

Conservation Area Appraisal and Management Strategy
East End Farm



Adopted December 2009

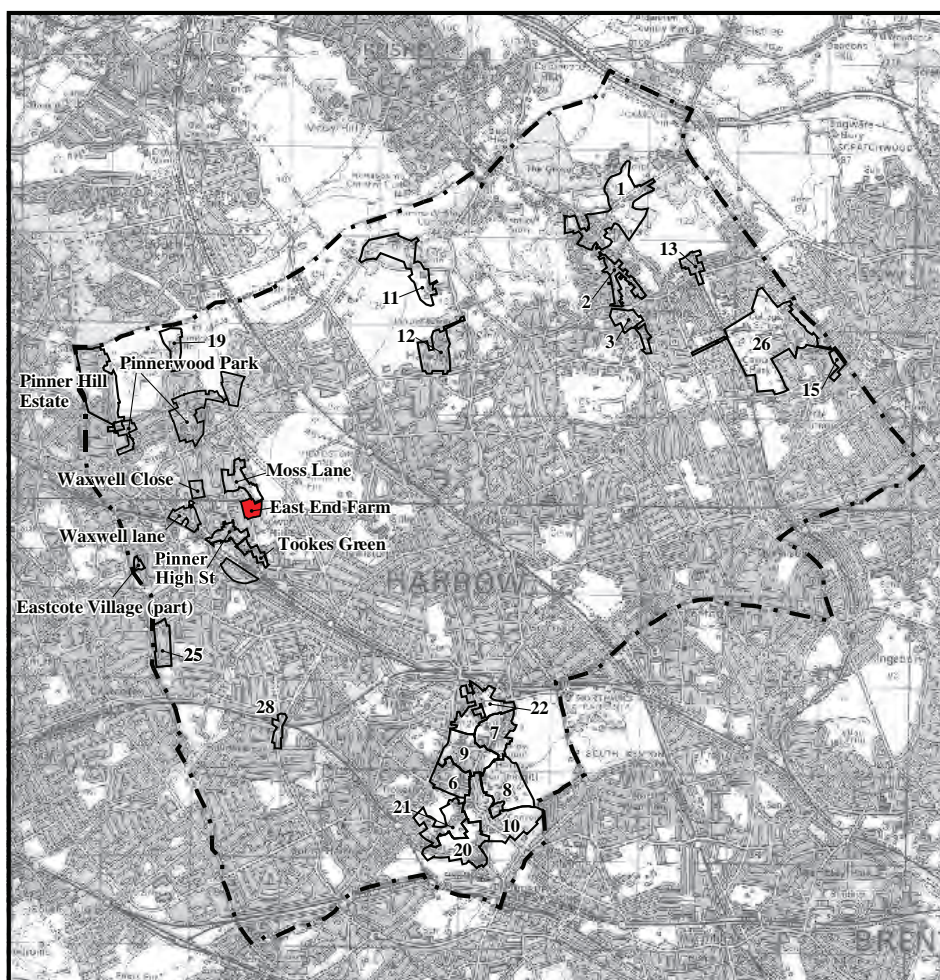
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Appendix 5 East End Farm Conservation Area Appraisal and Management Strategy

5.1 Introduction to the Conservation Area

5.1.1 Introduction

- 5.1** East End Farm CA was designated in 1980 in acknowledgement of its special architectural and historic interest as a remarkable survival of a hamlet of medieval origins, which was grouped around a farmstead. Surviving features and structures include the farmyard, a number of historical houses, open land and two fine barn buildings in a largely unaltered state.



- | | |
|---|---|
| 1. Little Common, Stanmore | 15. Edgware High Street, Edgware |
| 2. Stanmore Hill, Stanmore | 16. Waxwell Lane, Pinner |
| 3. Old Church Lane, Stanmore | 17. Waxwell Close, Pinner |
| 4. Pinner High Street, Pinner | 18. East End Farm, Pinner |
| 5. Tookes 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 5.1 Conservation Area context. LBH LA.1000.19206.2007

5.2

East End Farm is a small conservation area. It lies only a short distance outside the historic settlement of Pinner, being around 300m to the north-east of the Parish Church. It is to the north of Pinner High Street and to the south west of Moss Lane CA. It sits just off the ancient thoroughfare of Moss Lane, which winds around the western boundary of Old Pinner Deer Park, a mediaeval hunting reserve guarded by a double ditch and pale, and itself a Scheduled Monument.

East End Farm Conservation Area includes the following roads:

Moss Lane (part of), Private road leading to Woodpeckers

5.1.2 Planning Policy Context

- 5.3** The boundaries have not changed since its designation in 1980. The boundary has been drawn around the remaining farmstead structures, that is not to say that any building or open space within the setting of the conservation area is not of significance. Surrounding openness, in particular, whether this be garden land or public space, is very important. It serves to provide the conservation area with a significant reminder of the area's agricultural roots, even where not visible from public view.
- 5.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, from time to time, to determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as conservation areas. Local planning authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the residents and the public in the formulation of those guidance and proposals. These principles are reinforced by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 5.5** There was an existing character appraisal of this conservation area, published in June 2003. This required updating to reflect the area's changes over the last 6 years. Now adopted, the current appraisal and linked management strategy replace the extant appraisal and carry weight as a material planning consideration for assessing all development proposals. The existing character appraisal continued to be relevant until this was formally replaced.
- 5.6** The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal encompasses a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 5.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and are set within the broader context of conservation area policy guidance for Harrow contained within the London Plan, saved policies of the Harrow Unitary Development Plan and the emerging Local Development Framework. It is important to note that the omission of a particular building, feature or open space from the appraisal should not be taken to imply that such building, feature or open space is of no interest.

