

Conservation Area Appraisal and Management Strategy  
**Waxwell Lane**



**Adopted December 2009**



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## Appendix 1 Waxwell Lane Conservation Area Appraisal and Management Strategy

### 1.1 Introduction to the Conservation Area

#### 1.1.1 Introduction

- 1.1** The Arts and Crafts police station is the landmark building within the conservation area and forms the focus for key views. It is usually the first building seen from Bridge Street on approach to the conservation area. This attractive and high quality architecture, along with the area's soft landscaping and medium densities of development helps to create an area of special interest.
- 1.2** Waxwell Lane CA is situated in the north west of Harrow. Its southern part lies within an archaeological priority area (APA) which extends further south and east beyond the conservation area's boundaries. To the south, east and north of the conservation area is Pinner Memorial Park, Pinner Park Farm and Pinner Green respectively. All form sites of nature conservation importance. North of this conservation area is Waxwell Close CA which is characterised by a uniform formal crescent of red brick semi-detached residential single-family dwelling houses. To its south is Pinner High Street CA which covers the historic core of Pinner village and is characterised by properties ranging from medieval to the 1930s. These form a mix of commercial and residential development. To the west is Eastcote Village CA which is characterised largely by its open spaces but also the Arts and Crafts style of its properties. The conservation area can therefore be described as being quite distinct in character from surrounding areas.



- |   |   |
|---|---|
| 1. Little Common, Stanmore                      | 15. Edgware High Street, Edgware                      |
| 2. Stanmore Hill, Stanmore                      | 16. <b>Waxwell Lane, Pinner</b>                       |
| 3. Old Church Lane, Stanmore                    | 17. Waxwell Close, Pinner                             |
| 4. Pinner High Street, Pinner                   | 18. East End Farm, Pinner                             |
| 5. Tokes Green, Pinner                          | 19. Pinnerwood Farm, Pinner                           |
| 6. Roxeth Hill, Harrow on the Hill              | 20. South Hill Avenue, Harrow on the Hill             |
| 7. Harrow School, Harrow on the Hill            | 21. The Mount Park Estate, Harrow on the Hill         |
| 8. Harrow Park, Harrow on the Hill              | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village                   | 23. Moss Lane, Pinner                                 |
| 10. Sudbury Hill, Harrow on the Hill            | 24. Pinner Hill Estate, Pinner                        |
| 11. Brookshill, Harrow Weald & Grimsdyke Estate | 25. West Towers, Pinner                               |
| 12. West Drive, Harrow Weald                    | 26. Canons Park Estate, Edgware                       |
| 13. Kerry Avenue, Stanmore                      | 27. Eastcote Village (Part)                           |
| 14. Pinnerwood Park Estate, Pinner              | 28. Rayners Lane                                      |

Picture 1.1 Waxwell Lane CA in relation to others within the borough. LB Harrow  
LA1000.19206.2007

**Roads included within the conservation area:**

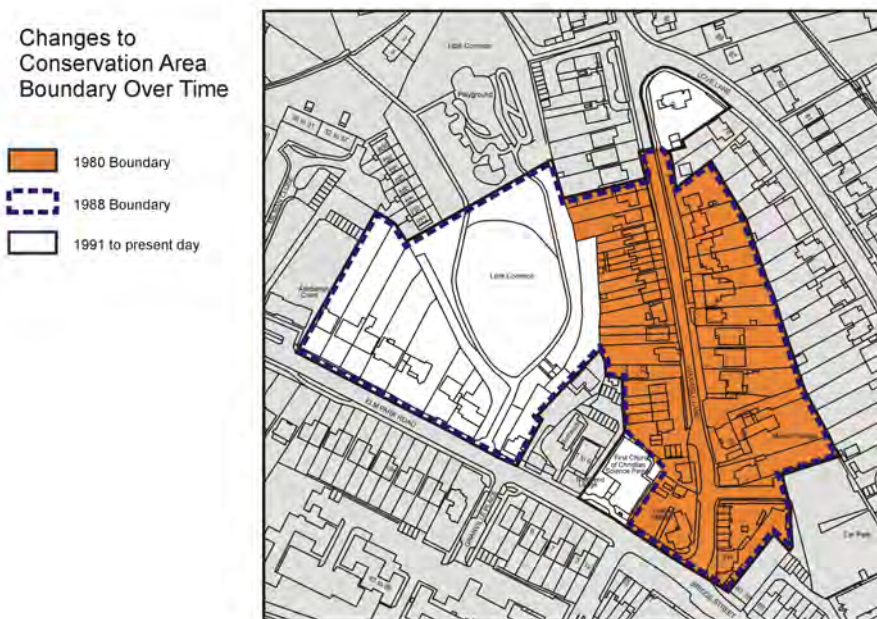
**Bridge Street (in part), Elm Park Road (in part) & Waxwell Lane (in part)**



Picture 1.2 View north along Waxwell Lane

### 1.1.2 Planning Policy Context

**1.3** Waxwell Lane was first designated as a conservation area in October 1980 and the boundary was extended in 1988 and 1991 to include additional listed and locally listed buildings and the open greenery of the small common sited to the north of Elm Park Road. The area comprises the majority of Waxwell Lane from Bridge Street up to the corner with Love Lane and the north side of Elm Park Road from the Christian Science Church in the south, to 24 Waxwell Lane in the north.



