and Vistas

6.38 There are important public and private views within, into and out of the CA. Landmarks form the source of key views, and are largely the result of the historic planned landscape of the former Canons Park Estate. These include the planned 'natural' landscape features such as the Basin, Seven Acres Lake (from the path around it) and the later 1920s avenue of limes. Often the landmarks are listed e.g. the tower of St Lawrence's, the Canons Drive entrance piers and the mansion house. One important view is of the mansion house from the public park to the south which was part of the planned landscape. Reopening this view was part of the 2006 restoration of Canons Park. Another similar key view is that from the school grounds towards the mansion house's eastern elevation



Picture 6.26 Key view towards the east of the mansion (avenue of limes just visible on the left)



Picture 6.27 Key view towards the south of the mansion, visible from Canons park

6.39 Key views also relate to the interesting house design and road layout within the residential estate. Along Canons Drive it is also the interplay of the original planned landscape with the interesting architecture and road layout. For example, the curve of Canons Drive skirts along the Basin which results in closed vistas from either approach, which open out to reveal good views of the basin lake, locally listed buildings beyond and surrounding trees. To the north-west, where Canons Drive forms an avenue, this is a key vista both ways. Here the former carriage drive avenue is lined with thick grass verges raising upwards towards the back edges and topped with majestic cedar trees towards the rear of the grass verges thereby to heightening the impact of the trees on the view along this avenue by making them seem larger and more impressive as you go along the avenue.



Picture 6.28 Grand tree lined former carriage drive, Canons Drive

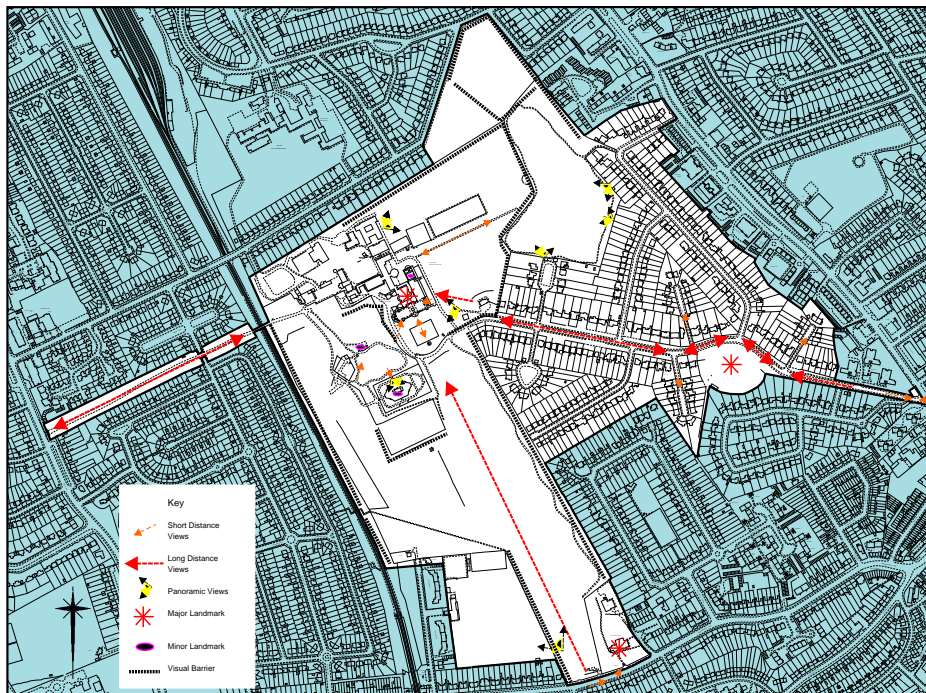
6.40 Views towards houses of good architectural quality are important individually and as groups views given the quality of architecture, complemented by streetscene greenery and often the repetition of the built form creating rhythm. The circular green spaces at the end can provide a focal point.



Picture 6.29 High quality design provides the source of key views



Picture 6.30 Repetition of form provides rhythm to the streetscene



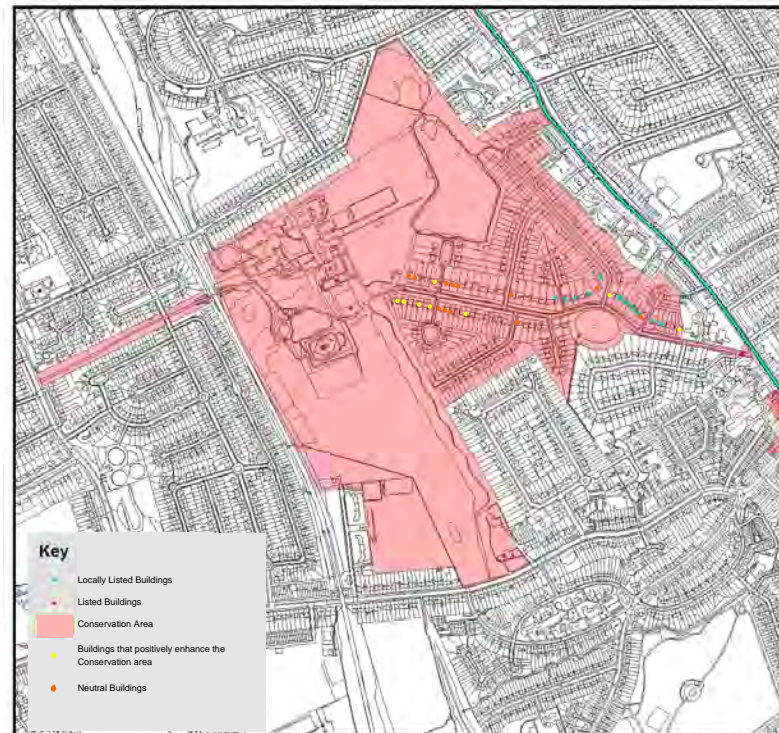
Picture 6.31 Key views. This is not exhaustive but indicates the types of views that are important. © Crown copyright. All rights reserved 100019206 , 2010



Picture 6.32 Good view towards the Basin, Canons Drive

6.2.5 Architectural Qualities

6.41 There is a high architectural quality. The map below shows buildings that are listed or otherwise positively enhance the CA, and others that make a neutral contribution. The remaining buildings make a positive contribution to the area. The architectural qualities relate strongly to the former Canons Park Estate with the main focal point being the 18th century mansion house and associated historically and architecturally important former ancillary buildings and landscaping throughout. In recognition of their importance seven of these are listed grade II. St Lawrence Church also stands as one of these listed landmarks, but dates back to medieval times. Within the NLCS grounds, some later development is of interest. Architectural qualities otherwise relate to the good quality architecture of the 1920s and 1930s Metroland houses, mostly Tudor Revival style inspired by the rural Kentish black and white cottages.



Picture 6.33 Quality of architecture N.B. Those that are not highlighted also make a positive contribution to the character of the Conservation Area. © Crown copyright. All rights reserved 100019206, 2010

6.2.5.1 Buildings and structures of the former Canons Park Estate (18th /19th century)

- **The mansion**

6.42 The classical mansion house now forms the NLCS's main entrance block. It was built to replace an earlier grander mansion known as Canons Palace in 1747 using some of the old materials such as pilasters as shown below in the photos of south side and east elevations. Though still grand, the historical core is much more compact than the original palace as it was built as a two-storied villa of the type that was becoming popular from the mid 18th century in the countryside around London. It had a broad three-bay south front and east and west fronts with central bows. These parts survive but have been substantially rebuilt (enlarged, embellished and heightened to three stories) in the 19th century and re-cased in stone by C.E. Mallows 1910. He added the entrance courtyard to the east, a large north wing with Corinthian pilaster decoration above a channelled ground storey. It has irregular elevational treatment on the west that is balanced by an open screen of similar pilasters.