5.1.3 Summary of Special Interest

5.8 The special interest of East End Farm CA is its farmstead grouping and its remarkable survival of a hamlet with mediaeval origins. Surviving features and structures include the farmyard, a number of historical houses and two fine barn buildings in a largely unaltered state, as well as green boundary treatments and open spaces that act as a reminder of the area's agricultural past.

5.1.4 Short History



Picture 5.2 Conservation area. LBH LA. 100019206.2007

- Early History

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

5.10 The Hamlet of East End probably came into existence by the thirteenth century, at a time when the English countryside was flowering in population and prosperity. East End, however, was situated in what was probably then oak and elm woodland on clay soil, where opportunities for occupation and agricultural development were more contained. The development of East End was a satellite of Pinner, which itself was influenced by the development of Harrow, to which Pinner was a satellite settlement.

5.11 The lands of the Manor of Harrow, in the possession of the archbishops of Canterbury from the early ninth century, were progressively farmed throughout the Mediaeval period for a mixture of woodland, common pasture and, later, arable fields. Woodlands were used for pasturage of pigs, considerable numbers of which were to be found

foraging within the bounds of the Manor. Old Pinner Deer Park was another early manifestation of the management of the landscape, probably created out of woodland in the thirteenth century, and owned directly by the archbishops.

5.12 The countryside was scattered with small hamlets such as East End and larger villages such as Pinner. Harrow was thriving enough to be granted its own weekly market by 1261, with Pinner following suit in 1336. By the end of the middle ages, Pinner was relatively densely populated, with arable fields to the south, and extensive areas of pasture and common, but retaining woodland to the north.

5.13 The early documentary evidence for East End, mainly entries in the court rolls for the Manor of Harrow, which confirm its existence from at least 1315 when East End Farm Cottage was one of four head tenements. Another was Downers (later East House, site of East Glade). There is evidence in the Manor Rolls as early as 1429 of an Estend family holding one head tenement, on which East End Farm Cottage and its predecessors stood. The other two head tenements were Cockparkers, probably opposite Downers in Moss Lane and Readings (now Tudor Cottage). They were set around a green, which was reduced at the Enclosure of Harrow 1803-17, to a vestige of what it was. The present open space is a visual relic of this ancient green and therefore very important.

5.14 East End Farm Cottage (see picture 5.8) was constructed in the 15th century as a yeoman's house. In its original form it was a hall house with one two storeyed-end containing three rooms. There would certainly have been outhouses too, such as a detached kitchen, barns, storerooms and animal houses.

- Early Post-Medieval Period to the 17th Century

5.15 By the sixteenth century and the Dissolution, the manor passed from the ownership of the archbishops, and new estates were created out of these lands for the new landed gentry, alongside the remaining areas of common land and woodland. Meanwhile, ownership of East End Farm had changed a number of times, passing through the hands of several notable local families. The north barn was probably renewed in this century and would have stored produce for the winter. The barn's quality of construction also implies a well-to-do farm, growing cereal crops.

5.16 The pattern of the barn structures, arranged around a roughly south-facing yard reflects a long-standing tradition in farm practice. Grain was brought into the barn, to be stored as sheaves at the ends, later to be threshed and winnowed in the central area, using the cross-draft of the large doorway to remove chaff.

5.17 As an interesting aside, East End Farm was one of the first meeting places for non-conformists in Pinner, under a licence granted in 1672 to Richard Stanborough. It is also interesting to note that Ordnance Survey Maps from the much later nineteenth century show the Nonconformist Mortuary Chapel not too far away, to the west of the farm.

- 18th Century to the 20th Century

5.18 Pinner was made a parish in 1766. Although clearly populous, it remained very rural, with notoriously bad roads, until the early nineteenth century. The area still therefore retained its countryside character, with woodland, fields and areas of common land, until the mid nineteenth century. The first railway station in the vicinity, built at Hatch End in 1842, however, saw the beginning of expansion of the settlement. This was slow until the early years of the twentieth century when significant rapid growth occurred between the two world wars, after which the older buildings of Pinner and its environs were left as islands in the sea of "Metroland" suburban housing.

5.19 East End Farm was no exception to this, although its surrounding pasture and orchards were to survive through the late nineteenth century into the twentieth (see maps 5.5 & 5.6), these shrank significantly in the later half of the twentieth century, thus making any remaining area of greenness, including garden land important in creating a buffer of protection and a sense of openness that once would have been.

5.20 During the nineteenth century, when mechanisation was introduced into the farming industry and threshing was carried out in the fields, the barns may have been adapted for stabling or cow stalls. The small cow house to the north of the barns, now demolished, formed the northern boundary of a small subsidiary yard and dated from this period, first appearing on the Ordnance Survey Map of 1896 (see map 5.5). The 1913 map (see map 5.6) shows only slight changes from the earlier map, whilst the 1932 map (see map 5.7) shows rapid change.

5.21 From the 1940's, the farm buildings were operated as a fruit and market garden retailing business, and in the latter years of the twentieth century, as storage use.