Picture 1.3 Boundary changes. LBH LA.100019206.2007

**1.4** Section 69 of the Planning (Listed Buildings 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 declare these as conservation areas. Local Authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those guidance and proposals. This guidance document supplements and supports saved UDP policies D14 and D15. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).

**1.5** There was no existing appraisal of this conservation area. Now adopted, this appraisal, and linked management strategy carry weight as a material planning consideration for assessing all development proposals.

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

**1.7** This Conservation Area Appraisal and Management Strategy (CAMS) forms part of the Pinner Conservation Areas SPD, which are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan (UDP) and the emerging Local Development Framework (LDF). 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 no interest.

### 1.1.3 Summary of Special Interest

**1.8** The character of the area is derived mainly from the quality and mix of historic architecture, the medium densities of development and the good planting and tree cover that softens the streetscene and forms a discreet oasis of public open space to the rear of Elm Park Road. The area's cluster of timber framed 16th and 17th century properties provide a rare survival of historic built fabric and mark the start of the development of this conservation area. Around these are small early Victorian cottages, some late Victorian/Edwardian villas with some mid 20th century bungalows and one later 20th century terrace. Also, there is a large Neo-Romanesque early 20th century Christian Science Church building as well as a Gothic/Arts and Crafts style police station that form landmark buildings within the area due to their size, architectural style and prominent locations. The varied character provided by the architecture of the area is strengthened by the mixed land uses towards Bridge Street. Here, the dominant residential use of the conservation area is supported by recreational, community and retail uses.



Picture 1.4 The police station is a landmark feature

## 1.1.4 Short History

**1.9** The name 'Waxwell' first appears in writing in an estate account drawn up by the Lord of the Manor in 1274. Its meaning is open to interpretation. Some theories suggest it shows an Anglo-Saxon or earlier origin to the area. For example, it may be connected to an 8th century tribe called the Wixan. It also connects to the Wax Well, just north of the present conservation area, which appears to have tapped a spring emerging near the surface where the clay meets the underlying chalk. This well was probably the last functioning well in Pinner.

- Mid 16th to 17th Century

**1.10** In the mid-16th century there was just one property within the present conservation area boundary. This remains today, although altered, as 18 to 20a Waxwell Lane (Manor House, Waxwell Cottage and Manor Cottage) and forms one of the oldest surviving buildings in Pinner. The oldest parts face southwards rather than onto Waxwell Lane which suggests the important demarcation of this road was yet to be made. The name 'Manor House' only appears in the mid to late 19th century but the name must be fanciful as the house has no connection to a real Manor House.

**1.11** Development followed slowly with a small number of properties in the 16th and 17th centuries: Manor Cottage, Bee Cottage and numbers 3 and 58 Waxwell Lane. These front Waxwell Lane and therefore mark the beginning of the present layout of development along this road following the slope of the land. There was no further development until the 19th century as much of the land continued to form small parts of large estates in the ownership of a single landowner.

- 19th Century to Turn of the 20th Century

**1.12** Landholdings began to be subdivided from the 19th century to the turn of the 20th century, often following the deaths of landowners and as a result of the Enclosure Act of 1803. For example, Unity Place (numbers 4-14) was built in 1853 on a Harrow plot created by the Harrow Enclosure Act. This helped the southern end of Waxwell Lane become a small honeypot for local builders. Thomas Ellement is the most obvious example of such a local builder and was very successful here. In buying plots or through his building works he helped develop Oak Cottage (25-27), Hillview (29), 31-35 Waxwell Lane, 45 to 47 Waxwell Lane, 8 and 10 Elm Park Road and the Oddfellows Arms.

**1.13** His association is of local interest as his building activities also occurred in many other parts of Pinner, including Pinnerwood Farm and Tookes Green Conservation Areas. He went on to found a dynasty of businessmen and local dignitaries. Also, along with fellow builders, he established the Manchester Unity and Independent Order of Oddfellows (MUIOOF). This group ran along the lines of the Freemasons but rather existing as a benevolent group with members contributing towards a general fund for any member in time of sickness or bereavement. For most working classes this was the only protection they had outside the family. They constructed numbers 31-35 with Thomas Ellement's help as an investment for themselves. No 31 was built as the MUIOOF Meeting Room; initially single storey it was heightened in the 1990s and still has the original name-stone. The money from this group helped set up Unity Place and Oddfellows Arms, as suggested by their names.



- 1.14** Alongside the Thomas Ellement and Oddfellows developments, many individuals acquired and developed plots within what is now the conservation area. The corner of the Orchard Cottage plot for example was sold in the 1890s for the erection of a police station. Each initiated building on their plots individually. This explains the variation in designs of properties built at this time, and reflects the prevailing desire for distinctiveness of façade.
- Early to Mid 20th Century
- 1.15** William Goldsmith bought the Manor House Group of buildings at the end of the 19th century. The plots of numbers 36 to 40 formed part of their garden, until the 1950s, when the plots were subdivided and sold. This explains the 1950s style bungalows in this part of the conservation area.
- 1.16** Division of the land also accounts for the Christian Science Church as they purchased the land in 1926 and built their church in 1937.
- Late 20th Century to Present Day
- 1.17** Development in this period has tended to consist of minor alterations and extensions to existing properties that have not impacted significantly on the streetscene. However, one small site was redeveloped, on the former Harrow Council depot which was located just north of the First Church of Christian Science. This was infilled with a terrace of residential properties that respects existing local densities and uses some local style details.
- 1.18** The existing plan form and densities of development have been respected. There has not been any backland development and extensions have not intruded too far into gardens. Most extensions have been in keeping with the style and high quality materials of the existing properties, and this should continue. Recent development pressure for this area does however remain high. Therefore care should be taken when considering any possible future development to ensure that it respects existing densities of development, the plan form, and the character and size of original properties. Where these are timber windows in particular, the aesthetic and environmental qualities of these ought to be protected. These issues are addressed further within the Waxwell Lane CA Management Strategy.