6.43 The mansion is the CA's architectural focal point. This is due to its relatively grand style, scale (three stories), and its raised setting on land set above the surrounding open land to the south and the east at the centrepiece of surrounding landscaping.



Picture 6.34 South Elevation



Picture 6.35 East Elevation



Picture 6.36 Window detail



Picture 6.37 Stone pilaster and wall detail to mansion

- **Entrance gate piers**

6.44 The white-painted, rendered pair of brick gateposts at the Edgware Road junction are those erected by the Duke in the 1700's. They are a prominent reminder of grandeur of Canons Palace, that the current mansion house replaced. These appear to have been constructed of ashlar but is brickwork covered with lime render. Beneath the render is high quality brickwork discovered during restoration work c.2000. They have moulded bases, panelled sides, carved frontage, decorative frieze and cornice with finials.



Picture 6.38 Listed entrance gate piers - once part of the Duke of Chandos' 18th century estate

- **Garden temple**

6.45 The garden temple in Canons Park is a folly in the landscaped grounds of Canons Park. The temple is a classical garden building built between 1800-1838 and altered in form over the years. It once incorporated a heated, glass Palm House. It is made up of four Ionic columns, and wing walls, a pediment to the north and two columns on the other side. It is constructed of red brick with stone dressings and a rendered interior. It was restored in 2006.



**Picture 6.39 Garden Temple
(South Elevation)**



**Picture 6.40 Garden Temple
(North Elevation)**

- **George V memorial garden**

6.46 South of the garden temple are the grade II listed 18th century red brick walls that now surround the George V memorial garden. A walled compound is present on maps from 1800 and some of the walls shown in a map c.1729. The memorial garden's walls are certainly at least in part as old as those of the walled compound. Originally they sheltered a kitchen garden, which included the Duke of Chandos' melon ground, fruit trees, vegetable plots and perhaps cloches or hothouses for pineapples and other exotic fruits. They have red bricks in panels and are about 11ft high. Now they shelter gardens with a formal layout of 1937 including good terracing, park shelter, pool, gates and planting.



**Picture 6.41 Walls and
main entrance gates**



**Picture 6.42 View
towards the listed walls
of the former kitchen
garden from the park**



Picture 6.43 Park shelter



Picture 6.44 Formal landscaping within the George V Memorial Garden

- **Church of St. Lawrence, Whitchurch Lane (medieval and remodelled in the 18th century)**

6.47 The Church of St. Lawrence on Whitchurch Lane is found at the south end of the former south avenue to Canons. The west tower of this dates to medieval times. It is of the usual 14th and 15th century Middlesex type with projecting north east turret. It is attractively constructed of a multi-coloured mixture of flint, dark local ferricrete, Reigate stone and later brick repairs.

6.48 However, the rest of the church comprises that which was rebuilt by John James for the Duke of Chandos from 1714-1716 to form part of the landscaped park and gardens and for use by the family at least until their private chapel was built. It has unassuming exterior, of brick with heavy stone dressings, with undecorated stone arched windows and broad Tuscan corner pilasters. The interior retains original woodwork, and paintings of a continental Baroque style. It is unaisled with a chancel, and Corinthian columns and pilasters of dark wood and above a low wooden screen behind the altar. The fine carved decoration is attributed to Gibbons. The church is painted with biblical scenes and figured architecture.

6.49 Attached to the church on the north side is Chandos mausoleum decorated in a classical illusionist style that gives the appearance of 3 dimensions, by Brunetti. There is a sculptured monument to the 1st Duke on the west wall (attributed to Grinling Gibbons) with a figure of the Duke bewigged and dressed as a Roman in centre separated by plain pilasters from his two wives, Mary and Cassandra, who are kneeling either side.

6.50 There are two monuments on the south wall. The first is a black sarcophagus placed against a white pyramid by Sir Henry Cheeve to Mary, the wife of the first Marquess of Carnarvon (who died in 1738). The second is a large white sarcophagus with curved fluted ends to Margaret, Marchioness of Carnarvon who died in 1760. There are other 18th century monuments in the base of the tower. The entrance wooden structure is also of a special interest.

6.51 Handel is associated with the church and is reputed to have played the church organ as well as composing several pieces for performance there.



**Picture 6.45 Grade II*
Listed Church of St.
Lawrence**



**Picture 6.46 Church of St.
Lawrence grade II*
curtilage listed Lych Gate**

- **Ancillary 18th/19th century outbuildings to the mansion**

6.52 To the north and west of the mansion house are a few former ancillary buildings to the mansion house largely former stables and barns. These are often single storey buildings (sometimes with a former hay loft) with large entrance doors (once the entrance for carriages/horses) and few window openings. These are constructed of brick and/timber and are of far more simple, less decorative design to the mansion house and its built landscape features.



**Picture 6.47 Simple, brick
design with pitched roof
and large wagon doors**



**Picture 6.48 Simple
single storey brick
building**

6.2.5.2 20th century buildings in the NLCS grounds

6.53 Charles Mallows added Arts and Crafts style features in 1905-1915 in the form of the south garden balustraded and rusticated enclosed garden terrace to the mansion and the south circular garden temple still in tact today and grade II listed.



Picture 6.49 South terrace (historic image). Source: Local history library



Picture 6.50 South terrace today



Picture 6.51 Temple on south terrace



Picture 6.52 Balustraded and rusticated edge to the south terrace

6.54 Otherwise numerous buildings have been added to the NLCS grounds from the 20th century onwards to house the school. The mansion itself has large extensions by A E Richardson (1939-40 and 1957) and in late 2012 was granted permission for another extension. To give other examples, two buildings just opposite to the Old Gymnasium were built in 1980s and then in 1990s the first and junior school, medical centre, music school, sports hall and arts centre were built.

6.55 Buildings within the grounds of the mansion do not exceed 3 stories (and usually do not exceed 2 stories) and are sited well away from key views towards it i.e. not to the south or east. This respects the dominant scale and siting of the mansion, and by not mimicking its grandeur, help retain the its intended landmark quality. Despite ad hoc additions, there is coherence to the architectural group as the new buildings are often of a simple and traditional style in keeping with the historic ancillary buildings to the mansion. Whilst some of the later buildings such as music school and junior school around the pond have a more modern, contemporary style they manage to retain the simple, elegance of earlier designs. Traditional materials such as glass and wood are used effectively including some decorative cast stone relief.



Picture 6.57
Contemporary
Structures



Picture 6.58
Contemporary
Structures



Picture 6.59 1970s
Structures



Picture
6.60 Boat
House

6.2.5.3 Residential Estate

6.56 The overriding style is of the black and white Tudor Revival style 1930s two storey houses, sometimes with accommodation in the roofspace. AJ Butcher planned the residential estate and was inspired by the rural Kentish cottages giving these buildings a rustic, rather homely appearance. The following image illustrates one of Butchers' designs.