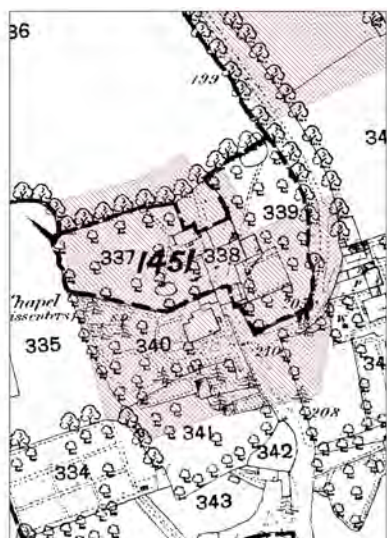
- 21st Century

5.22 By the early millennium, East End Farm barns had been vacant for some time. While their condition was generally good, they were suffering minor timber decay as a result of water ingress from slipped tiles. The buildings were placed on English Heritage's 'Buildings at Risk Register' at a time prior to a new use being found.

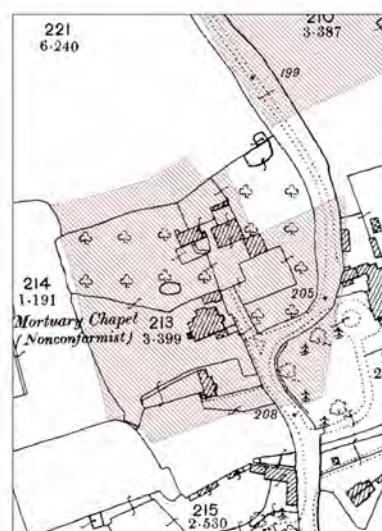


Picture 5.3 Former barn dating from 1953, now Pump House

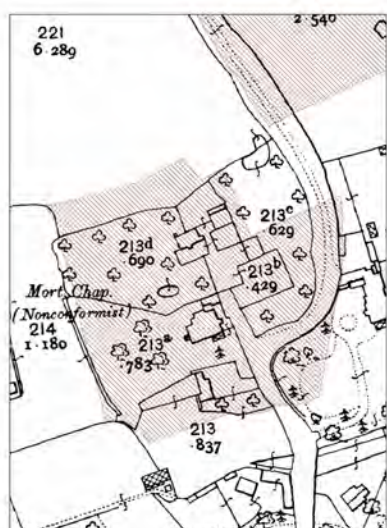
- 5.23** The restoration and residential conversion of the barns was carefully carried out in 2008. The very historic parts of the barns remain in ancillary residential use to ensure their exceptional original agricultural character remains intact. Domestic elements such as windows to the listed barns are minimised and concealed as much as possible to retain the characteristic un-pierced elevations. It is important that overtly domestic elements or collective subtle domestic elements are not introduced over time to the buildings or their settings. The incremental effect is likely to add an unfortunate suburbanising effect.
- 5.24** Until 2007 there were three small structures adjoining the North Barn. One originally formed the northern boundary of a small secondary yard or "fold enclosure" but the yard was later infilled by a further agricultural building. These buildings were of little architectural merit and as such have since been replaced with a timber framed house. This is separated from North Barn to reinstate the original division between this very historic building from later constructions and in this way reveals more of the 16th century historic built fabric. The new dwelling is in keeping with its setting due to its traditional timber framed construction and materials.



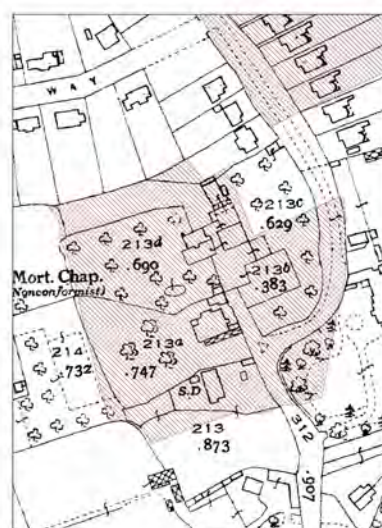
Picture 5.4 Map of 1864. LBH
LA.100019206.2007



Picture 5.5 Map of 1896. LBH
LA.100019206.2007



Picture 5.6 Map of 1913. LBH
LA.100019206.2007



Listed Buildings within the East End Farm CA include:

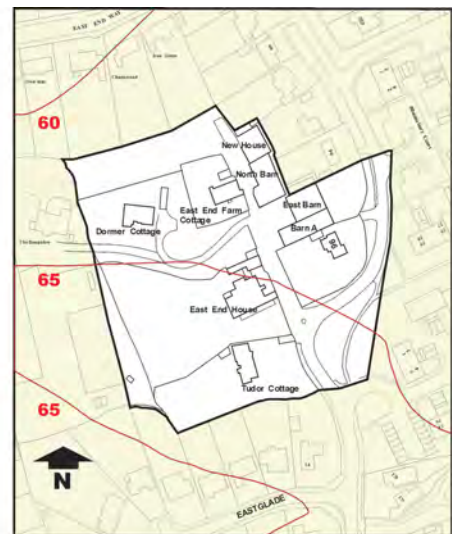
East End Farm Cottage, North Barn, East Barn, East End House, Tudor Cottage

5.27 Just as important as the buildings themselves, is their composition, and the spaces created between them. The farm buildings are clustered around a distinct and uncluttered open space, the historic farmyard, which forms the hub of the area. This assemblage is in turn nestled within a crook in Moss Lane which curves round it to the east. The axis of the farm layout is formed by the track, running roughly north off Moss Lane at the point at which it kinks to the east, widening out to form the farmyard, and then coming to a halt when it reaches The Orchard. All buildings in the conservation area address the central track including East End Farm Cottage, even 96 Moss Lane has a dual aspect, while Dormer Cottage peers between its neighbours to face the track from a distance. This is the spine of the conservation area, as the original access to the farmyard. The buildings are set on flat land (see picture 5.9) and there is a low density to the development due to the farmstead origins of the area.



