

Edgware High Street

Conservation Area Appraisal & Management Strategy



December 2013

5. Edgware High Street Conservation Area Appraisal and Management Strategy	286
5.1 Introduction to the Conservation Area	286
5.1.1 Introduction	286
5.1.2 Planning Policy Context	287
5.1.3 Summary of Special Interest	287
5.1.4 Short History	288
5.1.5 Archaeology and Geology	293
5.2 The Character of the Conservation Area Today	293
5.2.1 Density of Development, Topography and Plan Form	293
5.2.2 Townscape Character	294
5.2.3 Activity and Uses Within the Area	300
5.2.4 Key Views and Vistas	301
5.2.5 Architectural Qualities	303
5.2.6 Prevalent and Traditional Building Materials and Detailing	309
5.2.7 Streetscape	312
5.2.8 Green Spaces and Ecology	317
5.3 Summary of Conservation Area	318
5.3.1 Summary and Main Assets	318
5.3.2 Problems, Pressures and Potential for Enhancement	318
5.3.3 Public Consultation	322
5.4 Conservation Area Management Strategy	322
5.4.1 Purpose of the Strategy	322
5.4.2 Management Proposals	322
5.4.3 Reviewing the Conservation Area's Boundaries	327
5.4.4 Support	327
5.4.5 Guidance	327
5.5 Shopfront Design Guide	330

5.1 Introduction to the Conservation Area

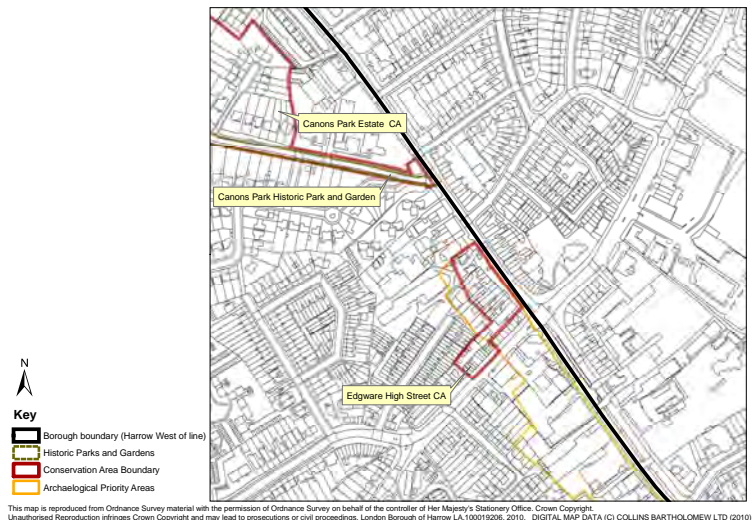
5.1.1 Introduction

5.1 The Edgware High Street CA is notable for containing some of the oldest surviving buildings in Edgware, with timber framed buildings on the High Street dating from the 16th to 18th centuries and a mid-Victorian terrace on Whitchurch Lane. The area forms a large part of the remaining portion of the original village of Edgware centred on the old Roman road of Watling Street (now Edgware High Street), before suburban growth and road widening from the late 19th century onwards considerably altered the area's appearance.

5.2 Edgware High Street CA is situated in the north-east of the borough, just south of the Canons Park Estate CA. It is located on the western side of the High Street and lies completely within the London Borough of Harrow, although opposite the London Borough of Barnet, on the other side of Edgware High Street. It is largely covered by an Archaeological Priority Area designation.



- | | |
|--|---|
| 1. Little Cannon, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Witzell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Witzell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tokes Green, Pinner | 19. Pinnerwood Farm, Pinner |
| 6. Rowth Hill, Harrow on the Hill | 20. South Hill Avenue, Harrow on the Hill |
| 7. Harrow School, Harrow on the Hill | 21. The Mount Park Estate, Harrow on the Hill |
| 8. Harrow Park, Harrow on the Hill | 22. Redborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village | 23. Miss Lane, Pinner |
| 10. Sudbury Hill, Harrow on the Hill | 24. Pinner Hill Estate, Pinner |
| 11. Brookside, Harrow Wood & Grimdean Estate | 25. West Towers, Pinner |
| 12. West Drive, Harrow Wood | 26. Canons Park Estate, Edgware |
| 13. Kury Avenue, Stanmore | 27. Eastoku Village (Part) |
| 14. Pinnerwood Park Estate, Pinner | 28. Rappers Lane |



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Picture 5.2 Setting of Edgware High Street Conservation Area © Crown copyright. All rights reserved 100019206, 2010

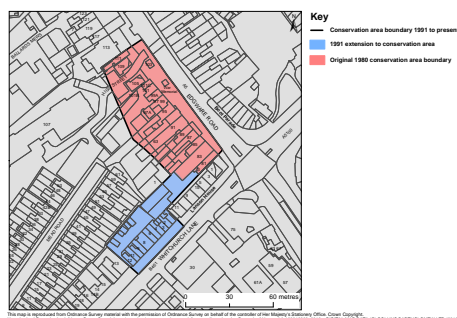
Picture 5.1 Edgware High Street Conservation Area in Relation to Other Conservation Areas in Harrow © Crown copyright. All rights reserved 100019206, 2010.

Edgware High Street Conservation Area includes the following roads:

Edgware High Street (in part) and Whitchurch Lane (in part)

5.1.2 Planning Policy Context

5.3 When initially designated in 1980 the CA included 81 to 111 High Street (odd) only. It was extended in 1991 to include the shopping parade of nos. 1-12 Whitchurch Lane (inclusive), including land at the rear of these properties and the pavements to the front including the two telephone kiosks and the War Memorial on the High Street.



Picture 5.3 Changing Boundary of the Edgware High Street Conservation Area © Crown copyright. All rights reserved 100019206 , 2010

5.4 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which are considered worthy of preservation and enhancement and to make these CAs. A CA is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of these CAs, and to pay due regard to the views of the residents and public in the formulation of guidance and proposals. These principles are reinforced by the National Planning Policy Framework. The purpose of this Conservation Area Appraisal and Management Strategy (CAAMS) is to provide clear analysis of the architectural importance, character and appearance of the area, to help form the basis for making sustainable decisions about the area's future. It also identifies opportunities for enhancement along with guidance to protect the area's character.

5.5 This document has been subject to public consultation and was adopted December 2013 superseding the Edgware High Street Conservation Area Study and Management Strategy adopted in December 2006. Its assessment is a material in assessing whether all development contributes to preserving and enhancing the character of the conservation area. This CAAMS forms an appendix to the Stanmore and Edgware CAs Supplementary Planning Document (SPD). It is set within the broader context of CA policy guidance for Harrow contained within the Local Plan. It is also set within the National Planning Policy Framework. 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.**

5.1.3 Summary of Special Interest

5.6 With so much of present day Edgware a product of the 20th century, the Edgware High Street CA is distinctive for its collection of buildings pre-dating 1900. It is notable for containing some of the oldest surviving buildings in Edgware, which is reflected in the high concentration of Listed timber framed buildings on the High Street, dating from the 16th to 18th centuries, and the

mid-Victorian terrace on Whitchurch Lane. The area is of special interest as it forms a large part of the remaining portion of the original village of Edgware centred on the old Roman road of Watling Street (now Edgware High Street), before suburban growth and road widening from the late 19th century onwards considerably altered the area's appearance. Its origins as the remains of the original village of Edgware, centred on the old Roman Road, is reflected in the small scale of the historic buildings, their terraced form and, on Edgware High Street, their alignment facing this road and common building line. The importance of Edgware High Street as a busy through route, for people travelling to and from London, has been retained and this still largely defines the townscape character of the CA given the width of the pavement and all the buildings face that road.

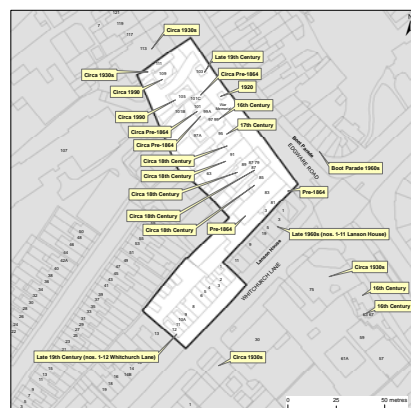


Picture 5.4 Grade II Listed Nos 95, 97 & 99 - 101 High Street, Edgware, with the Grade II Listed World War I War Memorial in front

5.1.4 Short History

- Introduction

5.7 This section outline the area's historical development. The next map shows the ages of buildings. The age shown refers to the earliest known part.



Picture 5.5 Age of Buildings © Crown copyright. All rights reserved 100019206, 2010

- **Roman Origins**

5.8 Present-day Edgware is largely a product of early 20th century suburban development, but its origins date back to at least the Roman occupation of Britain. The area's focus onto, and alignment with Edgware High Street, is a key part of the character of the area since the original settlement was focused along the High Street, part of a much longer road known by the Anglo-Saxons as Watling Street, and more recently referred to as the Edgware Road. The road also marks the boundary between the ancient parishes of Edgware in the east, and Little Stanmore in the west, with the CA lying solely on the western side. The eastern side is more altered and lies within Barnet.

5.9 The Edgware Road was one of the key thoroughfares constructed by the Romans to link London with St Albans and the north. Although Roman remains have not yet been found in Edgware itself, the road would have generated substantial traffic, trade and settlement. Nearby archaeological investigations have shown Roman impact at Brockley Hill, which is widely thought to be the site of the former Roman settlement of Sulloniaca. To the south of Edgware, and to the east of the main road, remains of a late 3rd century A.D. house in Burnt Oak were discovered in 1971.