Picture 6.61 Sketch taken from A.J. Butcher's original drawing for a house in Canons Park

6.57 The Tudor Revival style of buildings is characterised by common features listed next. Individual detailing varies though and buildings do not include all these features:

Common Tudor Revival features:

- Often asymmetrical though most semi-detached pairs are symmetrical
- Black timber and white render detail
- Gable ends
- Pitched roofs that are hipped or half hipped
- Tall brick chimneys that vary in size and detailing and often incorporating recessed panels, corbelled parapets, decorative bonding and brick work. These are an important feature of the roofscape.
- Gambrel roof detail
- Mansard roofs
- Cat slide roofs
- Tiled porches
- Square or canted wooden bays, some with dentil detailing, at ground floor
- Jettied upper floors
- Plain and decorative barge boards
- A variety of windows including oriel windows supported on turned, wood consols and painted timber/metal casement windows often with heavy mullions and transoms with square or diamond leaded lights, sometimes incorporating patterned, coloured glazing

- Simple, heavy, wooden front doors. These are similar to early 17th century, Gothic style with studded vertical strips forming a solid planked door. The original finish for the doors would have been varnish rather than paint. They are sometimes topped by a pointed doorcase.
- Garage doors are of a similar heavy timber design with lights to the upper half and the doors swing open.
- Straight and curved timbers in a variety of thicknesses and placed both horizontally and vertically to form panels of different sizes on many street elevations. The timbers are usually painted black and the panels infilled with brick in herring bone or other patterns together with smooth white render.
- Part tile hung gables and elevations

6.58 Along Canons Drive the houses are more decorative as this is the grandest of the roads. These buildings are correspondingly relatively large compared to those on the offshoot roads. Towards the High Street the buildings have a predominantly brick finish, although most have some timber detailing. The most impressive are those around the basin where many are locally listed.

Canons Drive has the grandest of the Tudor Revival houses:



Picture 6.62 Facing the Basin, Canons Drive



Picture 6.63 Attractive Tudor Revival detached house, Canons Drive



Picture 6.64 Attractive semi-detached pair, Canons Drive

6.59 Further along Canons Drive numbers 40-52 are of a simpler design, with brick rather than timber detailing, nevertheless the houses have an imposing appearance which is in keeping with the character of the area. 54-68 Canons Drive are modern infill. Unfortunately the design and materials of a few of these buildings are alien to the area. However they are partially screened from the road and do not detract greatly from its character.

6.60 Reflecting their status and location off the main avenue, houses along the surrounding roads are often at slightly smaller scale, along with a more standardised appearance. Their design may be described as a simpler 1930s, Metroland style, though usually still Tudor Revival inspired.

Houses along offshoots of Canons Drive have a more standardised, less decorative appearance:



Picture 6.65 Dukes Avenue



Picture 6.66 Detached house, Dukes Avenue



Picture 6.67 Lake View



Picture 6.68 Handel Close

6.61 It is interesting to note that along Rose Garden Close, the modernist 1930s design of number 2 makes it something of a landmark here.



Picture 6.69 Striking Modernist design of 2 Rose Garden Close

6.62 Recently a few proposals have been put forward to replace historic houses with those of a more classical design or with larger, grander Tudor Revival style houses. Careful consideration is required on a case by case basis as to the impact this would have, but usually a more classical inspired design is inappropriate in the rustic context. Also, larger and grander buildings can be out of keeping along the offshoots which were intended to have a relatively smaller scale and standardised design. This reflects their location away from the main spine route.

6.63 Another issue is that on some of the buildings the original Tudor Revival inspired doors, garage doors, windows and tall chimneys are missing and brick patterns no longer visible. If done in large numbers this would harm the character of the CA.

Good Tudor Revival style details add character:



Picture 6.70
Door detail



Picture 6.71 Gable end, jetty, oriel window and red brick herring bone pattern



Picture 6.72 Prominent, tall chimneys



Picture 6.73
Timber/metal leaded light windows

6.2.6 Prevalent and Traditional Building Materials and Detailing

6.64 High quality, traditional materials characterise the CA. Often buildings are constructed of a dark or medium-red, multi-coloured brick. Both clay tile and slate roofs are found, the tiles being usually in a dark red or brown colour. Occasionally hand made peg tiles have been used. Within the residential area slates are unusual, but are found along Canons Drive for a couple of the locally listed cottages where grey-green or red, heavy, thick slate is laid in decorative courses.

6.65 Within the residential area, a typical characteristic is that a combination of materials are used provide textured surfaces of contrasting materials ie brick, white render, black timber, clay tiles (sometimes as tile hanging). Also, there are various projecting and recessed parts which provide a distinctive three-dimensional quality e.g. bays and jetties. These characteristics are part of the Tudor Revival/Metroland style.



Picture 6.74 Tudor Revival style includes textured surfaces of contrasting materials and projecting and recessed parts give a three-dimensional character

6.66 Other common Tudor Revival style details are listed in the 'Architectural Qualities' section. These include pointed, heavy doors and garage doors as per the images below. Notably front doors and garage doors are single doors, in keeping with the cottage scale of the houses.

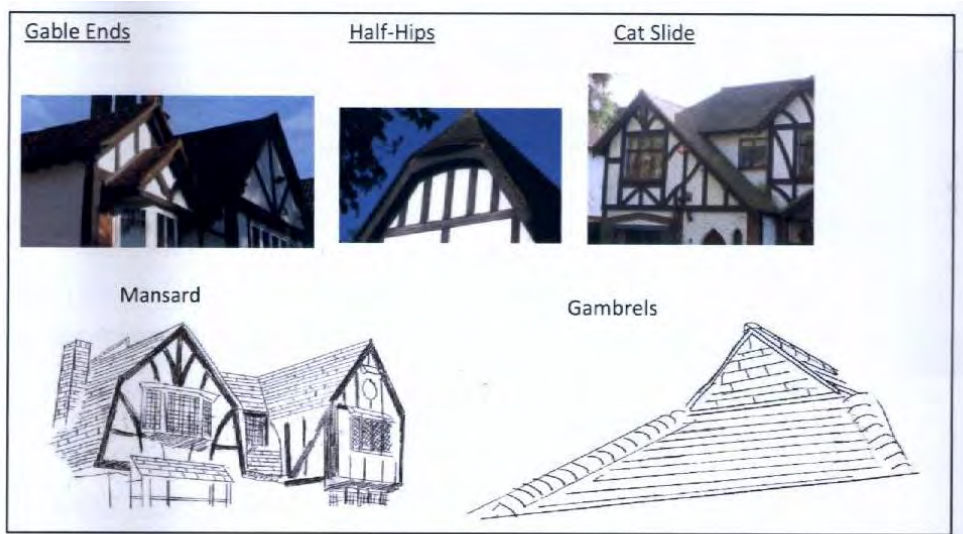


Picture 6.75 Pointed, heavy timber front door with good Tudor Revival doorcase detail



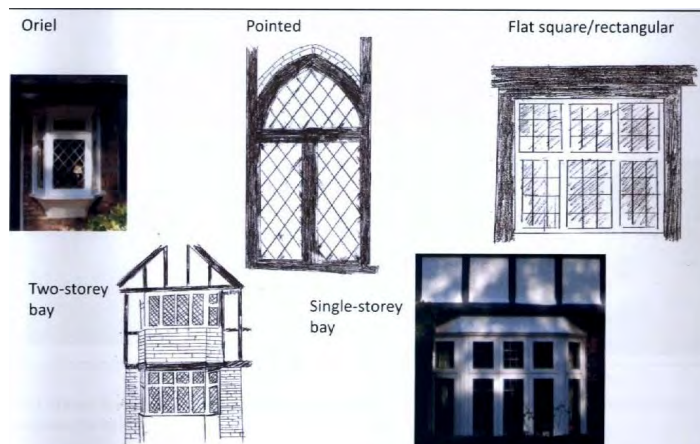
Picture 6.76 Heavy timber pointed garage doors

6.67 As part of the Tudor Revival style there are a variety of roofs within the residential area such as half-hips, cat slide, mansard and gambrels and gables creates interesting roofscape especially along Canons Drive.



Picture 6.77 Varied traditional roof types form part of the Tudor Revival style

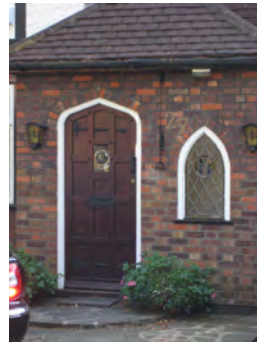
6.68 Windows include varied Tudor Revival style. Some of the properties along Canons Drive have distinctive windows with special architectural character given stained glass leaded light detailing.