Picture 5.8 East End Farm Cottage

Topography Map



Picture 5.9 Topography. LBH LA.100019206.2007

5.2.2 Townscape Character

5.28 There are five listed buildings within the conservation area. The special interest of each is of national importance, but whilst four are grade II listed the early 15th century East End Farm Cottage is grade II* listed so, as the earliest of the group, is arguably the most important both within the conservation area and beyond. It faces a courtyard which is framed by two listed timber framed barns dating to the 16th and 18th centuries. These are substantially larger than the cottage as their function would have dictated.

- 5.29** A second listed cottage, Tudor Cottage sits at the opening of the route into the farmyard and dates to the 16th century. This building is two storeys, and has two and a half bays and a cross wing.
- 5.30** The building which serves to dominate the farmyard therefore is the 2 storey East End House, the 18th century facade of which describes a golden age in farming where grander, and typically, classically designed buildings replaced or extended cottages to portray the growing wealth of the farm. It is therefore this building that is considered to be the principal building within the grouping for its scale and status.
- 5.31** The track is a narrow strip, with no division between pedestrian and vehicular ways. Although now tarmaced over, it is reminiscent of the simple farm track it once was, with the surrounding farm buildings generally set hard on or close to its edge, denoting their close relationship with it and with other buildings which once formed part of the same holding. The farmyard is a particularly important open space, and a rare survival of the historic environment. It has a good sense of enclosure from the barn buildings set around its three sides and East End House & Cottage to the west. In addition to this, there is a sense of intimacy created both by this enclosure and the clearly expressed historical functional relationship between the associated farm buildings. The historic nucleus is protected by areas of surrounding openness, including garden land within and outside the conservation area.
- 5.32** Moss Lane, snaking around the eastern boundary of the farmyard retains some vestige of its original rural character, particularly in the shape of the former hedgerow bounding the immediate farm lands, and surviving as the garden boundary of 96 Moss Lane and boundary of the area of rough grassland to the rear of the eastern pair of barns. The view north along Moss Lane and into the track is one of the most important in the conservation area, where a glimpse is afforded into the farmyard, through to the crooked chimney of the cottage, and the impressive expanse of the roofs of the barn buildings is clearly seen.
- 5.33** The large area of open space in the south-east corner of the conservation area is an especially important remnant of historical openness. Currently it is open amenity land within the development forming Chiswick Court, and provides an important breathing space for this 2 storey relatively dense development as well as the older buildings allowing for a more spacious setting and physical and visual buffer.
- 5.34** The orchard is a very significant part of the immediate hinterland of the farm complex which still retains its informal, rural character. Today it contains a number of small but mature fruit trees. Its also provides an important part of the setting for East End Farm cottage. It creates a significant buffer for the area from the 20th century development beyond. This area of greenery now forms the garden of the new house.
- 5.35** Individual houses within the conservation area are generally set within generous gardens, in contrast to the huddle of former agricultural buildings that are set close together around the farmyard. This pattern of a nucleus of development surrounded by some houses scattered in generally open land, remains as an echo of the disposition and focus of the original farmstead.

5.36 The contrast between the residential and functional part of the area is shown in the lack, generally, of hard landscaping within the outer ranges of the conservation area, compared to the simple, tarmac hard surface of the central farmyard. The introduction of new hard surfacing within residential sites would detract from the otherwise richly greened character of these areas, while any resurfacing of the farm track and farmyard should be very carefully handled, as this area, given its size, could be given an unfortunate overly hard and bleak character if the choice of surfacing material was not sensitively handled.

5.37 The key views, architectural character and boundary treatments are also important parts of the townscape character and are explored in the following chapters.



Picture 5.10 96 Moss Lane



Picture 5.11 Open space is an important characteristic



Picture 5.12 The Orchard, now part of the garden for the new house

5.2.3 Key Views and Vistas

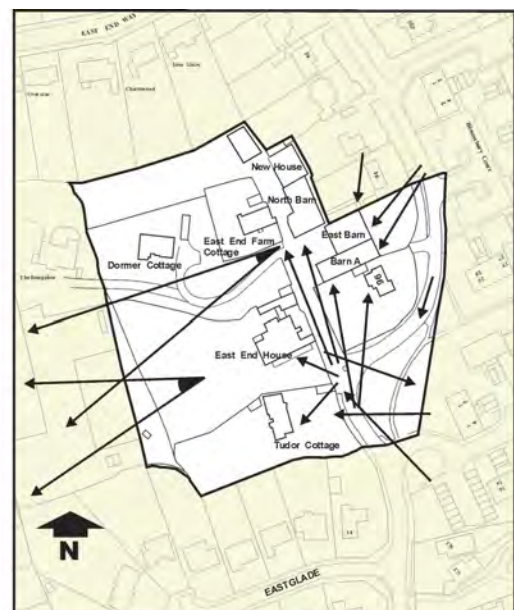
5.38 Important views into, within and out of the conservation area are marked on the key views map that follows, and comprise charming glimpses of the barn buildings, including looking south-east from Moss Lane, and most importantly, looking north along the farm track from Moss Lane, towards the pleasing chimney of East End Farm Cottage. Other views comprise oblique glimpses of other significant buildings in the area, including Tudor Cottage seen through the arched gateway in the garden wall and East End House.