Picture 1.5 Map of 1864.  
LBH LA.100019206.2007



Picture 1.6 Map of 1896.  
LBH LA.100019206.2007



Picture 1.7 Map of 1935.  
LBH LA.100019206.2007

## 1.1.5 Archaeology and Geology

- 1.19 Archaeology and geology for the conservation area is considered within the associated document entitled, Pinner Conservation Areas Supplementary Planning Document, in consultation with English Heritage.

## 1.2 The Character of the Conservation Area Today

### 1.2.1 Density of Development, Topography and Plan Form

- 1.20 The topography of the area is characterised by slopes running west to east along Elm Park Road and north to south along Waxwell Lane. The former provides good views to the skyline. The linear plan form reflects the direction of the gradients. Development ranges from detached to terraced, but is relatively light and spacious along Elm Park Road with a medium density of development along Waxwell Lane. Waxwell Lane is generally more tightly spaced along its north west side. The majority of properties are set back from the main road and have good sized rear gardens which help provide a light feel to the development. These gardens (front, side and rear) are important as they help to create medium densities of development that characterise the area. Also, they usually contain greenery which helps to provide a softer setting to these properties. In turn, this helps to soften the streetscene. Unfortunately, a number of front gardens have been hardsurfaced. An Article 4 Direction will therefore be considered for this area and if instigated would require an application for planning permission for hardsurfacing. Justification for this is explored further within the Waxwell Lane Management Strategy.

## 1.2.2 Townscape Character

**1.21** The overall character of the conservation area is that of high quality architecture and a fair amount of public and private greenery. It is mainly residential in use, with a cluster of commercial and community development in the south east corner. The area can also be divided into four smaller character areas comprising:

1. Elm Park Road
2. Waxwell Lane
3. Little Common behind Elm Park Road
4. Corner of Waxwell Lane and Bridge Street



Picture 1.8 Character Areas. LBH LA.100019206.2007

- Elm Park Road

**1.22** Elm Park Road is characterised by high levels of traffic and associated noise, derived from a wide main road. However, the hard urban feel provided by these characteristics is lessened by the low density of residential development as properties are set back from the road behind generous front gardens and are either detached or semi-detached. The low walled and/or soft front boundaries, and the greenery around them, provide informality that is reinforced by the asymmetry of the properties. The informality is continued into the variety and quality of their designs. An increase in planting here would enhance this informality.

- Waxwell Lane

**1.23** Waxwell Lane has a quiet residential character, particularly towards the northern end where the properties are further removed from the busy junction with Bridge Street. There is a smaller scale to development here in comparison to that of Elm Park Road, particularly on the west side. There is a predominantly open feel to the area towards Bridge Street as this section of road is, for the most part, wide and not all properties front Waxwell Lane. There is a good range of decorative detail to the properties. Importantly though, a similarity of scale, design features and materials draw these properties together.

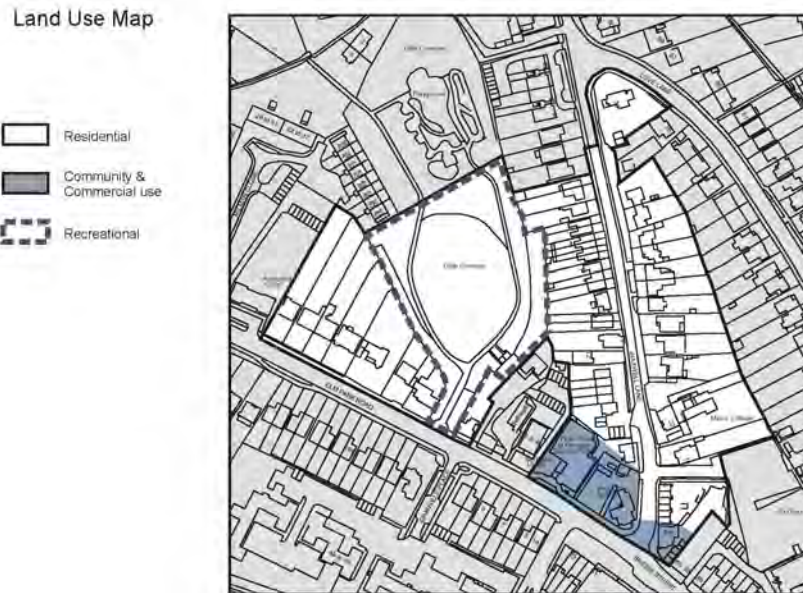
**1.24** The area is softened by the greenery of front gardens, boundary treatments and grass verges. Unfortunately though many front boundaries have been removed and front gardens have been hard surfaced to become parking spaces. This makes the street feel much narrower, less open and more cluttered than it would have originally. It also disrupts the otherwise clear distinction between public and private space. A reduction in hardsurfacing and the installation of low front boundaries would be an enhancement to the area, and would help ensure a balance between soft and hard landscaping is retained.