Picture 6.78 Varied Tudor Revival style windows within the residential area with diamond or square leaded glazing



Picture 6.79
High quality
Tudor Revival
style windows
occasionally
include
stained glass
detailing



Picture 6.80
Stained glass
detail

6.69 Chimneys are particularly important architectural features and provide interest to the roofscape of this area. Chimney stacks are sited centrally on semi-detached buildings and provide an important visual element in their symmetry. On some properties the chimney stacks form quite tall distinctive features as part of the Tudor Revival style, sometimes two closely sited together add strong definition to one elevation.



Picture 6.81 Tall, Tudor
Revival style chimneys,
Canons Drive



Picture 6.82 Tall
chimneys add
character

6.70 Within the NLCS grounds stone is found as the main building material for the mansion house, reflecting its relative grandeur. Likewise, Canons Park Temple is of Bath stone and partially rendered to appear as stone and the gate pillars are of render finish to appear as stone. Surrounding buildings use high quality traditional materials such as timber, brick and natural slate, even where more modern designs are used. Good quality traditional details found within the NLCS grounds are shown next.



Picture 6.83 Good traditional details within the NLCS grounds

6.2.7 Landscape Qualities

Three styles shape the Conservation Area's landscape qualities:

- 18th Century landscape: This was by William Kent, one of the eminent landscape designers of the time. He provided the elevated position of the house with three radiating bold avenues (including Whitchurch Avenue), a formal layout and water features (Seven Acres Pond and the Basin) which demonstrate the influence of French Palladian Garden style. The vast expanse of the garden areas and wilderness or natural environment still exists along the southern and western avenues. The walled kitchen garden, now George V Memorial Garden and St Lawrence church is also part of 18th Century design and layout.
- The English landscape period (1754-1857): The designs replaced the false grandeur formal layout to passive pastoral landscape, in the north and south side of the palace. Even today it provides the natural setting for the house. The work of Humphry Repton is obviously visible in the North West side of the park; the Grecian 'temple' is also the contribution by Repton.
- Arts and Crafts landscape (1905-1915): The south terrace pool gardens to the mansion house were designed by Charles Mellows in 1903 are largely intact today. However, the view towards Whitchurch Avenue is now closed. The tennis court in between the terrace garden and circular temple detracts and breaks the historic visual continuity of the garden. The historic north pool garden no longer exists.



Picture 6.85
Key

Picture 6.84 Three stages of landscaping to Canons Park Estate.

Source: London Borough of Harrow Canons Park, Harrow Historical Restoration Management Plan May 1999 by Scott Wilson

6.2.7.1 18th Century 'Natural' Landscape Qualities Within the Conservation Area

- **Whitchurch Avenue**

6.71 This is the old name for the avenue in the park, mentioned in the Duke's accounts, and not to be confused with the nearby residential road of the same name. From the south front of the house this avenue is seen and it marks the road along which the Duke and Duchess proceeded to Church along a raised causeway up to a point where there used to be a gate in a wall with a path up to the door into the church tower. A semi-natural woodland strip ran parallel with the east side of the avenue. This is now called The Spinney.

6.72 Two oblong pools once framed the entrance from Whitchurch Lane, now reduced to woody hollows within the present Park. These have become overgrown. Vegetation from one of these hollows has encroached into the side of the causeway blocking the path.

- **Stanmore Avenue**

6.73 This woodland strip, which flanked the north edge, is all that remains of the original Stanmore Avenue, to the west of the house – which was another carriage entrance and the main trade entrance. It is also important in framing distant views of "Belmont" the part man-made hill, now part of Stanmore Golf Course.

- **Pleasure Grounds**

6.74 This area exists around the Temple within Canons Park. It was called this as it was constructed as a garden with a folly set in woods, used for pleasure rather than utility. A network of paths connected the House and Temple, remnants of which can be found in the park. They also exist within the North London Collegiate School grounds which therefore have a historic relationship with Canons Park.

6.75 Originally the Duke's grand and extensive gardens included two stone paved gardens with lily ponds and fountains to the east of the palace. These grounds were altered as the estate changed hands. The most notable changes were associated with the dismantling of the Duke's palace, the building of the new mansion, the creation of new gardens around the house by Mallows c.1900 and ground levelling for sports fields.

- **Kitchen Garden**

6.76 In the southern area of the Kitchen Garden is an enclosed plantation of trees known as The Hawthorn Orchard. The area seems to have been developed in the early 1900's and the existing hawthorns are thought to have been planted c.1950.

6.77 The land form detectable on the north boundary of the Hawthorn Orchard is probably associated with the original boundary of the Kitchen Garden.

- **Lake Grove Recreation Ground**

6.78 This is an area of woodland and grass with a stream. Also known as the North East fragment part of the original parkland owned by the Duke of Chandos. Possible estate wall features exist in the woodland.

- **Basin Lake, Seven Acres Lake and Canons Drive**

6.79 These were built in the 18th century as part of the Duke's park and therefore have a historical link to Canons Park. The Basin and Canons Drive have a physical link with the public park as they are all publicly accessible. Their ecological value is within the 'Green Spaces and Ecology' section.

6.80 The Seven Acres Lake is a historic lake with a woodland walk around its margin, fenced and gated with palisade security fencing. Access is via Lake View and Rose Garden Close. CPEA members access only. Visitors accompanied by a CPEA member may be permitted.

6.81 The Basin is one of several lakes built by the Duke of Chandos on one of the approaches to his palace. Open access to the public means that an impression of the character of the historic park and gardens can be experienced here. It is openly accessible to the public from Canons Drive. It includes a seating area overlooking water. Rear area with stream outflow and electrical substation is fenced off.

6.82 Canons Drive was formally Edgware Avenue the 18th century carriage drive to the mansion. The special character of the carriage drive remains as it is now a residential road with wide grass verges and avenue trees.

6.2.7.2 Landscape Qualities within the Conservation Area's Setting

6.83 Since the 18th century Canons Park Estate covered quite an expanse of what is now Stanmore, Belmont and Edgware some of the 18th century planned landscape features exist beyond the CA's boundary. These make an important contribution to the setting of the CA.

6.84 They usually entail the less obvious features including land from Canons to Stanmore Common and Belmont; paths and tracks running beside the railway from Stanmore Station parts of which once led to a northern Lodge; and the grounds of Aylward School. These were once part of the Duke's estate and may still have features dating back to that time such as old trees or land forms waiting to be discovered. The London Historic Parks and Gardens Trust has worked towards piecing together a plan of the estate and gardens. "Belmont" is the part man-made hill that is now part of Stanmore Golf Course.

6.2.8 Streetscape

- **General**

6.85 The main spine route of Canons Drive retains the majestic character of the former carriage drive to the mansion. This is due to its wide nature, with the buildings set well back approximately 18-20m behind wide grass verges with an avenue of tall cedar trees set high at the top of the wide verges which are slightly elevated towards the edges. The surrounding roads are narrower and do not have grass verges which creates a less grand character. Nevertheless, there is plenty of streetscene greenery throughout (though less along Lake View) which provides a sylvan character.

- **Floorscape**

6.86 The quality of the pavements varies throughout, but are mostly of grey slabs with granite kerbs that have a pleasing appearance and this should be retained wherever possible. Occasionally tarmac has been used which is less appropriate but sometimes necessary if paving would be affected by tree routes. Grass verges are important along Canons Drive and along surrounding roads.