5.39 Longer distance views towards the conservation area demonstrate that the hillside on which East End Farm sits is crucial to how this space is viewed. It follows that high buildings should not impinge on the area. The proximity of the cemetery to the west should help guarantee this.



Picture 5.13 Important View Towards East End House

Key Views



Picture 5.14 Key views. LBH LA.100019206.2007 1

5.2.4 Architectural Qualities

- East End Farm Cottage

5.40 East End Farm Cottage, formerly East End Farmhouse, is listed Grade II*. It is an early fifteenth century timber framed Hall House, so called because the original central room of the house was a hall open to the roof. The ages of other buildings within the conservation area are illustrated on the following map (see picture 5.25). The timber framing and contrasting whitewashed brick infill, uneven roof of old clay tiles and crooked chimney combine to form an extremely picturesque building. Internally, the surviving screens passage, extremely rare smoke bay, as well as the fine seventeenth century wall painting on the ground floor are the reasons for its high listing grade. A new timber framed garage was erected to the rear of the dwelling in 2008.

- North Barn

5.41 The North Barn is the older of the two historic barns, dating from the late 16th Century. It is a timber framed, weatherboarded, 4-bay barn with a catslide clay tiled roof on its north side. It has a central wide-gabled waggon entrance, with large door. Internally, a clasped purlin roof spans the 18 feet width. It is statutorily listed Grade II.



Picture 5.15 Front of North Barn



Picture 5.16 Side and rear of North Barn

- East Barn

5.42

The East Barn dates from the 18th Century. It too is timber framed, and of three bays with a wagon entrance. It has high weatherboarded walls under a steep pitched old tile roof. The roof construction is of tenoned purlins or simple trusses. It has been extended on its eastern side in the twentieth century. It is listed Grade II.



Picture 5.17 Front of East Barn



Picture 5.18 Rear of East Barn and the Pump House

- Barn A, Now called the Pump House

5.43 The Pump House is listed by virtue of being attached to the eastern barn. It was recently converted to residential use and is a 20th century addition. It is of a robust agricultural style, with a long, plain tiled roof, but with quirky and considered detailing, including steel windows and glazed gables. It encloses the southern boundary of the farmyard. In its long, tiled roof line it complements the structures and appearance of the adjoining barns; and in its robust style complements its historic light industrial setting. Its eastern elevation too is simple and functional, and complements the character of the adjoining listed buildings on their Moss Lane frontages. A petrol pump surmounted by a small pitched tiled roof on two pillars sits in front of the southern barn building, another quirky feature of the area and token of the site's industrial past.

5.44 The three former barn buildings in combination with East End Farm Cottage and East End House enclose the farmyard and comprise the nucleus of the conservation area. Besides the clearly agricultural setting created by this juxtaposition, the barn buildings contribute in an important way to the character of the conservation area as substantial buildings in a robust, agricultural vernacular. Important characteristics of this are their visible historic fabric in the form of horizontal weatherboarding and clay

tiled roofs. Their exterior appearance is characterised by extensive blank walls and roofs with unbroken lines and few window openings beyond the impressive cart entrances.

5.45

Beyond the north barn is a timber framed dwelling built in 2008/2009. This replaced a range of 20th century barns that were of minor architectural significance. Through their removal there is now a distinct gap between the new dwelling and the historic north barn to allow better views to its historic fabric and mark a clear divide between earlier and later development.



Picture 5.19 Pump House

- East End House

5.46

Immediately outside the farmyard lie two further listed buildings, East End House and Tudor Cottage. East End House is a later farmhouse. It is a timber framed building originating in the late 16th century as a subsidiary house to Readings, on its land, probably for a son, although this construction is disguised by its later facing in red brick. A west wing, beyond the 18th century facade is early Victorian. To all intents and purposes it is, on the outside, an eighteenth century Georgian house of classical detailing, with a moulded brick cornice and parapet walls fronting a clay tiled roof.



Picture 5.20 East End House

- Tudor Cottage

- 5.47** Tudor Cottage is another picturesque house. It is a timber framed building with the date 1592 applied to its chimney. This date is arbitrarily applied however. The southern two and a half bays comprise a smoke bay house of the early or middle 16th century. The jettied cross wing was added in the early 20th century, made of reused materials from elsewhere. The combination has produced a quaint composition, enhanced by the high wall of irregular flints along the Moss Lane frontage. The date was affixed in 1929.



Picture 5.21 Tudor Cottage

- Dormer Cottage

- 5.48** Dormer Cottage is unlisted. It dates to the 1950s and is built in the vernacular style, characterised by white painted walls and a tiled roof. It nevertheless appropriately complements the character of the conservation area in terms of design, and in being set in a generous garden space.



Picture 5.22 Good glimpsed view towards Dormer Cottage

- 96 Moss Lane

5.49 96 Moss Lane is a sizeable house in a robust Mock Tudor style with good brick, tile and window detailing. It provides a pleasing, appropriate adjunct to the farmyard assemblage of farm buildings, and addresses the farm track into the yard, thus reinforcing its presence.

5.50 In summary, the buildings of East End Farm CA are all of architectural merit and the listed buildings are of special interest with historic and social value.



Picture 5.23 96 Moss Lane

5.51 New House

5.52 The new house built 2008/2009 fits in with the character of the area given its traditional construction, details (including its steeply sloping roof) and materials.