- Corner with Bridge Street

**1.25** This area has more lively and urban character than other parts of the conservation area. This is because properties directly front the road and many are in commercial and community use, which is perhaps linked to the proximity of this section of Pinner High Street and the relatively busy commercial Bridge Street. Equally though, aside from the traffic noise of vehicles travelling along Elm Park Road and Bridge Street, this area remains quiet and there is a modest character as properties do not exceed twostoreys.

- Common behind Elm Park Road

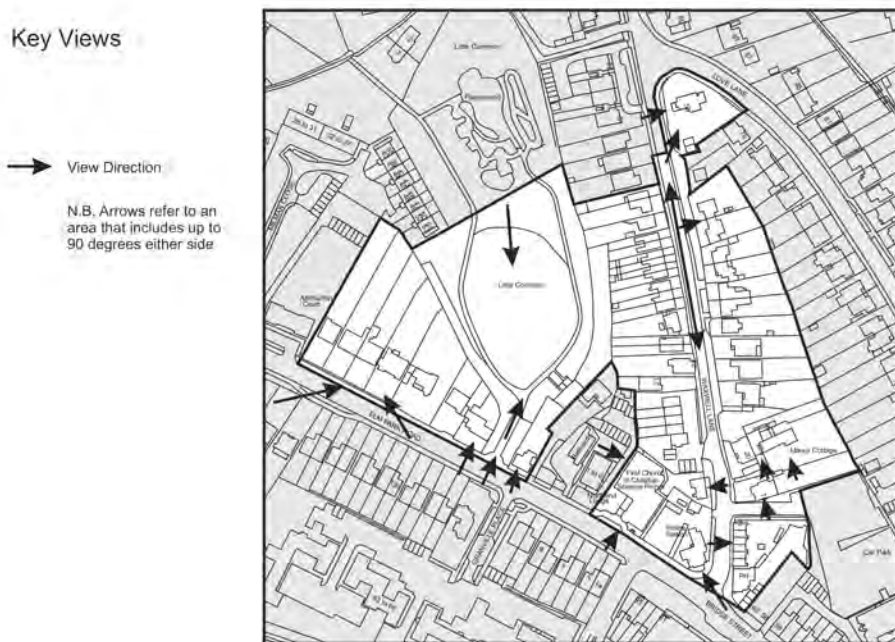
**1.26** The park behind Elm Park Road provides an important area of sheltered, quiet green public space for recreational use. The area has one circular footpath and intermittent benches along it that provide a pleasant seating area, although unfortunately one bench has been removed and therefore the intended design suffers somewhat. The area has a distinctive and attractive formal entranceway of brick and decorative iron design.



Picture 1.9 Land Uses. LBH LA.100019206.2007

### 1.2.3 Key Views and Vistas

- 1.27** The medium densities of development and low height levels of buildings provide attractive views throughout the conservation area. Likewise, the quality of architecture, particularly the statutorily listed, locally listed and positive unlisted properties, provides the source of many key views. For example, the police station provides the source for a distinctive view into the conservation area. Similarly, the imposing architecture of the locally listed Christian Science Church provides good views from all around it. The greenery to the rear of Elm Park Road provides the source of a key view given that it forms an area of open land. The decorative ironwork of the entrance way to this Common forms another attractive view. In addition, the view north along Waxwell Lane of numbers 60-66 is an important closing one to the conservation area. Please note this is not a comprehensive list of all key conservation area views but an indication of the types of views that are important.



Picture 1.10 Important views. LBH LA.10019206.2007

## 1.2.4 Architectural Qualities

**1.28** The architecture of the area is varied, comprising buildings of a number of different styles and periods, from Elizabethan to late 20th century. However there are common features such as the use of high quality materials, buildings of similar scale and details of design, such as black timber and white render detail. There are five Statutorily Listed Buildings and there are a number of buildings which are of a high architectural standard and are included on the Council's Local List, or are recognised as being positive unlisted buildings. A number also are considered to make a neutral contribution to the conservation area and are highlighted as such. If buildings make a neutral contribution they are considered to preserve the character and appearance of the conservation area but are of no particular architectural merit.

### Listed Buildings within the conservation area:

Manor Cottage, Manor House, 20a Waxwell Lane, 3 Waxwell Lane, 23 Bee Cottage

### Locally Listed Buildings within the conservation area:

1 Waxwell Lane, 2 to 14 (even) Waxwell Lane, The Christian Science Church, 10 North End Cottage, 12 Red Cottage

- 16th and 17th Century Timber Framed Cottages

**1.29** These properties are characterised by steeply pitched tiled roofs with gable ends, and timber framing with render infill. Number 3 Waxwell Lane features particularly small windows, whilst numbers 20 and 23 Waxwell Lane use square or diamond leaded lights. Unfortunately modern alterations now obscure some original timber framing, reflecting changing fashions over time. For example, the half-timbering of Manor Cottage and Waxwell Cottage is a later addition although beneath are the remains of a medieval hall house. Also, number 20 now has a 20th century frontage. However, this means that from Waxwell Lane it blends in with the semi-detached Vernacular Revival style present further along. Despite alterations, the ancient origins of these properties remain clear due to their black timber and render construction and uneven walls and roof slopes rather than the clean lines of later properties.