- **Front gardens**

6.87 Many of the houses were designed with garages accessed from driveways usually of grey asphalt or natural stone laid in a simple, random pattern. Otherwise, most of the front garden was laid out as a garden, with planting and greenery. This now contributes to the mature landscape setting and Metroland character of the estate. Usually half to 2/3 of the front garden is covered with greenery, including often the boundary between gardens, but along Lake View soft landscaping has been considerably reduced undermining the intended soft Metroland character. Therefore, it is particularly important along Canons Drive and other offshoots that soft landscaping is retained. Recent appeal decisions in 2012 and 2013 support this approach. Where reds, pinks and other bright hues have been introduced to front gardens in hardstanding, this generally undermines the setting of these houses by detracting attention from the architecture and serving to undermine the soft-landscaped character of the front garden.

6.88 Along Canons Drive the grass verges are particularly important in adding to the soft setting and the same is true along some of the offshoots. Any proposals for new cross overs would be likely to undermine this special interest.

- **Street Furniture**

6.89 There is little street furniture in the area which creates an uncluttered appearance. What exists is understated and traditional. A red post box stands out on the corner of Handel Close and Canons Drive. There is one historic lamp in the front garden a property which positively contributes to the character of the area.



Picture 6.86
Red post box



Picture 6.87
Historic lamp in the front garden of a property along Canons Drive

- **Boundary Treatments**

6.90 Within the residential area, low brick walls, hedges, trees, and low fences (including picket fences) are the predominant boundary enclosures. Along Canons Drive the houses usually do not have front gates which helps give a soft look. A few have metal gates but timber is more in keeping with the area's soft, suburban character.

6.2.9 Green Spaces and Ecology

6.91 Planned landscape features of the 18th century estate (such as the Basin and Seven Acres Lake) as well as other grassland and vegetation are the dominant visual features and an important part of the area's special interest, as outlined in the 'landscape qualities' section. The special ecological value of three of these elements is explained in the box below. These elements along with other green spaces are owned by the Canons Park Estate Association (CPEA) which is a company set up for owning and managing the land remaining after the Canons Drive Estate development. Its directors are volunteer residents appointed by the CPEA.

- **The Basin Lake**

The Basin is a small oval pool fringed by sycamore and oak, planted limes and horse chestnuts, together with alders and crack willows which line the waters edge. There are also thickets of self seeded, regeneration elm and between the trees trusssocks of soft rush, great hairy willow herb and patches of aromatic water mint. This area derives its attractiveness from its natural appearance and any 'tidying up' should be kept to a minimum. The ground cover is important for both wildlife and fauna and should not be disturbed, equally the pruning of trees should be kept to a minimum.

The closeness of the pond to the road limits its use by water birds, however coot, moorhen, and black headed gulls are the most common inhabitants, together with Canada geese and a large flock of ducks of various kinds. The open aspect of this area makes it attractive for wildlife observation, particularly for children. It complements the setting of the surrounding locally listed Tudor Revival style houses well.

- **The Seven Acres Lake**

Canons Lake is now used primarily for fishing. It is in reality little used compared with thirty years ago when it was much more actively used for recreational purposes. The reduction in disturbance has encouraged water birds including the osprey, and tree nesting mandarin duck, common and green sandpipers, and redshanks. Breeding waterfowl include tufted ducks, great crested grebes, and little grebes which reared their young in 1978. Canada geese, kingfishers and herons are frequent visitors to the Lake.

Surrounding the Lake is a fringe of native woodland containing alder, oak, hornbeam, beech, crack willow, grey poplar and ash together with chestnut, holm oak and sycamore. A variety of species make up the scrub layer including laurel, rhododendron and bamboo. The ground flora is also diverse, including rushes, wild angelica, bittereress, yellow flag, great hairy willow herb and sedges. Other plants include false-brome, violets, lesser periwinkle and a variety of ferns. A reed bed at the northern end of the Lake is considered to be the best habitat of its kind in the Borough.

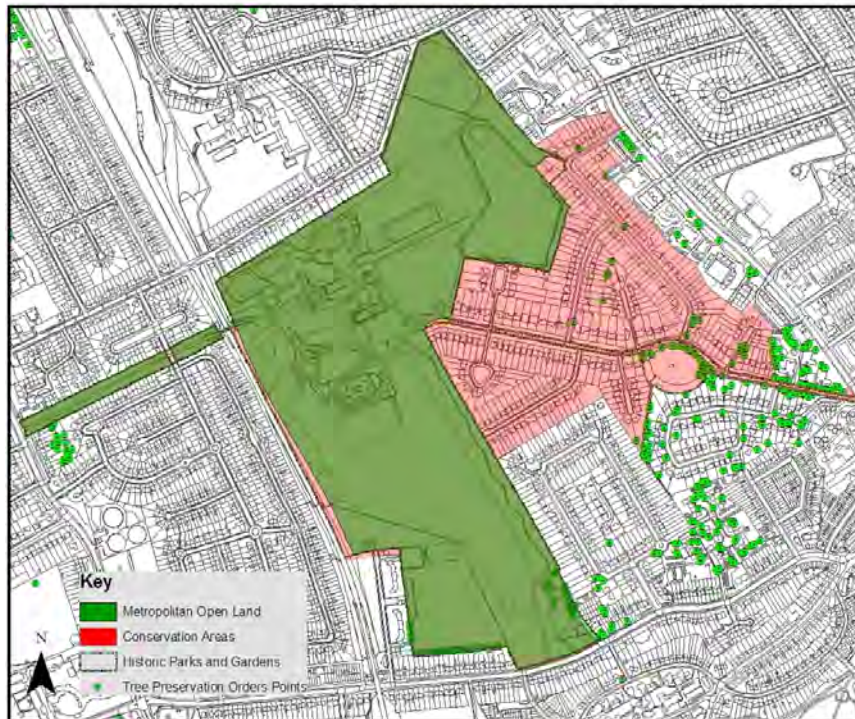
The vegetation at the lake side is home to numerous birds and pipistrelle bats. Birds found include redpolls, goldfinches and greenfinches, wrens, treecreepers, and grey wagtails. It is believed that all three species of woodpecker frequent this area.

The lake is well concealed given thick surrounding vegetation but there are good private views to this lake.

- **Canons Park Open Space and Railway Embankment**

The south western arm of the CA forms a walkway into the main park. This tree-lined footpath is one of the original avenues to the old palace and some of the trees date from the 18th Century. The larger trees are oak, lime, and horse chestnut, with smaller ash and sycamore between. The avenue is alive with squirrels and birds, and at ground level there are clumps of foxgloves, daffodils and bluebells. The open area of the park is popular with flocks of birds and exotic birds, probably aviary escapees, have been known to have breed in the locality. The attractive walled garden, which dates from 1720, supports many bryophytes, and there is an interesting area to the south of this which is marked by ancient hawthorn trees, some little more than ivy covered stumps. Much of the park is under grass, however an area known as The Spinney runs along the boundary of the church and forms a fine strip of native, ancient woodland. This path here is much used by the public and the trees are mainly oak, ash and horse chestnut, with ground cover of wildflowers. The railway embankment which runs alongside the park is of little wildlife interest, although foxes are often seen here.

6.92 As well as a registered historic park and garden, much of the greenery and open spaces are protected by other associated formal designations namely Metropolitan Open Land and Tree Preservation Orders as shown on the map below.



Picture 6.88 Green Space and Ecology © Crown copyright. All rights reserved 100019206, 2010

6.93 Within the residential area, streetscene greenery within gardens, grass verges, and central grassed and treed and planted islands in the closes are important for creating a soft and informal character that adds to the sylvan setting of the houses. It is integral to the Metroland/Garden Suburb philosophy behind this residential estate. It was also intended to complement the black and white rural Kentish cottage inspired houses. Of particular note is the island at Orchard Close which is large and heavily planted with shrubs and trees and contains an interesting rockery.