Picture 5.24 New house built 2008/2009

Age of Buildings



N.B Age refers to earliest known part of the building

Picture 5.25 Age of Buildings. LBH LA.100019206.2007

Positive Buildings

Positive Buildings
Listed Buildings



Picture 5.26 Architecturally important buildings. LBH LA.100019206.2007

5.2.5 Prevalent and Traditional Building Materials and Detailing

5.53 Common high quality traditional building materials (red brick, red clay tiles, white render, timber and glass) draw the area together. For this reason it is important that materials are conditioned or seen prior to approval of listed building consent or planning permission. There is a hand made quality to the buildings and their materials. For example, all bricks and clay tiles vary slightly in colour and texture which adds visual interest. Uneven surfaces and variations in colour of materials such as roofing tiles give character, age and authenticity to the older buildings in the conservation area. East End Farm Cottage and Tudor Cottage have wattle and daub and lathe and plaster surfaces and the roofs of the properties dating prior to the 19th century

are undulating in contrast to the regular appearance of the modern buildings. All these features are integral to the character and appearance of the historic buildings and the conservation area and are therefore required to be preserved.

5.54 Horizontal weatherboarding is a distinctive feature of the barns. This helps create their characteristic un-interrupted and un-pierced surfaces which are important as a sign of their former agricultural use. It is important that any new openings or interruptions to these surfaces are avoided to preserve the essential agricultural character of these buildings.

5.55 Gable ends are also common features and dormer windows have even been shaped in recognition of this feature so that they too have gable ends.

5.56 Likewise, prominent chimneys to the originally domestic properties are significant as they emphasise the existing symmetry and asymmetry of these properties. The brick chimney to East End Farm Cottage is one of the most important architectural details of the area. It forms the source of numerous key views. It is especially important as a clear signal of the building's historical development from medieval cottage with hall house to its 17th century alterations.



Picture 5.27 East End Cottage's chimney is an important feature of the area



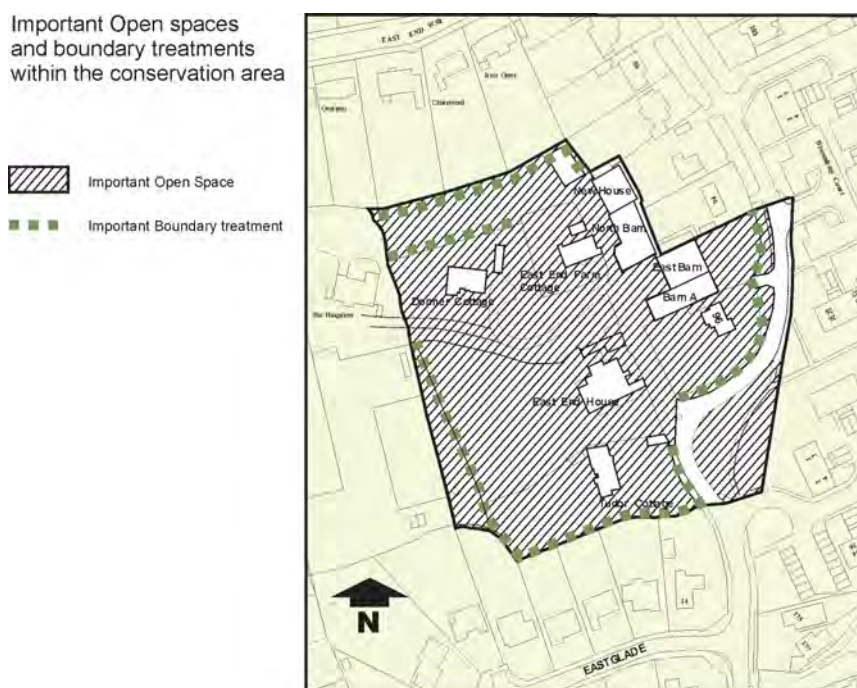
Picture 5.28 Flint wall

5.2.6 Streetscape

5.57 The tarmac driveway is an unobtrusive material that does not detract from the former industrial character of the site. If any other material was adopted here it is likely to look overly fussy and contrived. Outside the recently refurbished barns will be bound gravel to soften the appearance here between the road and the buildings.

- Boundary Treatment

- 5.58** Built boundary treatments generally consist of simple timber fences supplemented by planting, which appropriately complement the former agricultural feel, with the exception of the distinctive brick and flint wall fronting Tudor Cottage (see picture 5.28).
- 5.59** Planted boundaries include gardens as well as the hedgerow running around the south and east boundary of 96 Moss Lane, and the east boundary of the barns, where they adjoin Moss Lane. This is an important remnant and reminder of a more rural landscape, and adds significantly to the setting of the listed barns. It should be retained wherever possible, if necessary being supplemented with new planting and thickened.
- 5.60** The conifer boundary to the west of the garden of 96 Moss Lane provides privacy, but is an unfortunate suburban element within the conservation area, the replacement of which with a more appropriate planted boundary would be welcomed. The trees within the conservation area have special protection. They are important in contributing a softness within the area and particularly in framing the buildings and the views. They, along with the buildings, help to give a sense of enclosure and add to the tranquil atmosphere found to characterise the conservation area.



Picture 5.29 Important open spaces. LBH LA. 100019206.2007

5.2.7 Green Spaces and Ecology

- 5.61** Although the conservation area is a pocket of agricultural form and character it contains little intrinsic ecological or nature conservation interest in terms of habitat or rare species because of its typical farmstead layout. However the large garden plots of dwellings in and adjacent to the conservation area support a considerable range of flora and fauna to make up for this, including a small area in the south east corner of Woodpeckers garden.