- Late Victorian/Edwardian Arts and Crafts Style Properties

**1.30** These properties are 2 to 2 1/2 storey residential properties in an Arts and Crafts style. The principles behind the Arts and Crafts movement sought the skill of the true craftsman and stylistically sought to express a rustic charm. The resulting buildings are often described as having an asymmetrical cottage feel even although these can be fairly large in mass. Such large scale and character is certainly true along Elm Park Road. The movement also promoted the use of the finest quality details and materials. This is apparent in Elm Park Road, for example there is red clay tile hanging, timber and render detail, gable ends, jettied first floors, multiple chimneys and often distinctive timber square paned casement windows in an attractive range of designs.

**1.31** The Red House forms a landmark locally listed example. Not only does it feature the typical aspects of the Arts and Crafts style outlined earlier, but it is also distinctive as a model of the famous Red House that was designed by William Morris, a significant founder of the Arts and Crafts movement. Its cat slide roof, prominent chimney, pyramid roof above a stair turret and bright pink render all make the building especially charming. This is lime render which is particularly important material for historic buildings as it has a more aesthetic appearance and allows the structural materials beneath to breathe. If the render were to be changed to concrete the structural material beneath would deteriorate over time.

**1.32** Likewise, the police station is a local landmark due to its prominent corner location. Its multiple secondary gable ends and its gothic features, such as the stone archivolt doorway and ogee shaped arches to the windows, create a distinctive architectural character. These qualities mean it forms an attractive focal point when seen from lower down Bridge Street. The ancillary police building fronting Waxwell Lane neatly mirrors the architectural qualities of the police station at a smaller scale.

**1.33** Similarly, number 58 is a landmark given its prominent corner location, its size, multiple gable ends, and attractive fenestration and bargeboards. Particularly prominent is its diamond shaped chimney. It is partially shaded from the streetscene by dense vegetation, allowing pleasing glimpsed views into this sheltered enclave.

- Modest Early Victorian Residential and Commercial Development

- 1.34** These are two storey pitched roof properties that are modest in size and detail. Their lack of window horns indicates early Victorian origins. Their recessed sash windows, and regular chimney stacks add elegance. Despite the simplicity of this group, the cottages each use a different pastel coloured render which offers attractive variety. Next door, Oddfellows Arms has attractive window detailing with 8 over 8 sash panes at first floor level and a row of transom lights to the bar below.
- Decorative, small scale Mid to Late Victorian Cottages
- 1.35** These are two storey yellow/red stock brick buildings with gently pitched slate covered, hipped or gable end roofs. Importantly, the gable end is reserved for the rows of cottages rather than the detached ones. The hipped roofs of the latter allow a chimney to sit in each hip which reinforces and complements the attractive symmetry of these properties.
- 1.36** These later Victorian properties differ from the earlier ones through greater decorative detail although overall they remain quite simple. Examples of such decorative detail includes segmental brick arches above windows/doors, bay windows and tripartite divided sash windows, dentil, and string courses and quoins of different coloured brick or stone. There are also occasional cement lintels, and porches that consist of just a roof supported by brackets and decorated with a timber barge board. These properties have an elegance and continuity which is disrupted by the insertion of modern bulky UPVC windows that do not respect the original glazing profile or pattern.
- Semi-detached/Detached turn of the 20th Century Vernacular Revival
- 1.37** These are generally of a warm red brick sometimes rendered at first floor, with 2 storey bay windows and gable ends that tend to be infilled with render and timber detail, or barge boards. A number have ridge tile detail, moulded string courses and classical elements such as a key stone above porches and pilasters on the bay windows.
- 1.38** Numbers 52 and 54 are particularly notable examples of this style and are of excellent quality. They have a number of unique elements that create a more Jacobean style. Each house, although semi-detached, is double fronted with one side projecting forward with a bay window at ground floor and jettied first floor supported on brackets. There is also decorative tile hanging in the smaller gable end.
- Early 20th Century
- 1.39** Aside from the Vernacular Revival properties the only other property added at this time was the, now locally listed, Christian Science Church. This is of a very austere and distinctive neo-Romanesque style that depends on strong geometric forms for its style. Its steeply sloping gable end roofs of its two sections are perhaps its most distinctive feature, along with its series of curved brick arches. Interestingly it adds discreet detail by using different coloured bricks to create a pattern on the gable ends and as curved arches above some windows. Such polychromatic detail is similar to that found on the decorative Victorian cottages.





Picture 1.11 Mock tudor timber boarding



Picture 1.12 Neo Romanesque

- Mid 20th Century bungalows

**1.40** These are small-scale unobtrusive detached buildings. They are predominantly characterised by their roofs as these are quite dominating in their design. The roofs are interesting as they are half-hipped with a red clay tiled gablet above. Whilst they are not architecturally distinguished, their low density and ample planting adds to their character.

**1.41** This includes the terrace of properties north of the Police Station, nos 7-17. These mimic the red brick with black timber and white render detail of earlier properties, and are also of a similar size and proportions of earlier properties.

**1.42** Number 21 is the only property which significantly differs from other properties in the conservation area. Its brick colour, roofing material and design does not match the architectural merit of the others. Nevertheless, it is set back from the road and this, along with its fairly small size, makes it fairly unobtrusive.