Grass verges help soften the streetscene



Picture 6.89 Chestnut Avenue



Picture 6.90 Canons Drive

Front garden greenery soften the streetscene



Picture 6.91 Dukes Avenue



Picture 6.92 Chestnut Avenue

6.94 The trees within the area contribute greatly to the CA character. There is a variety of evergreen tree species. These include cedar, chile pine, sequoia, spruce and cyprus, many of which are mature and date from the time of the original palace. Most significant are the avenues which cross the park, the trees which line Canons Drive, and the tree groups surrounding Canons Lake and The Basin. There are also important tree groups in rear gardens which provide a foil to the houses. As well as Tree Preservation Orders, the designation of the estate as a CA allows the Council to exercise greater protection over other trees within the boundaries of the area. In the side roads there are a number of street trees and grass verges adding character to the area. Unfortunately the grass verges have in some places been tarmaced which undermines the soft character of the area.



Picture 6.93 Avenue of trees along Canons Drive helps soften the streetscene



Picture 6.94 Good greenery around the Basin, Canons Drive

6.3 Summary of Conservation Area

6.3.1 Summary and Main Assets

1. **Historical links.** The area has a particularly colourful and well documented history related to the Canons Park estate and residential Metroland laid out by A J Butcher, made more significant because so many historical features remain to be enjoyed today.
2. **Interesting road layout.** Designed by A J Butcher, this makes use of the existing historic landscape features of the Canons Park estate, providing a variety of spaces and vistas.
3. **Spacious appearance and mature landscaped setting,** including front garden greenery. Canons Drive especially is significant for taking advantage of the landscape and planting of the Old Palace.
4. **Quality of architectural design and detailing.** This is particularly notable in the 'black and white' houses, which are of a variety of designs, with careful detailing.
5. **Wildlife and open areas.** Canons Lake and The Basin are important features with a wild and uncultivated appearance adding to the 'rural' appearance of parts of the area.

6.3.2 Problems, Pressures and Potential for Enhancement

6.95 Pressures and issues have been touched upon in the previous sections and are comprehensively outlined in the following table. 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.

Problems, Pressures and Potential for Enhancement	Address:	Description:
Proposals to demolish Metroland houses and replace with much larger scale and grander buildings	Throughout	<p>The 1930s houses are an important part of the integrity and authenticity of the CA and are generally of good to high architectural quality.</p> <p>The character of the houses along the minor roads and residential culs de sacs differs from those along Canons Drive as they are smaller scale and simpler. The addition of too much bulk risks disrupting the continuity of the streetscene, particularly where there are proposals to raise the pitch of the roof creating a crown roof finish.</p>
Two-Storey Extensions	Throughout	There is demand for significantly extending properties to the side, sometimes over the garage. However, this is likely to cause detrimental impact on the character of the property and on the street-scene by creating a terraced effect and not being clearly subordinate to the original design. If extensions are not carefully considered

Problems, Pressures and Potential for Enhancement	Address:	Description:
		<p>and respectful to the original design they create large expanses of additional bulk, detracting not only from the historic interest of the building but also from its architectural integrity and streetscape character.</p> <p>Where they enclose gaps between buildings they undermine the intended spacious character of the CA and glimpses of greenery.</p>
Roof extensions, changes to roof slopes increasing height of the buildings, dormers and excessive number of rooflights	Throughout	<p>Increasingly applications are being put forward for changes to roof pitches to accommodate additional space within the roof causing changes to roof profile. This can undermine the continuity of the streetscene and cause undue bulk in the streetscene.</p> <p>Bulky dormers and excessive number of roof lights detract from the character of the CA. This is particularly true for those visible from the streets or public areas.</p>
Removal/alteration of chimneys or chimney stacks, poor quality replacement roof tiles	Throughout	<p>Most of the houses have chimneys. These add character to the house and the CA. However, occasionally they have been removed / considerably altered.</p> <p>On occasion good quality clay tiles have been replaced with lesser quality concrete tiles detracting from the CA's character.</p>
Removal/greatly enlarging/enclosing original porches	Throughout	<p>Most of the original porches were open. This is part of the Tudor Revival style. Enclosing these or altering them to the extent that the original character is lost undermines the special interest of the CA.</p>
Windows	Throughout	<p>Many attractive original windows and good replicas (wooden/metal casement, leaded windows) remain throughout. These are increasingly being replaced with plainer, poorer quality UPVC windows.</p>
Front doors and garage doors.	Throughout	<p>The interesting detailing of the Tudor Revival style front doors and garage doors and quality of original timber design is sometimes being lost as they are replaced.</p>
-		

Problems, Pressures and Potential for Enhancement	Address:	Description:
Driveway paving	Throughout	At places inappropriate material is used such as pavements with pink to red shades which competes with the architecture of the house and are at odds with the informal style of the area. Also at times excessive amounts of front gardens have been covered over with hardsurfacing. This detracts from the intended soft and informal character of the CA.
Potential for archaeological works and the potential to extend/ introduce a new Archaeological Priority Area	Throughout	There is a great deal of history to this CA. In particular, an original Jacobean House was on the site of the current mansion and the Duke of Chandos had a vast estate. Archaeological works or a new Archaeological Priority Area designation could do much to reveal and protect more of this.

6.3.3 Public Consultation

6.96 This document was subject to 6 weeks of public consultation in 2013. Notification letters were sent to ward councillors, amenity groups (including the Stanmore Society and the Stanmore and Harrow Historical Society), the North London Collegiate School, the Conservation Area Advisory Committee and other stakeholders. It was available to view at a number of places, including the Council's website, Stanmore Library, the Civic Centre Library and the Planning Services reception at the Civic Centre. Posters were put up within the CA. Copies of the document were available on the internet and there was an opportunity to comment directly into the Objective software. A public meeting was held and there was an opportunity to provide comments and discuss the document in person. The Conservation Team also offered to hold separate meetings with interested parties to discuss the document. The responses were used to strengthen the document. It was adopted as part of the Stanmore and Edgware CAs Supplementary Planning Document, as part of the Council's Local Development Framework.

6.4 Conservation Area Management Strategy

6.4.1 Purpose of the Strategy

6.97 Conservation Area Appraisals provide an analysis of the character and appearance of CAs 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.

6.98 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.

6.4.2 Management Proposals

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

Problems, Pressures and Potential for Enhancement	Address:	Description:
Proposals to demolish Tudor Revival/Metroland houses and replace with much larger scale and grander buildings	Throughout	There is a presumption against demolition of houses that contribute positively to the character of the CA. Where the existing is beyond repair/structurally unsound and replacement is considered appropriate, the council will expect the replacement to preserve the character of the area.
Two-Storey Extensions	Throughout	Extensions are encouraged to maintain the spaces/gaps between buildings and not reduce overall spaciousness and perceptibility of garden trees.
Roof extensions, changes to roof slopes increasing height of the buildings, dormers and excessive number of rooflights	Throughout	The Council encourage roof extensions to be contained within the existing roof slope and otherwise carefully considered so that they harmonise with the scale and character of the house. It is recommended that dormers are set to the rear and are the size of window openings only rather than boxy roof extensions for which the main aim is to create space. The size of windows are encouraged to be determined by the originals on the dwelling. It is recommended that roof lights are of conservation style ie small and flush with the roofline, and not so many that they clutter the roof.
Removal /alteration of chimneys or chimney stacks and poor quality replacement roof tiles	Throughout	The retention of chimneys is encouraged. An Article 4(2) Direction which would require planning permission for roof alterations and for alterations to chimneys is proposed, apart from along Lake View where it is considered roof tiles and chimneys have already been replaced or altered unsympathetically.
Removal/greatly enlarging/enclosing original porches	Throughout	In designing such proposals, it is encouraged that reference is made to this appraisal including its design guide. An Article 4 (2) Direction is proposed for the residential houses which would require planning