- 5.62** Public and private greenery within the conservation area is therefore just as important as the functional layout of the farmstead. In addition, these areas of openness act as a reminder of the area's integral rural past, even where not visible from public view. Examples of areas of openness and their relationship within the conservation area are described in the townscape analysis and boundary treatment chapters of this document.
- 5.63** The greenery which surrounds the conservation area would once have formed part of East End Farm's land or adjacent agricultural land, as indicated by the historic ordnance survey maps. These areas of openness act as an important setting to the conservation area. Pinner cemetery and the forecourt of Chiswick Court just outside the conservation area are two such examples. The open land west of East End House, including Woodpecker's garden around its tennis court, for example, is also one such area that makes a positive contribution to the conservation area. It provides a welcome natural environment contributing to the conservation area setting. Despite the hardsurfaced area, the openness of the tennis courts is important since it preserves the openness that is characteristic of this area's agricultural past, even though it is not visible from public space. Pinner Park Farm is another such area, which is also of significance to the wider area. It is an area of green belt land to the east of East End Farm, which is designated as a site of grade I nature conservation interest for the borough. These large areas are all the more important as so much of the surrounding open land has been developed for residential accommodation, thus making any surviving open areas unique, particularly where these are pockets of semi-rural character.
- 5.64** To preserve this historic agricultural character within and around the conservation area, it is important that subdivision and development of public and private land, and the removal of soft boundary treatments, is kept to a minimum. This is explored further in the management strategy.
- 5.65** 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 Tree Preservation Orders (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. Harrow Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.



Picture 5.30 Pinner Cemetery looking across Pinner towards Pinner Hill in the distance

5.3 Summary of East End Farm Conservation Area

5.3.1 Summary and Main Assets

Summary and Main Assets
Distinct physical identity of built form
Farmyard character and setting
The hierarchy and inter relationship between buildings and the spaces between and to surround
High concentration of statutorily listed buildings
Surrounding green and open spaces
Visual narrative to Pinner's agricultural past
Historic and social interest

5.3.2 Problems, Pressures and Potential for Enhancement

5.66 Pressures and issues have been touched upon in the previous 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 Harrow Council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures.

<p>Pressures, Issues or Opportunity for Enhancement:</p>	<p>Address:</p>	<p>Description:</p>
<p>Areas of open space, including gardens and, particularly soft land, in and around the conservation area</p>	<p>Within the conservation area boundary and within its setting</p>	<p>The areas of open land in and around the conservation area are significant as they would have formed part of the farmland to the conservation area's farmstead as suggested by the historical Ordnance Survey maps. They are therefore integral to the area's historic setting and are a sign of the past agricultural use of the land. They serve to offer the farmstead a sense of place. The retention of garden land and open green spaces is therefore important in order to help conserve the historic character of the conservation area and its listed buildings. The retention of surrounding openness is all the more important as 20th century residential development has already served to reduce the historic setting and sense of place. This makes the remaining original soft open land all the more precious as breathing space. Even if it is not visible from the public realm such openness is a reminder of this conservation area's integral agricultural roots. Subdivision of plots or intrusion into remaining open space, including garden land, to meet housing pressures would therefore have an adverse impact on the character of the area.</p>
<p>Soft boundary treatments</p>	<p>In and around the conservation area</p>	<p>Hedgerows are important vestiges of the area's original rural setting. Existing boundary treatments are often primarily natural and planted in character and are therefore in keeping with this semi-rural atmosphere. There are also a few interesting walls. At present there are few</p>

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		controls for these boundary treatments, but these are noted within the body of the appraisal.
Outbuildings	Throughout the area	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 interest which is derived in part from secluded and spacious 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	Throughout the area	The revised General Permitted Development Order (2008) means in occasional instances these types of micro-generation development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the uniform, high architectural quality.
Archaeological potential of the conservation area	The entire conservation area and its setting	East End Farm was part of a small but well documented settlement which may well contain some archaeological potential in the form of building remains

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		<p>and domestic deposits. Archaeological assessment of the area suggests that early building foundations may survive if built on flint plinths similar to those found in other early buildings within Harrow; drainage ditches or domestic refuge pits, wells or pounds may also be preserved. It also suggested that recovery of ceramic evidence could be particularly valuable in confirming historical sources or providing dating evidence for the establishment of settlement on the site. However, at present there is no specific archaeological designation or protection for the area.</p>
Air conditioning units	Throughout	<p>Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.</p>

5.3.3 Public Consultation

5.67 This document, and the associated management strategy, has been the subject of public consultation. Views have been 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 documents have 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 and as part of the Council's Local Development Framework.

5.4 East End Farm Conservation Area Management Strategy

5.4.1 Purpose of the Strategy

5.68 Conservation Area Appraisals provide 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 such 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, 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 for enhancement identified in the previous section.

5.69 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

5.70 Pressures, issues and opportunities for enhancement are outlined in the linked conservation area appraisal and are addressed in the following table.

Pressures, Issues or Opportunity for Enhancement:	Address:	Actions:
Areas of open space, including gardens and particularly soft land, in and around the conservation area	Within the conservation area boundary and within its setting	Any proposals for new properties will be viewed with great caution by the local planning authority and extensions to existing properties will be encouraged to be limited in scale, particularly in footprint. To provide greater control on hardsurfacing through an Article 4 (2) or Article 4(1) Direction for hardsurfacing within the conservation area (i.e. within the curtilage of number 96, East End Farm and Dormer Cottage) will be carefully considered, after proper justification has been made and consultation has taken place. There will be a review of gardens facing the conservation area to see if they should be incorporated into the conservation area to provide added protection. This will follow careful consideration and a survey of the area. Likewise there will be consideration as to whether an Article 4(2) or Article 4 (1) Direction should be introduced to give increased control to development such as outbuildings, hardsurfacing and boundary treatments.