- Prevalent and Traditional Building Materials and Detailing

**1.43** Prevalent building materials are red and yellow bricks, soft warm red clay tile hanging and dark red clay or slate roofing materials. Timber and render detail is also common.

**1.44** Local details include two storey bay windows on detached or semi-detached properties and a variety of attractive timber windows. Sash ones include 1 over 1, 2 over 2 or tripartite. A number are 6 over 1 which creates a distinct Arts and Crafts style. The sash windows are recessed slightly, whereas casement windows are usually flush with the property. A number of properties retain their original timber panelled front doors and these help unite terraced groups. For example, numbers 31 to 35 each retain attractive blue timber panelled front doors with decorative glass panels. This detail is offset by their timber bargeboard porches.

**1.45** Larger properties tend to have steeply pitched roofs with gable ends, whereas the size of smaller properties is complemented by their shallow, often hipped roofs. Polychromatic brickwork (use of brickwork of different colours to form patterns) is a sign of the Gothic Revival and is an attractive feature in the area. Number 10 Elm Park Road is the most extreme and obvious example of this. The use of timber and render detail in gable ends is an attractive Vernacular detail that complements the 17th and 18th century timber framed buildings that are such an important survival in this conservation area.



Picture 1.13 Rendered Gable



Picture 1.14 Decorative chimney in an Arts and Crafts style



Picture 1.15 Victorian Terrace



Picture 1.16 Victorian red stock brick and slate roofs





Picture 1.18 Hedgerows are important to help soften the streetscene and provide privacy



Picture 1.19 Grade II listed milestone

- 1.47** Along Elm Park Road street furniture consists of small parking information signs and a bus shelter. There are numerous benches placed around the circular walkway in the park. However, there are some empty spaces where benches used to be. This provides an opportunity to reinstate the best benches and to enhance the area. Along Waxwell Lane, street furniture includes lampposts, small posts, a small number of road signs and a number of large telegraph poles. The posts are mainly leaning over so would benefit from adjustment. Importantly, the street furniture is kept to a minimum to avoid an urbanised and cluttered feel.
- 1.48** Pavements are fairly wide, particularly along the lower part of Waxwell Lane, where grass verges help make them feel particularly spacious. There is a combination of tarmac and grass which could be improved upon with paving and grass. Parts are quite patchy, particularly where crossovers have been inserted, disrupting the continuity. The pavements have granite kerbs but because they vary in size from place to place, and crossovers necessitate dropped kerbs, the existing paving continuity is disrupted.
- 1.49** Front garden boundaries largely consist of low brick walls, timber fences or low green boundary treatments. These are important to mark the distinction between public and private space, and to provide continuity to the streetscene. The low brick walls are important, especially as if these were taller than one metre they would add a formality that is out of character as well as disrupting views of the architecture.

## 1.2.6 Green Spaces and Ecology

- 1.50** The most notable green space is the public park behind Elm Park Road, which given its fairly sheltered setting provides a pleasant quiet green space for recreation, surrounded by trees and shrubs.

- 1.51** The green front gardens and grass verges are important to help soften the streetscene. The greenery is particularly notable outside number 16 and 18 Elm Park Road where numerous Tree Preservation Orders (TPOs) are in place protecting the trees that provide an attractive sheltered setting to these properties.
- 1.52** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by TPOs served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further TPOs may be required where trees are threatened, or their future retention is prejudiced. The Council will also consider making orders under any new powers that may emerge in relation to important hedgerows.



Picture 1.20 Recreation ground entrance

## 1.3 Summary of Waxwell Lane Conservation Area

- 1.53** The general condition of the area is good. The main assets are the quality of architecture, the medium densities of development, the community and recreational uses towards Bridge Street and the greenery throughout the area that softens the streetscene. However, replacement windows, deteriorating street furniture and patchy pavements detract from these features.

### 1.3.1 Problems, Pressures and Potential for Enhancement

- 1.54** Pressures and issues have been touched upon in the previous two sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The following section, entitled 'Management Strategy' addresses any issues raised. In dealing with development proposals within the area the council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures.

Pressures, Issues or Potential for Enhancement:	Site Address:	Description:
Front, side and some rear dormer roof extensions	Throughout	When visible from the streetscene in the conservation area these tend to be obtrusive and disrupt the proportions and/or modest scale of certain properties.
Possible pressure for further development	Throughout	Poor extensions or alterations threaten the integrity of the original houses and layout of the area. The spaces between buildings and any areas of open space, such as the Common behind Elm Park Road, are very important in creating an overall medium density.
Street Furniture missing or in a state of deterioration	Intermittent throughout the conservation area	Numerous posts along Waxwell Lane are precariously positioned. Around the park behind Elm Park Road there are some spaces where benches used to stand. Also, there is a 'Lucy Box' on the corner of Waxwell Lane and Love Lane which is deteriorating.
Hardsurfaced front gardens and parked cars	Waxwell Lane	This disrupts the original division between public and private space and creates an urbanised atmosphere. By providing space for cars to park here it also creates a cluttered feel. Fortunately there is more balance between hard and soft landscaping along Elm Park Road.
Replacement windows that do not respect the glazing pattern/proportions of the original property	Throughout	This can create a harsh, modern feel. If not of high quality, these are generally bulky and glazing patterns can disrupt the uniformity of groups and simplicity and style of the original property.
Alterations to boundary treatments	Throughout	These can create a harsher, more urban appearance and detract from the traditional character of the area.
Obtrusive rooflights	Waxwell Lane	Where rooflights protrude above the roofslope they are obtrusive and detract from the original design of the property.
Outbuildings	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and alter this area's special

Pressures, Issues or Potential for Enhancement:	Site Address:	Description:
		interest which is derived in part from the garden space and the high quality architectural character.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system. Wind turbines are a similar pressure.	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
Local List additions	52 and 54 Waxwell Lane	Numbers 52 and 54 Waxwell Lane are particularly high quality Vernacular Revival style properties with distinctive details that create a Jacobean style. They are described in more detail in the architectural character section of this document. As a pair both properties are of architectural interest for the local area and as such ought to be added to the local list.
Statutory List addition	The Christian Science Church	This property was built in the late 1920's, early 1930's with some later additions. It was designed by A. Percival Starkey who worked as an assistant to Baillie Scott between 1907 and 1914. It is an attractive and distinctive Neo-Romanesque design and it may well merit inclusion as a Listed Building.
Statutory List addition	Pinner Police Station	The property is a local Victorian landmark. Its prominent corner location and siting help provide its distinctive appearance. Its multiple secondary gable ends and gothic features, such as the stone archivolt doorway and ogee shaped arches to the windows, create a distinctive architectural character. These qualities mean it forms an attractive focal point when seen from lower down Bridge Street. Whilst the building has protection from its local listing and location within the conservation area, added protection would be afforded by statutory listing.
Patchy pavements	Intermittent throughout the conservation area	In places the pavement has been replaced with more recent pieces of tarmac creating a patchy feel. Paving slabs would create

Pressures, Issues or Potential for Enhancement:	Site Address:	Description:
		higher quality atmosphere, more in keeping with the traditional character of the conservation area.
Porches	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
Bins	Throughout	Household bins detract from the architecture and from the quality of the streetscene.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

### 1.3.2 Public Consultation

**1.55** This document, and the associated management strategy has been subject to public consultation. Views were sought from residents and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The document has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner Conservation Area Supplementary Planning Document, as part of the Council's Local Development Framework.

## 1.4 Waxwell Lane Conservation Area Management Strategy

### 1.4.1 Purpose of the Strategy

**1.56** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance D14 and D15 of the Harrow UDP, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to pressures, issues or opportunities identified in the previous section.



**1.57** 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.

### 1.4.2 Management Proposals

**1.58** Pressures, issues and opportunities for enhancement are outlined in the previous conservation area appraisal and these are addressed in the following table.

Pressures, Issues, or Potential for Enhancement:	Site Address:	Description:
Front, side and some rear dormer roof extensions	Waxwell Lane	Ensure that if a new roof extension is to be approved it is set back from the streetscene, is obtrusive and respects the existing proportions of the property.
Possible pressure for further development	Throughout	Side extensions would harm the overall medium density character of the area. Alterations and extensions must sensitively consider the context of the site, not only the house that they propose to adjoin. In the case of new development this should not compromise the general character of the area and in order to achieve this, any backland development should be avoided.
Street furniture missing or in a state of deterioration	Intermittent throughout	Contact Highways and encourage repair and restoration where possible. Add the 'Lucy Box' to the Heritage Street Furniture Audit and contact the utility company to make them aware of its importance within the streetscene.
Hardsurfaced front gardens and parked cars here	Waxwell Lane	Where already hardsurfaced, these areas could be enhanced by the addition of green landscaping where new landscaping works are proposed. Likewise, the addition of softer, more natural surfacing like gavel, rather than asphalt, concrete or tarmac would help create a softer feel that is more in keeping with the original character of the area, and would also allow rain water to drain better. An Article 4 Direction should be considered to help ensure such development respects the character of the area. This would require planning permission for certain development which would otherwise be permitted. This would require a thorough survey, justification and consultation beforehand.
Replacement windows that do not respect the glazing pattern/proportions of the original windows	Waxwell Lane	It is important that windows are monitored because they are the 'eyes' of the buildings. Delicate and careful treatment of these is necessary to enhance the appearance of the streetscene. Liaise with residents to find out whether a Design Guide for windows would be helpful.  Consider the introduction of an Article 4 Direction for the conservation area which would require planning permission for certain development which would otherwise be permitted. Carry out a thorough survey, justification and consultation beforehand.
Obtrusive rooflights	Waxwell Lane	Encourage the use of conservation style rooflights. Consider the introduction of an Article 4 Direction for the conservation area which would require planning permission for certain development which would otherwise be permitted. Carry out a thorough survey, justification and consultation beforehand.
Alterations to boundary treatments	Throughout	Consider the introduction of an Article 4 Direction for the conservation area which would require planning permission for certain development which would otherwise be permitted. Carry out a thorough survey, justification and consultation beforehand.
Outbuildings	Throughout	Careful consideration will be given to the creation of an additional Article 4 (1). This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system	Throughout	Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works include appropriate loft and wall insulation and draught proofing. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy into the search engine in the English Heritage section of the guidance library at <a href="http://www.helm.org.uk">www.helm.org.uk</a> .  Careful consideration will be given to the creation of an additional Article 4(2) Direction. This would ensure planning permission was required whenever solar photovoltaic or solar thermal equipment or flues, forming part of a biomass heating system or as part of a combined heat and power system were installed. This could help ensure such development was carefully sited and sized to ensure the character and appearance of the conservation area is preserved.

Pressures, Issues, or Potential for Enhancement:	Site Address:	Description:
Local list additions	52 and 54 Waxwell Lane	These properties will be considered by the Council for local listing.
Statutory list addition	The Christian Science Church	Put this property forward to English Heritage to be considered for statutory listing.
Statutory list addition	The Pinner Police Station	Put this property forward to English Heritage to be considered for statutory listing.
Porches	Throughout	Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.
Patchy pavements	Intermittent throughout	Contact Highways and encourage replacement paving if the opportunity for replacement arises. Otherwise encourage like for like replacement where patches need to be infilled. Paving should be small and of subdued colour and permeable where possible.
Bins	Throughout	These should be located in concealed locations, away from the road ideally in back gardens or in bin stores.
Air conditioning units	Throughout	It is important that these are carefully sited and integrated so they are as concealed and unobtrusive as possible. Usually this will entail installation where not visible from the streetscene.

### 1.4.3 Reviewing the Conservation Area Boundary

- 1.59** The quality of the conservation area has been retained. Therefore there is no suggestion that the boundaries should be reduced. However, analysis of the wider area suggests this conservation area may benefit from an extension to its boundary. At present the conservation area boundary cuts across part of Little Common. Its edge follows no definable feature. The footpath in Little Common was linked to another running between Elm Park Road and Waxwell Lane by voluntary labour in the late 1960s which greatly enhanced its local use. It is recommended to extend the conservation area to include the remainder of Little Common. There are two cottages (2 and 3) adjacent to the wood which also merit inclusion.
- 1.60** It is noted that the northern part of the common at present contains a children's play area and cycle track both dating from the sixties, which are in serious need of upgrading. The surrounding coppice of oak also needs attention. Notably though, the open nature of the surrounding land to the north, south and east is protected by Metropolitan Open Land. The treescape is also of vital importance with its scot pines and ancient hedgerows.
- 1.61** Waxwell Lane numbers 60 to 66 were built around 1907 and create a group of dwellings of visual importance from South to North. Interestingly two notable politicians of the 1950's, Lord Diamond and Tom Driberg lived at number 66. Any alteration to the boundaries of the conservation area would follow a careful survey and consultation.
- 1.62** Otherwise, those areas immediately surrounding this conservation area have suffered from replacement plastic windows and other inappropriate alterations. The attractive crescent of properties forming Waxwell Close, just north of the conservation area,

has its own conservation area designation. Similarly, there is an attractive property, Tudor cottage, just south of Elm Park Road but this also has protection from its statutorily listed status and so it is not necessary to incorporate this.

- 1.63** This is not to say that the setting of the conservation area is not of importance. Development proposed within the setting of the conservation area will be considered with its effect on the conservation area in mind.

## 1.4.4 Article 4 Directions

- 1.64** The conservation area contains a good proportion of original features in terms of windows and decorative detail, including porches and front doors that contribute greatly to the area's special interest. Front gardens that have not been hard surfaced serve to soften the area and are in keeping with the area's informal character, as well as helping rain water to drain, thus helping to avoid flood risk. At present there is little preventing such hardsurfacing or the removal of original windows. Replacement timber and non timber windows with inappropriate proportions have already detracted from the character of the area to some extent along Waxwell Lane. It is therefore suggested that, following a thorough survey and justification, an Article 4 Direction that was to require well proportioned and well detailed windows could be implemented. This would also be subject to public consultation and would have the effect of requiring planning permission for certain development that would otherwise constitute permitted development under the Town and Country Planning (General Permitted Development) Order 1995. This would only effect elevations fronting a highway, waterway or open space.

## 1.4.5 Support

- 1.65** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, shopkeepers and local societies such as the Pinner Local History Society and the Pinner Association, and national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 1.66** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing council budgets and much of the works will need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials to improve and enhance road safety materials. The Council will continue to apply for grants wherever possible, for example, the Heritage Lottery Fund through its Townscape Heritage Initiative.
- 1.67** In line with English Heritage's guidance it is essential when planning works within conservation areas that a considered approach which preserves or enhances the area's character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution which meets both the needs of the local community and the historic environment.

### 1.4.6 Guidance

- 1.68** 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 Waxwell Lane's Townscape and Built Character**

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

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as timber windows, half-timbering, square or diamond leaded lights, brick panelling, dentil courses, archivolt doorways, bargeboards, doors and recessed porches, decorative ironwork and boundary walls) and where replacement is necessary, the architectural detailing should closely match that of the original in traditional materials.
- h) Not involve the painting of unpainted brick surfaces
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roof slopes will be discouraged.
- i) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals.
- j) Not entail the positioning of satellite dishes and aerials in prominent positions.
- k) Usually avoid change of use to flats and other institutional uses.
- l) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

### **Maintaining Waxwell Lane's Greenery and Open Spaces**

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

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

### **Protecting Waxwell Lane's Archaeology**

a) Harrow Council recognises the archaeological importance of Pinner'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 Pinner's archaeological remains

### **Maintaining Waxwell Lane's Streetscape**

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

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