Problems, Pressures and Potential for Enhancement	Address:	Description:
		permission for such works, with the exception of Lake View where there are already a number of less sympathetic porch alterations.
Windows	Throughout	Residents are encouraged to repair existing windows wherever possible rather than replace them and, where replacement is necessary, are encouraged to match in material and design. If heat insulation is an issue there are many methods of upgrading existing windows such as secondary glazing or sympathetic double glazing. An Article 4 (2) Direction for the residential houses which would require planning permission for replacements is being proposed with the exception of Lake View.
Front doors and garage doors	Throughout	The repair of existing wherever possible is encouraged rather than replacement. Where replacement or enlargement is necessary a match in material and similar design is encouraged. An Article 4 (2) Direction which would require planning permission for replacements is proposed for residential houses, with the exception of Lake View.
Driveway paving	Throughout	An Article 4(2) Direction is in place to manage this. Residents are encouraged to retain the soft landscaped character of the CA.
Potential for archaeological works and the potential to extend/introduce a new Archaeological Priority Area	Throughout	Consult with English Heritage on the possibility for a new or revised Archaeological Priority Area designation.

6.4.3 Reviewing the Conservation Area's Boundaries and the Setting of the Conservation Area

6.100 The conservation area boundary has been reviewed and it is considered it remains largely appropriate although, subject to further review and public consultation, it will be amended to take account of Lake View and Cavendish Drive. It is considered likely that parts of Cavendish Drive would benefit from being included within the conservation area whilst parts of Lake View, upon review, may not meet the strict criteria for inclusion within a conservation area.

6.101 It is important to note that since the Canons Park Estate covered quite a wider expanse than the CA's boundaries there are elements within the setting of the CA that make an important contribution to its setting (see the 'Landscape Qualities' section).

6.4.4 Article 4 Directions

6.102 The standard planning controls for a CA can be found in the Council's leaflet, 'Conservation Areas - Residential Planning Guidelines' via www.harrow.gov.uk/conservation. Adding to these planning controls, an Article 4 direction was introduced in June 1991 removing some of the 'permitted development rights' normally associated with residential property. However, in sensitive areas such as CAs these 'permitted development rights' can result in works that detract from the character of the area.

The Canons Park Article 4 Direction requires planning permission for the all residential properties within the Conservation Area for the following:

- The provision of a hard surface within the curtilage of the dwellinghouse.
- The installation, alteration or replacement of a satellite antenna.
- The erection, construction, maintenance, improvement or alteration of a gate, fence wall or other means of enclosure.
- The formation, laying out and construction of a means of access to a highway.

6.103 This review of the CA has shown that it contains a good proportion of original or replica features to the residential houses in terms of windows and decorative detail, including porches, chimneys, front doors and garage doors, that contribute greatly to the area's special interest. Until now there has been little preventing the removal of these and installing replacements that are not sympathetic to the area's special character. This is particularly clear along Lake View. It is therefore proposed that an Article 4 (2) direction is introduced to residential houses to require planning permission for such changes fronting a highway, waterway or open space, with the exception of Lake View where it is considered the proportion of non-original replacement features makes such a control unnecessary. This is justified further in the 'problems, pressures and opportunities for enhancement' and 'management strategy' sections.

An Article 4 direction is being introduced to require planning permission for the all residential properties within the Conservation Area (with the exception of those along Lake View) for the following works where it faces a highway, waterway or open space:

- All additions/alterations to a building, including the alteration or replacement of windows or doors.
- Alterations to the roof of the dwelling house including the replacement of roof tiles (with the exception of 2 Rose Garden Close).
- The installation, alteration or replacement of a chimney (with the exception of 2 Rose Garden Close).
- The construction of a porch outside a front door.

Subject to consideration of any representations received, this Article 4 direction will be formally confirmed within 2 years.

6.4.5 Support

6.104 Relevant parties can contribute to the preservation and enhancement of the CA. These include: local residents, property owners, and local societies such as the Canons Park Estate Residents Association and Harrow Historical Society 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.

6.105 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 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.

6.4.6 Guidance

6.106 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 Canons Park Estate Conservation Area'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 streetscene, 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;
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building;
- d) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials;
- e) Avoid impeding views between buildings or into areas of open space;
- f) Retain original design features (as identified within the character appraisal, such as timber and leaded windows, bay windows, bricks pattern, prominent chimneys, canted bay window, cantilevered wooden bay, brickwork, straight and curved timber gable details and original doors or garage doors) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted;
- g) Not involve the painting of unpainted brick surfaces;
- h) 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 roofslopes will be discouraged.
- i) Retain visually important boundary treatments which are a characteristic of Canons Park Estate's CA. Replacement fencing should replicate the originals and reuse materials where possible;
- j) Not entail the positioning of satellite dishes and aerials in prominent positions;
- k) Not usually entail change of use to flats and other institutional uses; and
- l) Ensure microgeneration equipment is carefully sited to protect streetscene views and built fabric.

Maintaining Canons Park Estate Conservation Area'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 development on existing areas of open land that contributes to the character of the conservation area;

- c) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Seek to retain, or where necessary, replace street trees.

Maintaining Canons Park Estate's Archaeology

- a) Harrow Council recognises the archaeological importance of Canons Park Estate CA and its setting, and will help to protect these by continuing to consult with English Heritage to ensure appropriate action 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 Canons Park Estate's archaeological remains

Maintaining Canons Park Estate's Streetscene

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

- a) Refer to existing policy on telecommunications equipment or tall 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 the retention, or reinstatement, of traditionally designed street furniture and materials, such as street lamps and paving.
- d) Encourage street furniture to be well sited and designed and for redundant and unsightly street furniture to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as granite kerbs and grass verges will be encouraged and wherever practicable, use of appropriate materials in replacement floorscapes.

6.5 Canons Park Residential Design Guide

6.5.1 Introduction

6.107 This design guide provides guidance to inform sympathetic design for proposals within Canons Park Estate CA.

6.5.2 Design Guidance

6.5.3 Guidelines for New Works and Alterations/Extensions

6.108 Proposals need not exactly replicate existing characteristics, but should recognise that similarity of form and detailing is a strong feature of this conservation area. Some properties' design depend upon asymmetry or symmetry. Extensions are encouraged not to compete with, nor overpower, the existing form and scale of the original dwellinghouse. It is therefore recommended to set extensions back from the main or front elevation so as to appear subordinate and to avoid the obvious joint of new meets old and that the existing roof profile and ridge height is respected with new roofs to two-storey extensions set down from the main roof, but still replicating the original pitch. Extensions that wrap around two or more elevations can greatly detract from the integrity of the original building's form and architecture.

6.5.4 Building Lines

6.109 The estate layout relies upon regular open spaces, ranging from garden areas to passageways between houses, in order to create a relatively low to moderate density and informal feel. It is therefore encouraged that extensions do not reduce these spaces if in so doing they prejudice the densities of development.

6.5.5 Single Storey Rear Extensions

6.110 With single storey extensions it may be difficult to achieve a roof form that is functional yet also respectful of the architecture of the main building. Ideally, such extensions should have a pitch roof that replicates the form and degree of pitch of that of the main roof. Mono-pitch or lean-to style roofs can often be sympathetically introduced on smaller extensions subject to individual house design and layout. However, sometimes achieving a pitch at the correct angle is not possible because it would impact upon first floor windows and/or cills. Then alternative forms of roof are recommended that respect the traditional character of the houses. On occasion flat roofs may be appropriate with brick on edge on tile creasing detail.