Pressures, Issues or Opportunity for Enhancement:	Address:	Actions:
Soft boundary treatments	In and around the conservation area	The loss of open/garden space should be limited and the subdivision of existing generous plots avoided. To provide greater control an Article 4 (2) Direction for boundary treatments within the curtilage of a dwelling house will be carefully considered, after proper justification has been made and consultation has taken place. An Article 4 (2) Direction would remove permitted development rights in respect of boundary treatment.
Outbuildings	Throughout the area and in surrounding gardens	Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction within and in the setting of the conservation area. 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 the area	<p>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 www.helm.org.uk.</p> <p>Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required whenever microgeneration 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 preserve the character and appearance of the conservation area.</p>



Pressures, Issues or Opportunity for Enhancement:	Address:	Actions:
Archaeological potential of the conservation area	The entire conservation area	The whole area of Pinner has the potential for archaeological remnants of interest. Indeed the majority of Pinner has been designated as an Archaeological Priority Area. As East End Farm has just missed out of this designation it would be worth consulting with English Heritage to see whether they would advise that the boundary be redrawn to include the conservation area.
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.

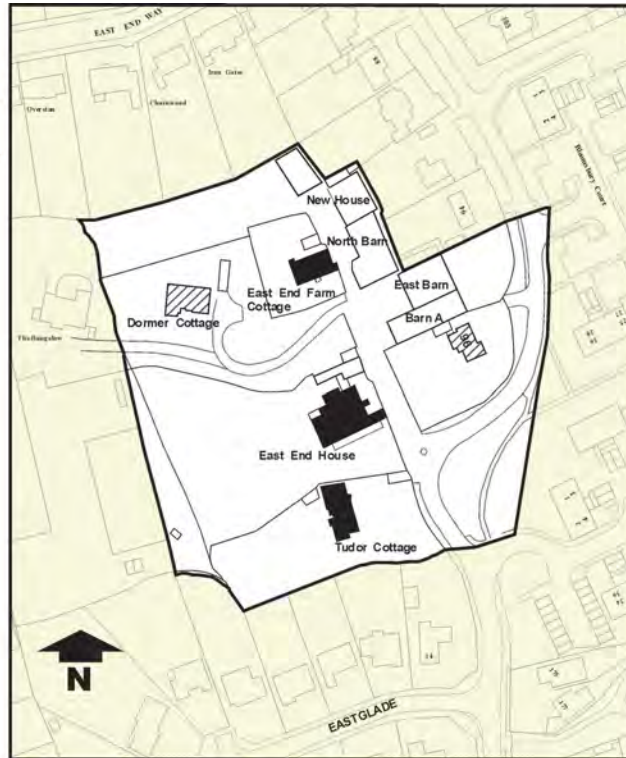
5.4.3 Reviewing the Conservation Area's Boundaries

5.71 The quality of the conservation area is very high. There will be consideration as to whether an Article 4(2) or Article 4 (1) Direction should be introduced to give added control to development such as outbuildings, hardsurfacing and boundary treatments. The limited quality of the surrounding buildings and their weak relationship to those already in the East End Farm CA suggests the conservation area boundary should not be extended to include these buildings. However, surrounding areas of open space are important, as a reflection of the area's past open farmland. The importance of surrounding open spaces has been flagged up in the appraisal and so particular attention should now be given to its preservation as part of the setting of the conservation area. It would not be necessary to extend the conservation area boundaries to include these, because they are protected by virtue of being within the conservation area's setting. A small strip of Woodpeckers' garden is in the conservation area to protect an important boundary. The conservation area finishes at the tennis court, as shown on the following map. It would be inappropriate to include the tennis court within the conservation area as it is a domestic piece of hardsurfacing out of keeping with the farmyard character.

5.4.4 Article 4 Directions

Article 4 Directions

-  Development consisting of the provision within the curtilage of a dwelling house as such or the replacement in whole or in part of such a surface
-  Development consisting of the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure



Picture 5.31 Article 4 Directions that remove permitted development rights. LBH LA.100019206.2007

5.4.5 Support

5.72 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as Pinner Local History Society and the Pinner Association, as well as national societies such as the Society for the Preservation of Ancient Buildings. They have been consulted in the preparation of this strategy and should be involved in all stages of devising ideas for the future management and enhancement of the area.

5.73 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 areas 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.

5.4.6 Guidance

5.74 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 East End Farm 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 hamlet, especially its building lines and heights, farmyard layout 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 or steel windows, weatherboarding, chimneys, and clay tile roofs) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be discouraged.
- 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.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals and where possible re-use historic materials.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use to flats and other institutional uses.
- m) Ensure microgeneration equipment is carefully sited to protect the streetscene views and historic built fabric.

Maintaining East End Farm Greenery and Open Spaces

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

- a) Encourage the retention and improvement of both public and private green spaces, including trees and hedgerows.

- b) Discourage the removal of grass verges.
- c) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.
- d) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- e) Discourage development that adversely affects significant trees.

Protecting East End Farm'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 work 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 East End Farm's Streetscene

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

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines are proposed.
- b) Encourage utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture, and signage, will be removed where opportunities occur.
- d) Encourage the retention of original floorscape materials. Encourage, wherever practicable, replacement floorscapes of appropriate materials, such as tarmac or granite setts.