5.10 The name Edgware is of Saxon origin, and is thought to have derived from “Ecgi's” or “Aeges” weir or fishing pool”, in reference to the Edgware or Dean's Brook that runs to the south of the main settlement. Despite no specific entry in the Domesday Book of 1086, it is likely that the medieval manor of Edgware was in existence by this time, possibly included as part of Kingsbury or Stanmore. The growth of Edgware during the medieval period is unclear, although the parish church was in existence by the mid-13th century, with the present day St Margaret's Church, on the eastern side of the High Street, built a century or so later (and substantially remodelled in the 18th and 19th centuries).

- **Patterns of Growth - 16th to the 19th Centuries**

5.11 Up until the late 19th century, agriculture and the road dominated life in Edgware. The existence of a number of inns and blacksmiths along the High Street, in numerous 18th and 19th century surveys, underlines the continued importance of the main road as a key stopping point to and from London. The population increased gradually from 120 inhabitants in 1547, to 412 in the 1801 census. Edgware was a farming community, with a mixed land use for arable, pasture and forestry purposes. Regular markets and fairs were held in Edgware from the 1600s until the mid-1800s. The settlement remained clustered along the High Street until the late 19th century, consisting mainly of small, timber framed buildings.



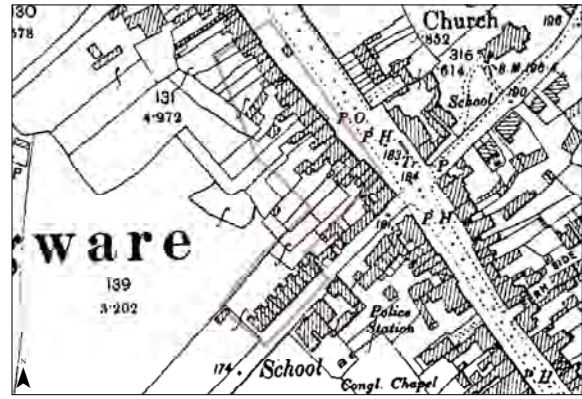
Picture 5.6 Milnes Map of 1800, showing rural settlement clustered along the main Edgware Road. © Crown copyright. All rights reserved 100019206, 2010

5.12 There were a number of narrow side roads that led off the High Street to isolated farms or properties, including Station Road (known as Church Lane until c.1930) and Whitchurch Lane. The latter road led along to St Lawrence Church in Little Stanmore, but little is known about this road closer to the junction with the High Street. One source describes it as “Poor Lane”; the location for some of Edgware's less well-off families. Edgware Police Station has also occupied a site on the southern side of Whitchurch Lane since 1865, providing an important contribution to its setting, although the present day station dates from 1932.

5.13 The dominance of the road in Edgware was challenged in the mid-19th century with the onset of the railways affecting long distance coach travel. However, the opening of a branch railway line from Finsbury Park to Edgware in 1867 (which closed to passengers in 1939 and goods in 1964) was not a strong enough factor on its own to result in the suburbanisation of Edgware. The settlement retained a semi-rural and agricultural composition until the start of the 20th century, with a population of 868 inhabitants in the 1901 census. Despite this, Edgware was a relatively prosperous location and was beginning to attract professionals and businessmen keen to escape the confines of inner London. Speculative development began to encroach along some of Edgware's side roads, with a late Victorian shopping parade built on the northern side of Whitchurch Lane just one example of a growing settlement.



Picture 5.7 Historical Map of Edgware High Street Conservation Area (shown in red outline) (1864-1894) © Crown copyright. All rights reserved 100019206, 2010



Picture 5.8 Historical Map - 1896 © Crown copyright. All rights reserved 100019206, 2010



Picture 5.9 Edgware High Street, around 1890. Source: Local history library



Picture 5.10 View looking south east with the old Masons Arms pub on the right (approximately 1900s). Source: local history library.



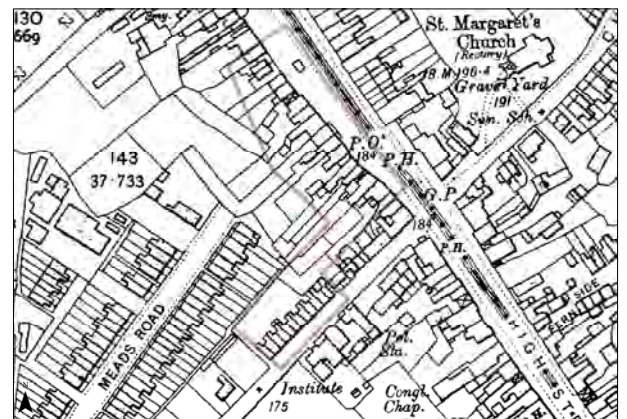
Picture 5.11 Edgware High Street looking north, before 1904. Source: local history library.

- **Patterns of Growth - Early 20th Century**

5.14 The first three decades of the 20th century witnessed substantial change in Edgware, as the settlement became firmly established as part of suburban London. The opening of a tramline along the Edgware Road from Cricklewood to Canons Park in 1904 provided an additional link into central London. It also resulted in the partial demolition of a number of timber framed properties on the eastern side of the High Street to make way for the trams. The High Street was gradually modernised before and after the First World War, with road surfaces tarmaced, new shopping parades built along the eastern side and a granite stone war memorial erected in 1920.

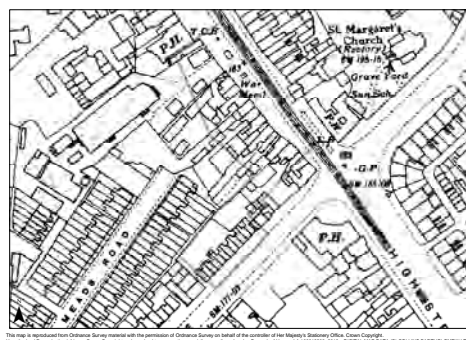


Picture 5.12 A tram approaches the crossroads, “The Boot” public house is on the right. Early 1900s



Picture 5.13 Historical Map - 1913-1914 © Crown copyright. All rights reserved 100019206, 2010

5.15 The extension of an Underground line (later known as the Northern Line) from Hendon to Edgware in 1924 led to the construction of a new station on the southern side of Station Road, and opened up Edgware to substantial suburban development. By the early 1930s, a series of shops, cinemas and office buildings occupied the full length of Station Road and dramatically shifted the centre of gravity in Edgware away from the High Street and towards the Underground terminus. The High Street retained its retail orientation, with fishmongers, grocers, undertakers and clothes stores all listed in a 1935 brochure, but it was subsumed on all sides into an essentially 20th century suburb.



Picture 5.14 Historical Map - 1932-1941 © Crown copyright. All rights reserved 100019206, 2010

5.16 The rapid growth had further consequences for the eastern side of the High Street and the southern side of Whitchurch Lane, with buildings demolished as part of road widening schemes; one of Edgware's many public houses, The Masons Arms, was demolished and rebuilt on the southern corner of Whitchurch Lane and the High Street. In the late 1930s the tram tracks were removed and replaced with a trolleybus service. The trolleybuses themselves were replaced with diesel buses in 1962 as the Edgware Road assumed its now familiar association with motor vehicle traffic.

- **Patterns of Growth - Late 20th Century**

5.17 Following the Second World War, changes within Edgware have been more piecemeal, with the further loss of historic buildings along the High Street and Whitchurch Lane. Two of the most significant developments have been the construction of Lanson House in the late 1960s on the northern side of Whitchurch Lane where it joins the High Street, and the 1960s demolition of The Boot public house on the corner opposite and its replacement with a modern shopping parade. Along with a number of other alterations and constructions, these developments have had a considerable impact on the architectural and townscape character within the CA.

5.1.5 Archaeology and Geology

5.18 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.

5.2 The Character of the Conservation Area Today

5.2.1 Density of Development, Topography and Plan Form

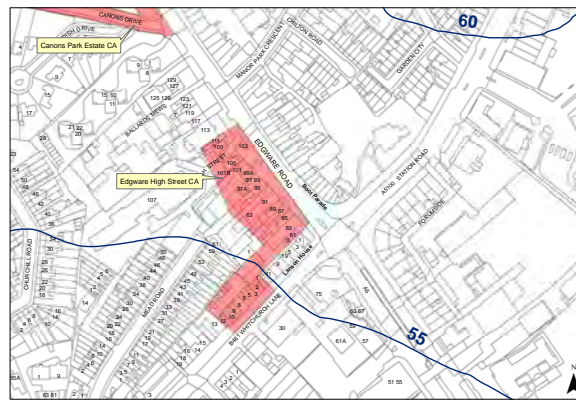
5.19 High density, small scale, linear, terraced development characterises the CA. This reflects the area's historic origins and development as a village centre to Edgware. The topography of the land is flat which aids good views of up and down of the shopping parades.



Picture 5.15 View westwards along the High Street illustrating the high density, small scale, linear terraced development that characterises the Conservation Area

5.20 In terms of the plan form of the CA, Edgware High Street forms a busy main linear route running north to south, with Whitchurch Lane being a linear offshoot of this running west to east. There has been no backland development within the CA although the route through to Knights Court Nursing Home is now more formalised with the addition of numbers 105 and 107 High Street. The absence of backland development is important as it means the focus of the CA remains on the High Street, which has always historically been the case and is integral to the character of the area.

5.21 All buildings front onto the main roads which reflects the historic importance of Edgware High Street as the main route to and from London. The building line of properties on the High Street is set back between 3m and 12m, leaving a large open space in front, which is important as this is a continuation from the pre-suburban origins of the area, reflecting the past need for space to collect farm animals, horses, coaches and market stalls along this main road to and from London as indicated by the historic photos of the road given within the 'short history' section.



Picture 5.16 Topography © Crown copyright. All rights reserved 100019206, 2010

5.2.2 Townscape Character

- **General**

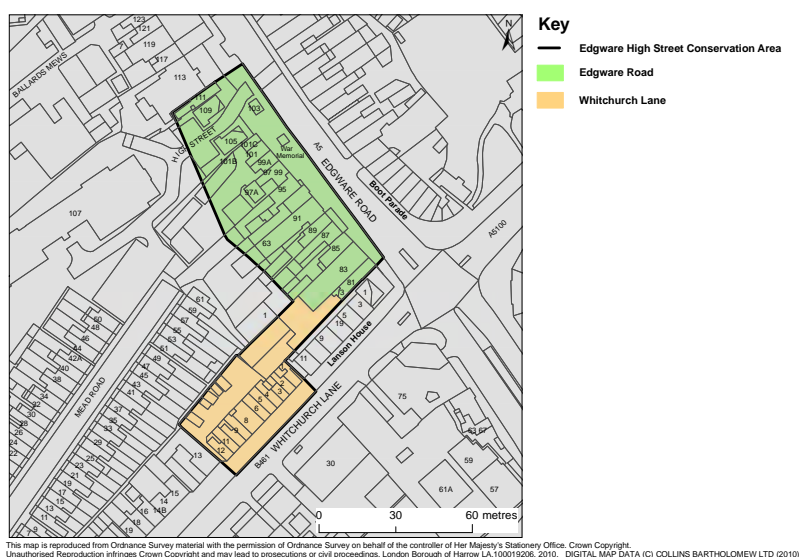
5.22 With so much of present day Edgware a product of the 20th century, the CA retains a distinctive character due to its good collection of buildings that pre-date 1900. Edgware High Street still largely defines the townscape character of the CA as the historical importance of this Roman Road as a busy through route for people travelling to and from London remains.

5.23 However, the road that once made Edgware and other settlements nearer London prosperous through trade and travel, is now contributing to the deterioration in the overall quality of the environment due to the noise and pollution from motor vehicles, street signage and other clutter. Also, the High Street no longer feels like the heart of Edgware, with the shift in emphasis east along Station Road to the Underground station. Instead it feels on the periphery of Edgware town centre, both geographically and in terms of importance. The busy crossroads between the High Street and Station Road/Whitchurch Lane accentuate this sense of displacement.



Picture 5.17 View into the Conservation Area from the busy Whitchurch Lane and Station Road crossroads

5.24 The CA has two clearly identifiable areas as outlined below with the buildings on the High Street and on Whitchurch Lane. On both streets, no one single property dominates in terms of its character or appearance. However, there is a high townscape value from the buildings as a collective whole and as a group they create a definitive sense of place and history.



Picture 5.18 Townscape Character Areas © Crown copyright. All rights reserved 100019206, 2010

- **Edgware High Street**

5.25 The recessed building line of the properties on the High Street has remained largely unchanged from pre-suburban Edgware, with the hard landscape, open front area and absence of vegetation reflecting the past need for space to collect farm animals, horses, coaches and markets stalls. Today this space provides a good setting for the buildings, as well as creating a wide expanse of pavement to allow greater pedestrian movement through the area. However, this space is currently cluttered by car parking and stand alone shop signage and lacks any special care or maintenance (as the next photograph shows). The surfacing is unsympathetic, with the prevalence of concrete slabs and tarmac.



Picture 5.19 The recessed building line of properties along Edgware High Street - an important reminder of the historical development of the area which street signage and car parking clutters

5.26 In contrast to these obtrusive features, the war memorial, the former smithy 103 High Street and the red telephone boxes provide well-defined and interesting features in the street scene. They provide a landmark group of small-scale attractive and historic features. Together they form a focal point. The War Memorial is the focus for this group given its larger scale and bold, simple and stark design. The classic Giles Gilbert Scott design of the phone boxes is clearly an asset, although they feel isolated at the far end of the CA, cut off by the side road and new building at 109. Unfortunately the car parking and other street clutter detracts from this focal point (see photograph below).



Picture 5.20 The War Memorial and Number 103 High Street (a former Smithy), which form part of a good group in the streetscene

5.27 The shop fronts along the High Street are relatively wide and therefore quite prominent. The buildings have always had an attractive rustic appearance, and it would be impossible and incorrect to impose a uniform standard of shop fronts on these properties. They have however, suffered from a number of modern alterations, with few original features remaining on some properties. The fascia boards, stall risers and pilasters are a variety of sizes, styles and colours, and on the whole, do not complement the historic character of the buildings on which they are sited. This is particularly the case for the signage on nos. 91 - 95, although the timber shopfront to nos. 91-93 is attractive within the townscape (see pictures above and below). Likewise the use of roller shutters intermittently detracts from the character and appearance of these shops.



Picture 5.21 Nos. 81-85 High Street, Edgware illustrate the attractive rustic appearance of buildings along the High Street which signage currently does not enhance



Picture 5.22 Shop fronts of nos. 91 - 95 High Street, Edgware where signage could benefit from reduction in amount and scale

- **Whitchurch Lane**

5.28 The shopping parade on Whitchurch Lane has a larger degree of uniformity, with narrow and generally discreet frontages. The units share a common cornice line along the length of the front elevation and are still divided by original brick pilasters. The fascia boards are relatively narrow and, despite the variety of styles and colours, are relatively unobtrusive.



Picture 5.23 Nos. 1-8 of the good Victorian terrace, including shopfronts, along Whitchurch Lane (which goes up to no. 12)



**Picture 5.24 9
Whitchurch Lane-
Typical original
shopfront, with
pilasters dividing it
from its neighbour**



**Picture 5.25 No. 12
Whitchurch Lane - good
original shopfront with
recessed entrance door**

5.29 However, the shopfront of 7-8 has a particularly negative effect on the overall appearance of the parade, with the fascia board cutting across two units. Unfortunately this occurred first in 1970 prior to the designation of the CA. This could have been avoided by copying the process used at 10-11, where the existing pilaster breaks up the fascia board.



**Picture 5.26 Fascia board for
nos. 7-8 High Street which
cuts across the two units,
detracting from the regularity
of the terrace**

5.30 The spaces to the rear of the main buildings have probably always been relatively industrial and used as storage space for the businesses occupying the main buildings. The present space behind the buildings on both the High Street and Whitchurch Lane does little to enhance the character of the CA, cluttered with cars, junk and modern extensions. It is regrettable that numerous flat-roofed extensions largely built prior to the CA designation to the rear of properties on the High Street have all but obscured the original timber framed buildings from view, while the original L-shape of the buildings on Whitchurch Lane has been lost by rear extensions.



Picture 5.27 View of modern extensions and cars behind the High Street and Whitchurch Lane



Picture 5.28 View of modern extensions behind the High Street

- **Setting of the Conservation Area**

5.31 The CA boundary is drawn quite tightly around the two sub-areas in order to preserve their special character and appearance. However, buildings and structures just outside the CA play an important part in influencing the overall townscape character and therefore any proposals for development there should be mindful of this, and preserve or enhance the setting of the CA.

5.32 The piecemeal nature of new building constructions around Edgware High Street over the past fifty years has led to a range of building styles and sizes, which largely fail to relate not only to the buildings within the CA, but to each other. Examples of unsympathetic buildings are discussed in the 'Problems, Pressures and Potential for Enhancement' section.

5.33 But there are a few buildings outside the CA that make a positive contribution to the townscape character. On Whitchurch Lane, the locally listed Police Station is an imposing but appealing building, built in mock-Dutch style with modernist, angular details on an otherwise traditional form. Although it may be a modern replica, its police lantern is a real heritage asset and is in a good condition (see the 'Streetscape' section). On the southern corner of Whitchurch Lane and the High Street, the re-built Masons Arms pub is a positive unlisted building which makes a striking use of the corner site by its sheer size alone, with a wide and symmetrical frontage. The building has a curved shape, incorporating timber framed sash windows, with brick arch detail above windows on the side facing elevations on the ground floor and one window on each corner of the ground floor on the front elevation. The tall chimneys in matching brickwork are also an important feature which, along with its steeply sloping clay tiled roof, creates a more Arts and Crafts character to the building. To the south of the Masons Arms, the Grade II listed nos. 63-67 (odd) High Street link directly in terms of age and style to the buildings further north, although they have been isolated from the main group. Lanson House occupies a very visible location in the conservation area streetscene, but due to its poor design and proportions, makes a negative contribution to the area. Boot Parade makes a similar contribution to the CA.



Picture 5.29 Locally Listed Police Station



Picture 5.30 The Masons Arms pub makes a positive contribution to the setting of the Conservation Area



Picture 5.31 Grade II listed nos. 63-67 (odd) High Street, Edgware



Picture 5.32 Lanson House, Whitchurch Lane offers the opportunity for enhancement

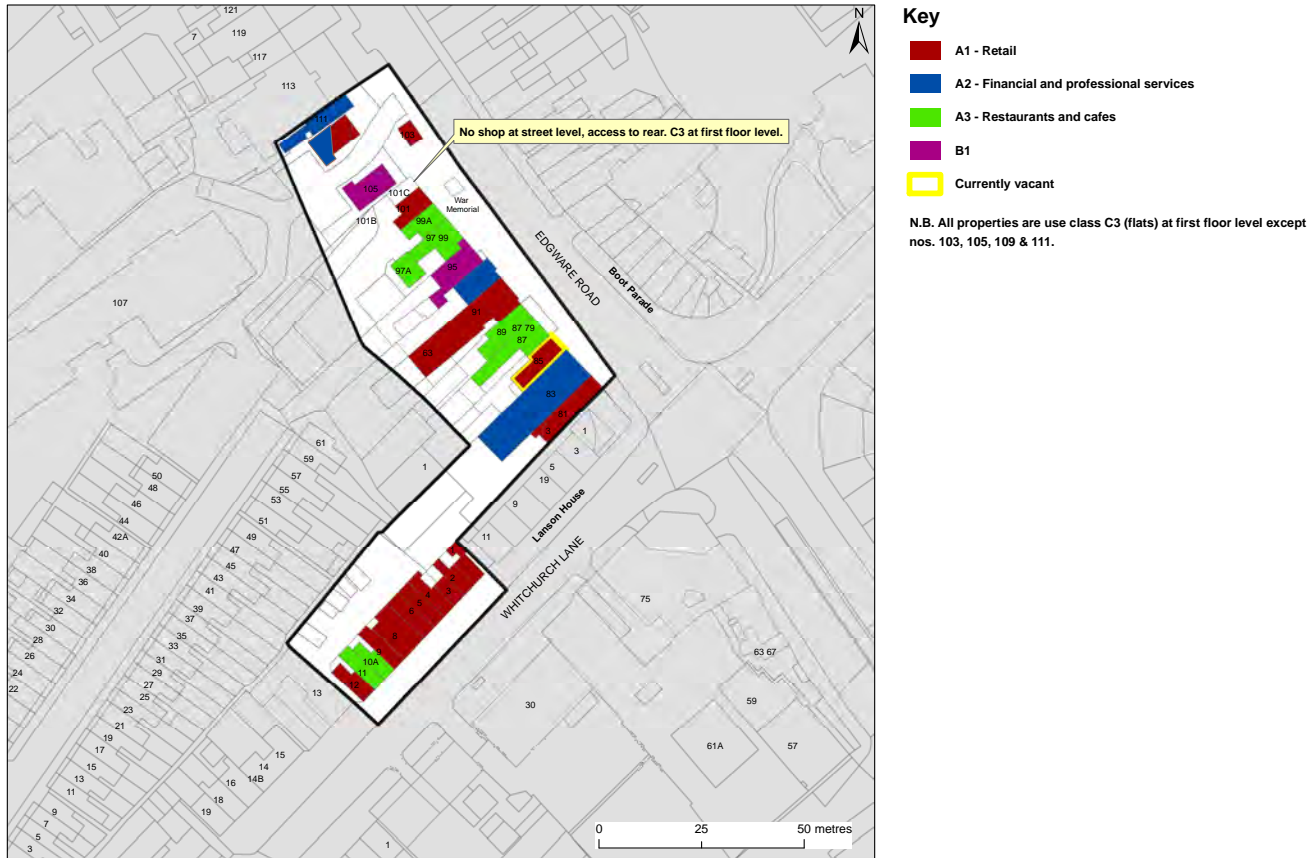


Picture 5.33 Boot Parade, High Street, Edgware offers the opportunity for enhancement

5.2.3 Activity and Uses Within the Area

5.34 Whilst agricultural activities no longer exist, the CA continues to have a commercial and retail use that maintains a link with Edgware's past. A shopping brochure from 1935 showed that 81 High Street was trading as a fishmonger, while 97 High Street was operating as an undertakers firm called Stonebridge, reflecting what currently exists at these two addresses. 97 High Street,

which presently houses a restaurant, has a long association with food and drink purposes. It was the location for the Sawyers Arms alehouse in the 19th century, before becoming a coffee house in the early 20th century. Residential uses continue to exist above the retail units on both streets, adding to the vitality of the area.



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5.2.4 Key Views and Vistas

5.35 Given the relatively small and linear nature of the CA, the most important views are those which look along the frontages of the High Street and Whitchurch Lane. Also, a key feature of this CA is the group value of its buildings which present attractive views from both inside and outside the area's boundaries although unfortunately street clutter in terms of parking and signage detracts from this.



Picture 5.35 Good view of the group of small scale listed and positive unlisted buildings from no. 91 to no. 97 High Street

5.36 Examples of key views are identified on the next map. One example is that of views towards the landmark group of well-defined and attractive, historic buildings comprising the War Memorial, 103 High Street (the former Smithy) and the two red telephone boxes at the northern end of the High Street. The War Memorial forms a particularly prominent focal point of this group. Given the Tudor style of 105 High Street, views towards this building are complemented well by the Tudor style of 99-101 behind it.



Picture 5.36 Key Views NB This is not exhaustive but indicates important types of views © Crown copyright. All rights reserved 100019206 , 2010



Picture 5.37 View towards the two grade II listed telephone boxes, and the positive unlisted no. 103 High Street (the former smithy)



Picture 5.38 Key view towards the grade II listed World War I memorial and the nearby no. 103 High Street, Edgware (the former smithy)

5.2.5 Architectural Qualities

5.37 The CA contains two distinct collections of buildings: the timber-framed buildings on the High Street and the Victorian terrace along Whitchurch Lane. This section provides an overview of the main architectural qualities, although it is by no means exhaustive. Discussion of the shop fronts appears within the 'Townscape Character' section.

- **The High Street**

5.38 The High Street represents a remarkable survival of historic buildings, many of which are Grade II Listed. The buildings have slight variations in shape, size and age which adds interest to the range. They present a rustic character that is attractive and quite distinct from the appearance of surrounding properties. Despite the variations, the buildings share a number of common themes which enhance their value as a group. They are essentially rural cottages, constructed from brick, timber, rubble and tile. They are modest in scale and design and are no more than two-storeys in height throughout the range.



Picture 5.39 View of the High Street buildings nos. 85- 101 looking north - this illustrates their modest scale and design essentially as rural cottages

5.39 Some of the current buildings on the High Street date back to the 16th century, such as 97, while others are more likely to be from the 18th century, such as 85-89. Every property however, has witnessed numerous additions and alterations in the past, which generally adds to the character of the area although more recent 20th and 21st century alterations particularly to signage and shopfronts have generally undermined this. The timber-framed structures are hidden behind colour washed brick or cement render in most cases, although 81 has a brick façade and hung tiles on the side. The Tudor-style timber framing to 95-101 is an attractive feature, but is a mid-20th century alteration. 91 and 93 suffered considerable fire damage in the early 1990s and have been largely reconstructed.

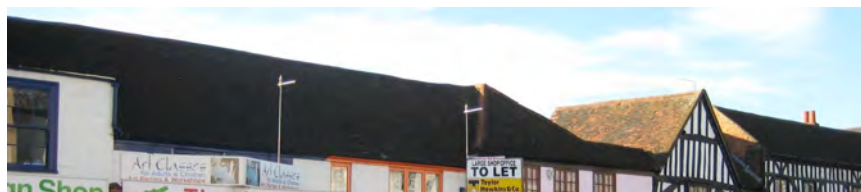


Picture 5.40 No. 85-89 High Street - likely to date to the 18th century with timber framing hidden behind render facing



Picture 5.41 No. 97-101 High Street - attractive Tudor style timber framing

5.40 The roofs are one of the defining elements of the buildings, with many built from lower king strut timber frames internally. Externally, the roofs consist of steep pitched slopes with hand made clay tiles and positively these expanses of clay tiles remain un-pierced by roof lights. On the whole, it remains absent of dormers which ensures the modest scale of the properties remains intact. With the exception of 97, which has a front facing gable roof slope, the ridgelines run parallel to the road. The properties at 81-93 and 99 and 111 have simple gable ended roof slopes, while 95 and 101 have hipped roofs. At certain points where two properties meet, such as 89 and 91 and 95 and 97, the roof structure is unusual and complex. This is a reflection of how these properties were built at different stages and in different styles. The variety and quality of roof structures, along with the uneven height of the roofline, provides considerable visual interest which should be maintained from any intrusive alterations. The need to protect what remains is highlighted by the unfortunate loss over the past twenty to thirty years of every chimney stack along the length of the properties, which deprives the buildings of an important and attractive feature.



Picture 5.42 View of roovescape along the High Street - the steep pitched clay tiles roofs, with slightly varying heights and roof structures, is one of the most distinctive architectural characteristics of the area



Picture 5.43 Good steeply pitched roofs of no. 83 and no. 85 High Street, Edgware - the slight variation in roof height helps create an interesting roovescape



Picture 5.44 Unusual and complex roof structure nos. 89 and 91 High Street, Edgware



Picture 5.45 Unusual and complex roof structure nos. 95 and 97 High Street, Edgware

5.41 Like many other features, the windows on the front elevation of the buildings vary in size and style, with a mixture of old and new (see group of photographs below). The most frequently used design at first floor level is windows with a predominantly vertical emphasis, where narrow glazing bars divide the glass into a number of smaller sections. The openings are a mix of sash and casement. Bay windows exist, or have existed, at some properties, with the survival of a 19th century shop bay window at 97. The bay at 95 is a later 20th century addition, but it resembles the bay windows that once formed a part of what was Edgware Post Office at 91-93; today 91 is an art, printing and sign shop and 93 an investment management provider. The dormer windows at nos. 87-89 at first glance appear to be out of place, but they are a well-established feature of these properties that adds interest to their frontage, dating back to at least the late 19th century. Dormer windows would otherwise be out of place.



Picture 5.46
Vertical emphasis to first floor windows with this one being a double hung 6 over 6 pane sash window



Picture 5.47 Bay window to no. 81 High Street. Although it could benefit from replacement with the use of timber to create more delicate transoms and mullions



Picture 5.48
The original two over two pane timber sash window on the first floor of the Whitchurch Lane terrace



Picture 5.49
Good timber casement led light window to nos. 97-101 High Street, Edgware



Picture 5.50 Dormer windows at nos. 87-89 High Street, Edgware

5.42 The grade II listed War Memorial, no. 103 High Street (the former smithy) and the red telephone boxes provide a notable landmark group of small-scale well-defined, attractive architecture within the CA. The War Memorial design is bold, simple and stark and is the focus for this group. Three steps lead to a square plinth that extends vertically to support a Celtic style cross. It was constructed in 1920 out of grey Cornish Granite to list the names of the 55 men of Edgware who died in the Great War of 1914-19, with its Roman style lead lettering attached directly. It lists Edgware's First World War casualties arranged by year on north and south faces of base. It has poignant inscriptions at the foot of cross which state: 'FOR REMEMBRANCE'; 'Let us here highly resolve that these heroic dead shall not have died in vain', 'Greater love hath no man than this that a man lay down his life for a friend' and 'He that loseth his life for my sake shall find it'. An additional feature is the matching granite curb and bollards that surround the memorial in a square, which were added at a later date and help to protect it from passing traffic. Its value, both historic and architectural, is recognised by its Grade II Listing. Whilst its architect is unknown, it is very similar to the Stanmore War Memorial.



Picture 5.51 The Grade II Listed War Memorial with Celtic style cross, Edgware High Street



Picture 5.52 Base of the War Memorial with the poignant inscription that reads: 'He that loseth his life for my sake shall find it'.

5.43 No. 103 High Street (which is the former smithy, yet numbered 105 High Street on the actual building) is a small scale building in an attractive Tudorbethan style, given its decorative mock timber-framing pattern set against white render, and its steeply pitched roof of old clay tiles. It has an interesting roof design as it uses a gable end on three sides and has delicate metal railings, inter-spaced with metal finials, lining the pitch of the roof that runs parallel to the road. Its modest, single-storey design, reflects its previous use as a Smithy for passing travel, before it was rebuilt. Its white signage painted onto the buildings black timbers utilises its Tudorbethan style and entirely fits in with its simple, and attractive character.



Picture 5.53 The positive unlisted Tudorbethan style no. 103 High Street, Edgware, with good metal railings above



Picture 5.54 Rear of the positive unlisted no. 103 High Street, Edgware

5.44 The two red cast iron telephone boxes complement and enhance their setting. They are of the classic Sir Giles Gilbert Scott K6 (kiosk number six) box design designed in 1935 to commemorate King George V's silver jubilee and have fixed crowns above the sign entitled 'TELEPHONE'. They were built between 1936 and 1952.



Picture 5.55 Two red Grade II Listed phone boxes add historic character to, and enhance, their setting

- **1-12 Whitchurch Lane**

5.45 The terrace along Whitchurch Lane is a modest, but valuable reminder of Victorian Edgware and is particularly attractive for the uniformity of the built form and the prevalence of original materials and details. The properties date from the late 19th century and are two-storeys high and

divided into twelve shop units. The terrace is constructed from yellow common stock bricks, with a hipped tile roof and six identical chimneystacks, which are an important feature. The front elevation contains four decorative brackets under the eaves. The windows were all original double hung sliding sashes but were unfortunately recently replaced with plastic casement windows. The matter was referred to the Planning Enforcement department and the windows are now replicas of the pre-existing windows.



**Picture 5.56 Nos. 1-12
Whitchurch Lane. A good
Victorian terrace with
their original timber sash
windows**

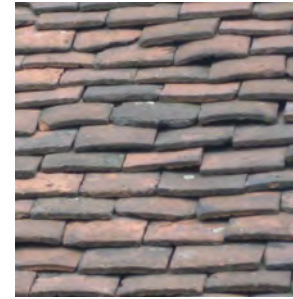
5.2.6 Prevalent and Traditional Building Materials and Detailing

5.46 The historic and traditional fabric and materials are an important element of the special character of this CA. They help to bring historic integrity and a high quality to the character of the area. Much has already therefore been explored within the 'Architectural Qualities' section.

5.47 Along Edgware High Street important historic and traditional fabric and materials particularly include the use of brick, timber-framing, timber windows, rubble and clay tiles. Notably, the use of white render and black timber detailing creates a distinctive Tudor-style to a number of buildings, which gives a pleasing focus to the northern end of the High Street, but it should be noted that these are largely characteristic 20th century alterations. Other buildings without the Tudor-style detailing are nevertheless render faced. On occasion though, the render is modern cement render rather than lime based, which is damaging to the historic fabric underneath since it is not breathable.



Picture 5.58 Tudor revival detailing found on buildings by the War Memorial



Picture 5.59 Clay tiling on no. 105 High Street - Clay tiling is an important element of historic fabric and detailing that should be retained within the Conservation Area



Picture 5.57 Render facing of the cottage style buildings along the High Street

5.48 Since timber-framed buildings define the High Street, the roofs are another defining traditional local detail. The slight variations in height and form reflects each of the buildings being built at a slightly different time. The variety and quality of roof structures, along with the uneven height of the roofline, provides considerable visual interest. Windows are another key feature of the area. Roofs and windows are explored in depth in the 'Architectural Qualities' section.

5.49 Along Whitchurch Lane, it is the uniformity and historic fabric of the Victorian terrace of nos. 1-12 that form an important traditional detail. This is due to their uniform two-storey high, division into twelve shop units, construction of yellow common stock bricks, their shallow pitched, hipped clay tile roof, six identical chimneystacks, containing good clay chimney pots, and four decorative brackets under the eaves. The double-hung timber casement windows were also a

very important original feature. It is notable that the units share a common cornice line along the length of the front elevation and are still divided by original brick pilasters. The fascia boards are all relatively narrow but are of a variety of styles and colours, and so are relatively obtrusive.



Picture 5.60 One of the six identical chimneystacks containing good clay chimney pots along the Whitchurch Lane terrace (nos. 1-12)

5.50 Unfortunately along Whitchurch Lane and Edgware High Street a local detail that is becoming more common includes signage that has been placed above the ground floor level. This adds a considerable level of clutter to the streetscene and should be avoided.



Picture 5.61 Signage at first floor level along the Whitchurch Lane terrace creating clutter

5.51 In terms of shopfronts and property signs, it is the variety along Edgware High Street, and predominant use of timber for the shop window frames, that provides their appeal. However, the use of modern fascia boards, stall risers and pilasters here on the whole do not complement the historic character of the buildings e.g. 111 High Street. However, the traditional shopfront detailing for the frontage of no. 91 is an example of one which is attractive and of good quality. Shopfronts are explored further within the 'Townscape Character' section.



Picture 5.62 Use of modern fascia boards, stall risers and pilasters along Edgware High Street



Picture 5.63 Attractive timber shopfront to no. 91 High Street, Edgware is an asset within the Conservation Area



Picture 5.64 Shopfront to no. 111 does not preserve the character of the Conservation Area given UPVC and poor detailing

5.2.7 Streetscape

- **General**

5.52 The floorscape, boundary treatments and street furniture are important elements of this CA as they contribute strongly to its overall character. At present, these elements on the whole offer an opportunity for enhancement as is explored below. However, elements of the street furniture provide attractive, important landmarks, including the War Memorial, the two red telephone boxes and the rather quirky 103 High Street.

- **Street Furniture**

5.53 Important qualities of some key elements of street furniture (i.e. the War Memorial, 103 High Street and the two red telephone boxes) are explored within the 'Architectural Qualities', 'Townscape Character' and 'Key Views and Vistas' sections. The siting of the War Memorial in the middle of the wide expanse of pavement in front of the parade of shops along Edgware High Street helps maintain its intended prominence in the streetscene and its landmark status. Currently, the War Memorial could benefit from some repair work. This is explored further within the 'Problems, pressures and potential for enhancement' section. Similarly, 103 and the red telephone boxes just to the north of the War Memorial, fit in well as elements of street furniture due to their single storey nature and high architectural quality. 103 is also an important reminder of the historic development of the area as, though it has been rebuilt since, it was once a Smithy for passing travel. Like the War Memorial, the telephone boxes could benefit from some repair work. This too is explored further within the 'Problems, pressures and potential for enhancement' section. Further photographs of all these features are within the 'Key Views' section.



Picture 5.65 The positive unlisted no. 103 High Street, Edgware (the former smithy)



Picture 5.66 The War Memorial, a key item of street furniture within the Conservation Area

5.54 Although it is located within the setting of the CA, and not within it, the Police Lantern in front of the Police Station on Whitchurch Lane is a heritage asset and forms an important element of street furniture. It complements the setting of the locally listed police station and advertises the ongoing historic use of the building well.



Picture 5.67 Positive unlisted Police Lantern to the Police Station, Whitchurch Lane

5.55 As a reflection of its village origins it would be appropriate for there to be as little street signage as possible throughout the CA. But, it is recognised that road signage is necessary, as both Whitchurch Lane and Edgware High Street are busy thoroughfares and the junction of these roads with Station Road forms a busy crossroad. However, at present the busy crossroad between the High Street and Station Road/Whitchurch Lane is cluttered with signage and other street furniture such as guard rails) which detracts from the character of this area (pictured below). The situation is exacerbated by the borough boundary that runs along the middle of the High Street between the boroughs of Barnet and Harrow, which results in the lack of a joined up approach to the area's maintenance.



Picture 5.68
Street furniture clutter at the junction of Whitchurch Lane and Edgware High street



Picture 5.69
Railings around the corner of Edgware Road and Whitchurch Lane are damaged and add clutter to the streetscene

5.56 In addition, the modern glass bus shelter (pictured below), near the former smithy (no. 103 High Street) and the two red telephone boxes, has an unsympathetic appearance in the streetscape. Also, the paving in front of the parade along Whitchurch Lane has an assortment of street furniture that creates some clutter i.e. telecommunication cabinets and road signs.



Picture 5.70 The modern bus shelter has an unsympathetic appearance within the streetscene



Picture 5.71 Signage cluttering shopfronts on Whitchurch Lane



Picture 5.72 Abundance of street furniture and shop signage creates clutter within the streetscene along Whitchurch Lane

- **Boundary Treatments**

5.57 Generally there are no boundary treatments in front of the buildings which helps to retain the historic openness in front of the buildings. The enclosure in front of nos. 87-89 Edgware High Street though (pictured below left), is in part a reflection of the way such properties historically had small fenced areas to mark the front boundaries. However, the enclosure extends too far into the pavement area and, with its modern and high metal fence, obscures the building's frontage and creates an unwelcoming appearance. The situation is similar for nos. 97-99 High Street (pictured below right). Its modern and high metal fence again partially obscures the building's frontage and creates an unwelcoming appearance.



Picture 5.73 Front boundary to nos. 87-89 High Street, Edgware



Picture 5.74 Front boundary to nos. 97-99 High Street, Edgware partially obscuring the frontage of the building behind

5.58 Otherwise there are short intermittent bollards in front of a number of buildings. These create clutter in their forecourts. However, they are less obtrusive than more solid treatments, particularly given the need to retain the historic openness of the pavement area.



Picture 5.75 Bollards to forecourts along the High Street add clutter to the pavement



Picture 5.76 Another example of bollards to forecourts along Edgware High St adding clutter to the pavement

- **Floorscape**

5.59 The recessed building line of the properties on the High Street (pictured below) means there is a large expanse of hard paving in front, an important reflection and reminder of the historical evolution of the area. This space is currently under utilised though and lacks any special care or maintenance. The surfacing is unsympathetic, with the prevalence of concrete slabs and tarmac, which therefore presents an opportunity for enhancement.



Picture 5.77 Recessed building line of the properties on the High Street means there is a large expanse of hard paving in front

5.60 The pavement in front of the parade along Whitchurch Lane is relatively wide and uncluttered, and has been relaid since the last Edgware High Street CA character appraisal was published in 2006.



Picture 5.78 Under utilised space in front of shops along Whitchurch Lane

5.61 It is important to note that the floorscape around the War Memorial does attempt to take account of the setting of this Listed Building since it comprises grey setts. These help preserve the setting of this War Memorial.



Picture 5.79 Grey setts around the War Memorial help to preserve its setting

5.2.8 Green Spaces and Ecology

5.62 There is no greenery present throughout. Certainly the introduction of some, for example small flower beds, would be beneficial, as it would be wholly in keeping with the area's village origins; it would provide a good setting to the buildings and help counterbalance the busy nature of the two main roads. Siting of larger scale greenery would need to be considered against the need to maintain important views.

5.3 Summary of Conservation Area

5.3.1 Summary and Main Assets

The assets of the Conservation Area derive from a combination of factors including:

- 1) The high quality of architecture reflected in the concentration of statutory listed, locally listed and positive unlisted buildings.
- 2) The extent of remaining historic fabric, particularly as the area includes some of the oldest surviving buildings in Edgware.
- 3) The recessed building line of properties along Edgware High Street which is a continuation from the pre-suburban origins of the area, reflecting the past need for space to collect farm animals, horses, coaches and market stalls along this main road to and from London.
- 4) The high density, small scale linear, terraced development, and the use of the ground floor of the buildings as retail and commercial properties and the first floor for residential purposes, which reflects the area's historic origins and development as a village centre to Edgware, and maintains the vitality of the area.
- 5) All buildings front onto the main roads which reflects the historic importance of Edgware High Street as the main route to and from London.
- 6) The defining nature of the roofline along the High Street. The quality of roof structures, and slight variations in the height of the roofline and the form of the roofs, provides considerable visual interest and reflects how these properties were built at different stages and in different styles.
- 7) The small scale, rustic character of most properties and the use of traditional materials and detailing.
- 8) Views up and down the High Street and Whitchurch Lane, including those into and out of the CA.
- 9) The War Memorial as a focal point, complemented by the setting of no. 103 High Street and the two red telephone boxes of the Sir Giles Gilbert Scott K6 design.

5.3.2 Problems, Pressures and Potential for Enhancement

5.63 Problems, pressures and potential for enhancement have been identified throughout the document but are comprehensively outlined in the following table. Section 4, entitled 'Management Strategy' identifies possible solutions.

Problems, pressures & potential for enhancement	Location	Description
<p>The CA's main potential for enhancement is the appearance of the public realm.</p>	<p>Throughout</p>	<p>There is an opportunity to significantly enhance the public realm by addressing a host of issues identified throughout this document that currently undermine its character and appearance. This includes unsympathetic modern shopfronts, boundary treatments and other building alterations, street clutter including signage and parking and an absence of streetscene greenery. These issues are comprehensively identified below.</p>
<p>Shop fronts and signage</p>	<p>Throughout</p>	<p>A significant number of shop fronts are modern and unsympathetic to the character of the individual buildings and wider CA, with poor designs, oversized fascias and signage, and intrusive illumination. Particularly problematic examples include nos. 2 (out of place overhanging awning signage), 5 (modern fascia signage that noticeably protrudes further out than signage on the other shops), 7-8, 10-11 and 12 Whitchurch Lane and 83 to 93 High Street. An increasing number are introducing signs above ground floor level which is creating a lot of streetscene clutter (e.g. nos. 4 and 5). Also, a number have had roller shutters added which detracts from the character of the area.</p>
<p>Street clutter (including signage)</p>	<p>Throughout</p>	<p>Guard rails, street signage, electricity boxes, car parking, a bus shelter and a prevalence of bollards create a cluttered and obstructed streetscape, with no uniform approach to enhance the setting of the CA. It should be noted that it is unlawful to display goods or advertising boards outside on the public footway as these cause dangerous obstructions and may be removed.</p> <p>Some boundary treatments also add clutter to the streetscene. They extend too far into the pavement area and, are metal and high, obscuring part of the frontage of the buildings behind and creating an unwelcoming and modern appearance. This includes 87-89 and 97-101 High Street.</p>

Problems, pressures & potential for enhancement	Location	Description
Inappropriate small scale alterations	Throughout	Loss of original features such as timber windows or clay roof tiles and inappropriate replacements have a detrimental impact on the CA. Examples of poor alterations include the use of plastic windows at 81 High Street and modern awnings at 87-89 High Street.
Road traffic	Mainly High Street, but also affects Whitchurch Lane	The proximity to a major road creates a noisy and congested atmosphere and does not encourage the full use or enjoyment of the spaces in front of the historic buildings
Green spaces	Throughout	There is no greenery present throughout the CA or in its immediate setting which does not enhance the CA's character.
Grade II listed War Memorial	On the north end of the High Street	<p>During a Harrow Council Heritage Furniture Audit of the borough conducted March 2007, this War Memorial was noted as being one which had some areas of weakness, as follows:</p> <ul style="list-style-type: none"> - Bronze staining with a brown and green patina in patterns which suggests exposure to cleaning with acid and alkaline solutions. - Exposed brick work foundations at the monument base. - Lost mortaring between step units with evidence of differential settlement and water ingress. - Lichen on monument and weed growth in the exposed jointing. <p>Whilst this item of street furniture is owned by Harrow Council it mainly commemorates people from the adjoining London borough of Barnet. Therefore, maintenance is carried out by Barnet Council but items of repair are more likely to be carried out by Harrow Council.</p>
Grade II listed red telephone boxes	On the north end of the High Street	During a Harrow Council Heritage Furniture Audit of the borough conducted March 2007, these red telephone boxes were identified as having some areas of weakness, as follows:

Problems, pressures & potential for enhancement	Location	Description
		<ul style="list-style-type: none"> - Kiosk 1(rear) badly faded red paint. Cloudy glass and missing glass panels. Poor internal condition requiring cleaning and litter removal. - Kiosk 2 (front) - door failing to close properly. Missing glass panels. Poor internal condition including rusting coin box. - Transoms on both boxes difficult to read and fading.
Impact of modern developments outside Conservation Area	There are a number of poor buildings, such as the showroom at no. 30 Whitchurch Lane or the 1960's Boot Parade, but the most notable is Lanson House	Situated on the northern corner of the High Street and Whitchurch Lane, Lanson House has a significant detrimental impact on the character of the CA. The building occupies a highly visible location in the street scene, but due to its poor design and proportions, has resulted in a clear break physically and historically between the two sub-areas of the CA. It dwarfs nos. 1-12 Whitchurch Lane and meets awkwardly with the first timber framed building on the High Street.
Demand for infill developments	Behind or beside plots throughout	Given that the CA sits within a town centre location, pressures for development are always likely to be greater than in residential areas. Given the tight plots there is limited scope for such development.
Changes of use	Throughout	At present there is a satisfactory mix of use classes throughout the units, but there is always pressure for changes which could have a detrimental impact on the public realm, such as an over dominance of takeaways.
Neutral feature - modern and altered buildings	105, 109 and 111 High Street	The modern developments of 105 and 109 High Street are unremarkable architecturally, but have a neutral impact on the CA, due to their restrained height and bulk and use of mock timber planted gables. 111 has been significantly altered but retains some historic character. The important location of these three buildings on the northern edge of the CA and their proximity to listed buildings, means that future alterations and developments must be sensitively handled.

5.3.3 Public Consultation

5.64 This document was subject to public consultation. Notification letters were sent to ward councillors, amenity groups (including the Stanmore Society and the Stanmore and Harrow Historical Society), 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 Conservation Areas Supplementary Planning Document, as part of the Council's Local Development Framework.

5.4 Conservation Area Management Strategy

5.4.1 Purpose of the Strategy

5.65 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. The following proposal statement provides a list of actions, related to problems, pressures and potential for enhancement identified in the previous section.

5.66 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.

5.4.2 Management Proposals

Identified negative feature	Location	Proposed actions
<p>The CA's main potential for enhancement is the appearance of the public realm.</p>	<p>Throughout</p>	<p>There is an opportunity to significantly enhance the public realm by addressing a host of issues identified throughout this document that currently undermine its character and appearance. These issues are comprehensively addressed in the table's boxes below.</p> <p>Overarching opportunities are to:</p> <ol style="list-style-type: none"> Develop a townscape/streetscape improvement plan following a street audit and shop front survey.

Identified negative feature	Location	Proposed actions
		<p>2. Explore potential links with the London Borough of Barnet regarding wider improvements to the streetscape on both sides of the road.</p> <p>3. Explore potential for funding for townscape/streetscape improvements through a number of sources including: * English Heritage's Heritage Economic Regeneration Scheme * Heritage Lottery Fund's Townscape Heritage Initiative * Planning gain monies obtained through legal agreements * the Harrow Heritage Trust and the Stanmore Society * Other sections of Harrow Council, such as the Highways Department</p>
Shop fronts and signage	Throughout the Conservation Area	<p>Encourage proposals for alterations to shopfronts and advertisements that comply with the design guide within Section 6 of this document. This would ensure any alterations to shopfronts would be more in keeping with the remaining traditional and historic elements of the streetscene. This would entail minimal signage and lighting (in number and bulk), relatively subtle painted fascias as opposed to internally illuminated plastic fascias, and ensuring signage does not go above the ground floor level. Also, it would mean more attractive alternatives to roller shutters are explored and used.</p> <p>Explore opportunities within the Council and with English Heritage, planning gain monies, the Heritage Lottery Fund, the Stanmore Society and the Harrow Heritage Trust for a townscape improvement scheme that provides part grant funding for signage and shopfront improvements.</p> <p>The conservation team to survey the area to identify the lawfulness of shopfronts and signage and report unauthorised works that harm the area's character to the planning enforcement team. This would ensure a co-ordinated approach for the whole conservation area.</p>

Identified negative feature	Location	Proposed actions
		<p>Consider the introduction of an Area of Special Advertisement Control which would help ensure that alterations to shopfront signage would be more in keeping with the heritage qualities of the area.</p>
<p>Street clutter (including signage)</p>	<p>Throughout the Conservation Area</p>	<p>Conservation Team to undertake a street audit in liaison with the Council's Highways Department to identify ways of reducing or modifying street furniture.</p> <p>Liase with Harrow and Barnet Councils' Highways Departments, Harrow buildings owners/occupiers and Transport for London to identify opportunities to reduce /rationalise street clutter e.g. avoiding the use of guard rails if possible, rationalising street signage, managing car parking, and coordinating the prevalence of bollards/opportunities to install one design rather than multiple designs wherever possible. Also, consider design and siting of the bus stop nearest the grade II listed War Memorial. Consider more appropriate and consistent lighting columns.</p> <p>Refer unauthorised advertising boards on the public footway to the Highways enforcement.</p> <p>Report unauthorised boundary treatments to the planning enforcement team. There is a presumption against the installation of front boundary treatments given there is no scope along Whitchurch Lane and the open space in front of the buildings along Edgware High Street is an important part of the CA's character.</p>
<p>Inappropriate small scale alterations to buildings</p>	<p>Throughout the conservation area</p>	<p>Inappropriate small-scale alterations are often carried out because of a lack of awareness amongst owners and occupiers as to what requires planning permission. A leaflet to inform all owners and occupiers within the CA of the planning constraints has been produced. This is contained within the last section of this document entitled 'General Guidance on the Requirements for Planning Permission and Listed Building Consent within the Edgware High Street Conservation Area'.</p>
<p>Road traffic</p>	<p>Mainly High Street, but also affects Whitchurch Lane</p>	<p>Liase with Council's Highways Department to identify any opportunities that may exist to alleviate this pressure where possible. Consider the planting of trees to improve the associated noise problems.</p>

Identified negative feature	Location	Proposed actions
Green spaces	Throughout	The council to consider options for introducing planting and softening of the street scene where possible.
Grade II listed War Memorial	On the north end of the High Street	<p>The Harrow Council Heritage Furniture Audit of the borough conducted March, 2007 identified techniques to address the areas of weakness of this War Memorial, as follows:</p> <ul style="list-style-type: none"> - Cleaning of the bronze to remove the oxidising patinas - this requires specialist advise as it is a complex process. -Cleaning of the masonry should involve techniques compatible with the stone types. - A low sulphate (Pulverised Fuel Ash) PFA, lime/cement mix is recommended for the mortar. A Portland cement and water mix should not be used. <p>It should be noted that whilst this War Memorial lies within the London Borough of Harrow, the functions concerning maintaining all aspects of the highways and street furniture are carried out by prior agreement by the London borough of Barnet. But works other than general maintenance are likely to be carried out by Harrow Council.</p>
Grade II listed red telephone boxes	On the north end of the High Street	Encourage repair and maintenance of these structures. The Council is happy to provide guidance on this. Full maintenance specifications for all items relating to K6 telephone Kiosks can be found at www.britishtelephones.com/kioskm.htm under the heading 'Maintenance of Fabric and Fittings'. The areas that should be routinely monitored include the door timber, door closure mechanism, door brass hinges and door leather restraining straps. Also, the internal lighting and window glazing require regular attention.
Impact of modern developments outside CA	There are a number of poor buildings, such as the showroom at 30 Whitchurch Lane or the 1960's Boot	Be aware of the opportunity to enhance these sites where development proposals arise.

Identified negative feature	Location	Proposed actions
	Parade, but the most notable is Lanson House	
Demand for infill developments	Behind or beside plots throughout the Conservation Area	Development proposals for sites within or adjacent to the CA will have to be carefully designed so as not to detract from the character and appearance of the CA.
Changes of use	Throughout	<p>An over dominance of any use class could have a detrimental impact. Ensure proposals for change of use maintain the vitality of the area.</p> <p>In terms of the potential pressure of changes of use to the existing commercial units within the CA, the Harrow Development Management Policies Local Plan identifies the High Street and Whitchurch Lane as Secondary Retail Frontage, and as such, policy DM37 is relevant in relation to change of use. The policy states that non-retail uses (i.e. uses other than Class A1) should not exceed 50% in the street frontage unless it could be demonstrated that the proposed use would make a significant contribution to the centre's vitality and viability or there is long standing high vacancy rates in the centre. This policy is applied in all secondary frontage areas, irrespective of their conservation area status. It is worth noting that there are units outside the conservation area, such as Lanson House and Handel Parade, which are included within the designated secondary frontage area.</p> <p>The most recent survey (June 2010) for the entire designated area showed that approximately 35% of all units were operating as non-retail units. This balance will need to be monitored to ensure that this percentage does not increase too much.</p>
Neutral feature - Modern and altered buildings	105, 109 and 111 High Street	The important location of these three buildings on the northern edge of the CA and their proximity to listed buildings, means that future alterations and developments must be sensitively handled.

5.4.3 Reviewing the Conservation Area's Boundaries

5.67 The CA boundary is drawn quite tightly at present around the CA's existing two sub-character areas in order to preserve their special character and appearance.

5.68 This Conservation Area Appraisal and Management Strategy has noted that buildings and structures just outside the CA do play an important part in influencing the overall townscape character, with some of the buildings either preserving or even enhancing the setting of the CA and positively contributing to the townscape character. Therefore, it is important that development within the immediate setting of the CA should be mindful of this and preserve or enhance the setting of the CA. This is already a requirement in statute under the Listed Buildings and Conservation Areas Act 1990, as section 72 of this states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of a conservation area. At the same time, national Planning Policy Framework is a material planning consideration whenever development proposals are put forward to the Planning Department; paragraph 132 of this confirms that the significance of a designated heritage asset can be harmed or lost through development within its setting, and paragraph 137 obliges local planning authorities to identify opportunities for changes in the setting of heritage assets that would enhance or better reveal their significance and to treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal, their significance. It is therefore considered that there is good management framework in place for buildings and structures just outside the CA that play an important part in influencing the overall townscape character.

5.69 However, in light of the value that some of these buildings contribute to the overall townscape character there may be merit in amending the CA's boundary to include some of these buildings within the CA following careful survey, justification and review, particularly given the locally listed status of the police station meaning it is particularly desirable for this building to be retained.

5.4.4 Support

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

5.71 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.

5.4.5 Guidance

5.72 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 Edgware High Street's Townscape and Built Character

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

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within this Conservation Area Appraisal and Management Strategy, such as clay tiles, timber windows, render facing, timber framing and stall risers) and where replacement is necessary, the architectural detailing should closely match that of the original in traditional materials. Inappropriate materials, such as aluminium and uPVC, will not normally be considered acceptable.
- h) Not entail the installation of inappropriate shop front designs, in particular, the introduction of large fascias and illuminated signage boards; the Council will encourage the reinstatement of traditional shop fronts.
- i) Not involve the painting of unpainted brick surfaces.
- j) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged. The re-roofing of properties in inappropriate materials will be resisted and the retention/reinstatement of traditional materials will be encouraged.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use of the ground floor from commercial uses.
- m) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

Maintaining Edgware High Street's Greenery and Open Spaces

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

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

Protecting Edgware High Street's Archaeology

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

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

Maintaining Edgware High Street's Streetscape

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

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

e) Encourage the retention of original floorscape materials, such as granite kerbs, and wherever practicable, replacement floorscapes will be encouraged to be of traditional materials.

5.5 Shopfront Design Guide

- **Purpose of the design guide**

5.73 A Conservation Area (CA) is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. With some exceptions, the shopfronts within Edgware High Street CA would benefit from enhancement. Past unsympathetic changes have meant historic fabric has been covered or removed and in places shopfronts of poor quality design installed with overly bulky, and/or internally illuminated signage of poor quality materials and an overuse of signage. The exceptions provide the local character that should be preserved or enhanced and includes retention of historic features such as cornices and pilasters and timber shopfronts.

5.74 The purpose of this design guide is to give general guidance to owners and occupiers of properties of the type of works that require planning permission, advertisement consent and listed building consent, as well as guidance on enforcement action and archaeological assessments. It is also not to provide prescriptive design solutions but to provide good quality design principles for shopfronts and signage to help ensure proposals for alterations preserve or enhance this CA's special character and setting. This will mean proposals take account of and are in keeping with the remaining traditional and historic elements of the streetscene.

5.75 Requirements for Permission

- **Listed Building Consent**

5.76 A listed building is one which is on the national list of buildings of special architectural and historic character. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, listed building consent is required for internal or external alterations that affect the special character of a listed building. This would be likely to include, for example, altering a window, removing traditional detailing or replacing roof tiles. It is a criminal offence to carry out such works without listed building consent, where this is required. If you are unsure whether listed building consent is required you are advised to check with the Council's conservation team.

- **Planning Permission**

5.77 As the buildings in this CA are flats and commercial properties, Planning permission is required for almost all external development or alterations to the buildings with the exception of the installation of certain satellite dishes. Planning permission is required for development that results in a "material alteration" to the external appearance of the building (under section 55 of the Town and Country Planning Act 1990). These Planning Requirements for flats and commercial premises apply nationwide, and not just in CAs. However, the requirement is all the more important in CAs.

5.78 Harrow Council, as the local planning authority, can already control works in Edgware High Street CA that are considered to constitute material alterations. However, the designation of a CA and the analysis of its special qualities provide an opportunity to formally define what is considered to be a “material alteration” in terms of development. The material alterations that will require planning permission include:

- The alteration of windows and doors
- The alteration of shop fronts
- The re-covering of a roof in a different material
- The extension of, or alteration to, the roof of a building (including roof lights and dormer windows)
- The cladding of exterior walls in stone, artificial stone, timber, plastic, tiles or other materials
- **Advertisement Consent**

5.79 As the buildings are commercial premises, advertisements of some form may be desired. Under the Town and Country Planning (Control of Advertisements) Regulations (2007) some can be installed without permission, but advertisement consent is often required for the display of signs including most illuminated signs within conservation areas. The advertisement regulations are complex and therefore the Government has produced guidance on the requirements for advertisement consent within their document entitled 'Outdoor advertisements and signs: a guide for advertisers' which is available on the Communities and Local Government website at this link:<http://www.communities.gov.uk/publications/planningandbuilding/outdooradvertisements>.

- **Enforcement Action**

5.80 Please be aware enforcement action may be taken against alterations or works carried out without planning permission where such permission is needed, and where works are detrimental to the visual amenities of an area or the character or appearance of a building. This may involve the removal of the new works undertaken and the reinstatement of the original fabric.

- **Archaeological Assessments**

5.81 Due to the age of the settlement, Edgware High Street has significant archaeological importance. This is recognised by the inclusion of the area in an Archaeological Priority Area (APA) known as Edgware Village. The APA applies to Edgware High Street from Grosvenor House in the south to No. 111 in the north, incorporating Lanson House but not nos. 1-12 Whitchurch Lane. The boundary contains long and narrow plots of land that extend rearwards from the main road. The main archaeological concerns for this area centre on the Roman road and the existence of a mediaeval settlement which spanned both sides of the road.

5.82 The APA designation does not only apply to below ground deposits but to the fabric of standing buildings. English Heritage therefore require a Heritage Assessment that includes Archaeological Assessment when considering applications for alterations or redevelopment to these buildings. More guidance on this is contained within national Planning Policy Statement 5

and the national PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, March, 2010 which are both available on the Communities and Local Government website at this link: <http://www.communities.gov.uk/publications/planningandbuilding/pps5>.

- **Design principles and considerations**
- **Key features to consider**

5.83 The design of a shop front and associated signage is based on a number of key architectural features which form a visual framework. These key elements are:

1. **Fascia boards** - this is the area where the shop's name is located and is positioned between the ground and first floor windows. Good siting in a conservation area such as this would entail not obscuring original features and the scale and design of the fascia should always be in proportion to that of the shop front and the height of the building as a whole. They are traditionally constructed of wood or moulded plaster. Traditional high quality construction entails construction of wood or moulded plaster and generally not projecting more than 10cm from the wall of the building to avoid creating an unduly obtrusive appearance.
2. **Shopfront lettering** - This is applied to the fascia and hanging signs. To be in keeping with the integral traditional character of the area this should be simple and set with a comfortable area of space around it so as not to appear over-elaborate or dominant. Ideally it should be hand painted onto the sign, although can be applied directly as individual lettering. Bright colours and reflective surfaces should usually be avoided.
3. **Cornice** - this is usually timber and is an important part of a traditional shop front design in terms of both decoration and function. It remains in place on some of the Whitchurch Lane shops. It provides a horizontal line between the shop front and the upper floors and gives weather protection to the shop.
4. **Stallriser** - this provides the solid base to the shop front and has a number of uses, for example, allowing the shop to display its goods at waist height; screens unattractive floor areas from public view; and helping to create a horizontal link with adjoining buildings. Materials used to construct the stallriser should always respect and enhance the materials of the whole building and the shop front.
5. **Shop windows** - The size and style of the windows and the glazing bars, mullions and transoms, need to be in scale and proportion with the rest of the shop front and building. They should be designed to reflect the historic and architectural character of the whole building and street.
6. **Shop doors** - The location, size and style of the door should always reflect the character of the building and street and relate in scale and proportion to the upper part of the building and any adjoining buildings. Recessed doorways are commonly used in traditional and older shops and add character and interest to the design. They allow for an increased window area and a larger display area. These were once found all along 1-12 Whitchurch Lane.
7. If additional door openings are needed to gain access to the upper floors their design and location should match the rest of the shop front design and style. They should normally be located immediately adjacent to the main door or at opposite ends of the shop front.

8. Canopies / Awnings - these do not form part of the character of the conservation area. If introduced these would add clutter to the streetscene and would likely detract from the important open space in front of the shops. The introduction of canopies on buildings of significant architectural merit would be particularly harmful, for example, on the older timber framed properties. Fixed canopies would be especially harmful to the streetscene. One which was installed at number 2 High Street but did not benefit from planning permission and a recent appeal decision ensured that this was removed.
9. Consols / Pilasters provide vertical framing to the shop front and establish physical separations between adjoining shop fronts. They are a traditional building feature designed with a base and capital. Usually constructed of timber or brick they can be used at each side of the doorway and can be seen most clearly along 1-12 Whitchurch Lane.
10. Corbels - The corbel or console brackets support the cornice and are usually present at the top of the pilasters, which are located at each end of the shop front. A traditional corbel or console brackets projection above the fascia should usually be between 15 - 30 centimetres high.
11. Lighting - Internal illumination has been used to some signage within the conservation area which is particularly harmful to its character since it creates a poor quality, harsh, urban appearance at odds with the traditional, village origins of the area. Lighting that is more in keeping with the inherent traditional character and appearance of the area is external lighting e.g. swan, spot and trough lighting, with levels of illumination kept to a minimum. To gain the traditional character these should hang above the fascia, below the first floor windows and the lighting should be used quite sparingly for instance only above the lettering on the signs. The emphasis is to have neat additions.
12. Hanging Signs and Other Advertisements - Other projecting signs have been added to shopfronts and stand alone advertising boards added to the street. Both contribute to a more cluttered and confused appearance, and advertising boards on the public footpath are unlawful as these cause dangerous obstructions and may be removed. Where these have been sited on the private land in front of a property planning permission may be required. Consideration should be given to the addition to street clutter this would introduce. Bill posters, window stickers and other advertisements should usually be avoided as they provide unnecessary visual clutter and usually detract from the appearance of the individual shopfront and streetscene as a whole. Good practise for the introduction of additional signage would be to limit such signage to hanging signs that are simple, low key, painted timber signs that are not illuminated. These could hang from simple painted black metal and there is no more than one per building, not larger than 50cm squared and are located at fascia level, never above. Any signs should not aim to cover up or damage any significant architectural features or any original shop front details, including consoles, decorative brick courses and window cills at first floor level.
13. Roller shutters

On occasion these have been introduced but are out of keeping. These create a blank, modern appearance to the streetscene that undermines the vitality of the area and its historic and architectural qualities. Alternatives should be considered instead to provide additional security.

- **Design to take account of the character of the building and area as a whole**

5.84 Proposals for new shop fronts or alterations to the existing need to consider what visual impact the shop front will have upon the building it forms part of and the wider appearance of the area. The shop front and building have to be considered and designed as a whole unit within the street, to ensure the upper floors and the shop front are seen together, not as separate elements of the building.

5.85 Designs should particularly take note of the impact past unsuitable alterations within the CA have had on its character given poor designs, oversized fascias and signage, and intrusive illumination. Particularly problematic examples include nos. 2 (out of place overhanging awning signage), 5 (modern fascia signage that noticeably protrudes further out than signage on the other shops), 7-8, 10-11 and 12 Whitchurch Lane and nos. 83 to 93 High Street. An increasing number are introducing signs above ground floor level which is creating a lot of streetscene clutter (e.g. nos. 4 and 5). Also, a number have had roller shutters added which detracts from the character of the area.

- **Scale and height in proportion with the building**

5.86 The scale and height of the shop front must be in proportion with the rest of the building. Given the small-scale of buildings in the CA the shop fronts must also be small. This will allow the design of the shop front to fit within the original structural framework of the building.

- **Traditional style**

5.87 Given the inherent traditional character and style of the CA, a traditional approach to the design of the shopfront and signage style is normally appropriate. Unfortunately on the whole many shopfronts in the Edgware High Street CA have lost this traditional character. Nevertheless, examples still exist and pursuing a traditional style would generally reflect and complement the character, age and materials of the building as a whole, and the area within which it is located.

- **Materials and colour**

5.88 The use of non-traditional materials, for example, fibreglass and plastics, whether shiny or reflective has already clearly detracted from the character and appearance of the CA. This makes it all the more important to avoid the use of such unsuitable materials wherever possible in future in order to avoid further undermining the special character of the area.

5.89 Traditional materials, for example timber, render brick and stone are considered to be more suitable because they offer a higher quality finish. Timber is one of the most adaptable materials for shop front construction, mainly as a result of being low in cost and easy to work with. However in the interest of protecting the environment we recommend the use of sustainably sourced timber.

- **Repairs and maintenance to shop fronts**

5.90 A degree of care must be taken in deciding whether to repair or replace an existing shop front. Often original shop front features are hidden by more recent additions to the building and in such cases the preferred option would be to retain and restore those features in any new scheme.

5.91 Summary and Conclusion

5.92 The above outlines good quality design principles for shopfronts and signage to help ensure proposals for alterations preserve or enhance this CA's special character and setting. The key considerations relate to the use of a good quality, traditional approach with emphasis on retaining and revealing historic features.