6.5.6 Two Storey Rear Extensions

6.111 Two-storey extensions appear best when finished with gabled or hipped roofs that match the original. Two-storey flat or crown roofed extensions are not usually appropriate being at odds with the architectural character of the area. Where a two-storey extension compromises the original form of the house or openness of the area, they are not usually appropriate.

6.5.7 Loft Conversions

6.112 These houses are predominantly two storeys, although the storey heights differ. Hipped or half hipped, and gable roof profiles are common features. Sometimes there are traditional steeply pitched roofs to the houses sometimes with original dormer windows. There is often potential for roof dormers, usually to the rear elevations, subject to the following:

- General Council guidelines provide for at least 1 m set up from the eaves level and that no part of the dormer structure should be closer than 0.5 metres, ideally 1m from either side of the roof edge and/or chimneys. More distance will normally be required on properties in this area to ensure that the visual impact of any dormer windows is kept to a minimum. Usually

they should be the scale of window openings only and not boxy roof extensions, the main aim of which is to create space. The size of windows (and therefore the dormers) is encouraged to be determined by the originals on the dwelling.

- The design of the dormer window appear best where they reflect the features of the roof into which it is set and also the architectural detailing, such as the fenestration, of the building. Dormer roofs can often be hipped to reduce their bulk and correctly matching roofing materials should be used.
- Proposals for raising roof ridge heights or the altering the pitch of roofs are not usually appropriate given the disruption to the continuity of the streetscene and additional bulk this can create.
- Rooflights are encouraged to be set to the rear elevations and their number as few as possible. They should be of 'conservation' style that can be set below or flush with the roof plane.

6.5.8 Porches

6.113 As part of the Metroland and Tudor Revival styles there are a variety of porch designs including tiled ones and those recessed under an arch. It is encouraged that these are retained where possible, or replaced in replica, to retain the CA character.



Picture 6.95 Canons Drive



**Picture 6.96
Rose Garden
Close**



**Picture 6.97
Canons Drive**



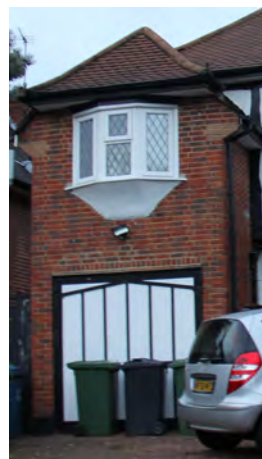
**Picture 6.98
Canons Drive**

6.5.9 Garages

6.114 Most houses have good traditional single timber garage doors in the Tudor Revival style. If a larger garage door is required to accommodate a modern car, or doors are beyond repair, then a match in style and material is encouraged to maintain the special character of the area. Modern plastic doors are not usually a suitable replacement.



Picture 6.99 Garage Door



Picture 6.100 Garage Door

6.5.10 Satellite dishes

6.115 Satellite dishes and other antennae, as well as micro-generation equipment, such as solar panels and wind turbines, can spoil the traditional appearance of individual buildings and should therefore be sited as sensitively as possible. Rear elevations away from the streetscene, and rear gardens, provide most suitable locations.

6.5.11 Brickwork and Painting

6.116 For both repairs and new work it is important that brickwork and its detailing (colour, finish, type of bond and style of pointing) matches the original. Many properties feature attractive detailing such as decorative brick patterns (herringbone, fan etc). Such features would benefit from retention, repair and replication in new works. Where repointing, or new work is necessary, care should be taken to ensure that the style of pointing is appropriate. Mortar mixes should not be too hard, that is containing a high level of cement, as this damages brickwork.

6.5.12 Boundary Walls

6.117 Low brick wall, hedge, trees, and low fences are the predominant boundary enclosures. Where gates are used, usually these are timber with a permeable design. To retain the soft, suburban character it is recommended that these characteristics are maintained.

6.5.13 Roof Tiles

6.118 If remedial roof work becomes necessary, ideally original clay tiles should be replicated in terms of colour, size and detailing.

6.5.14 Replacement Doors and Windows

6.119 Many houses retain original wooden front doors. There are a variety of door designs in the area; most are of a simple heavy style in unpainted dark wood or stained or natural wood. Some are similar to the early 17th century style - a solid planked door with studded vertical strips. The original finish for the doors would have been varnish rather than paint. Original doors can be repaired where possible or if necessary replaced in replica. Plastic doors, or those of more contemporary design, are discouraged. Changes from a single to a double front door very often creates a grand character at odds with the traditional Metroland character of the buildings. For garage doors see the 'garages' heading above.

6.120 As a planned estate inspired by the Tudor Revival style, many of the windows are timber or metal casement with leaded lights. This contributes to the continuity of the CA and are an essential part of the architectural composition of the houses. Some of the properties along Canons Drive have distinctive windows some coloured patterned glazing adding special character.

6.121 Where replacement has happened in the past many try to replicate the originals with varying degrees of success and suggest general understanding and willingness to retain the appearance of these features. Ill-considered alterations though have a significant detrimental effect on the appearance of the CA. Like for like replacements are therefore encouraged in design and materials where replacement is needed. Where double glazing is proposed, proposals should take care to ensure glazing bars do not appear stuck on and that any spacer bars are of a recessive colour.

6.5.15 Roof Lights and Chimneys

6.122 Chimneys are a particularly important architectural feature and provide interest and continuity to the roofscape of this area. They vary in size and detailing. On semi-detached properties the chimney stacks are sited centrally and provide an important visual element in their symmetry. It is encouraged that chimneys are retained, even if no longer used, as the whole architectural integrity of a house can be severely prejudiced by their loss. If absolutely necessary, unstable chimneys could be taken down and rebuilt. Chimneys can remain useful by providing controllable ventilation. If unused, fireplaces are fitted with grilles and the chimney tops fitted with ventilating top cowls.

6.5.16 Hardsurfacing

6.123 Front areas were originally laid out as gardens though most houses were designed with garages accessed from driveways constructed of traditional grey asphalt or natural stone laid in crazy / random pattern and similar materials. Increased hardsurfacing gives a more urban feel, especially when sections of boundary fencing or hedging are lost.

- **Appropriate Design, Materials, Colour and Expanse of Paving**

Materials: should be in keeping with the Metroland style, which relies on traditional natural materials in association with abundant planting. Generally, the harder and more impermeable the materials, the more visually and environmentally damaging large areas of surfacing become. Appropriate materials are:

A) Grey asphalt - This is a traditional surface material that is widely found in the CA. This however is a non permeable material which causes water to run off rather than to drain away and so should be limited to very small areas.

B) Bricks/Paviours - Bricks or paviours of appropriate materials and colours can be used for repair/resurfacing of footpaths. However, these materials are not appropriate when used in large expanses of driveway, where the massing of strong colours and regular shapes is often visually overwhelming, dominating the house and garden.

C) Setts - These are small square or rectangular paving units which are made of stone. Setts should be laid in random courses, to retain the informality in the streetscene.

Colour - Grey, light or natural colours are the most successful. Reddy-brown, red, pink or other brightly coloured materials generally look out of place and can clash and compete for attention with the main building and should therefore be avoided.

Grass verges - It is important that crossovers do not cut through existing grass verges

Expanse of paving - It is recommended that the hard surfaced area is permeable and kept to a minimum, so that the soft, natural and green appearance of the CA is not depleted and flood risk is reduced. Front gardens should remain as gardens, not car parks. It is unrealistic to expect cars to be accommodated side by side without compromising the appearance of the property. Lake View in many cases serves as a warning to keep hardsurfacing contained within less than half of the front garden.

The Department for Communities and Local Government have provided guidance on driveways, which describes permeable materials that may be appropriate. This can be found at:

www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf