

Conservation Area Appraisal and Management Strategy
West Towers



Adopted December 2009

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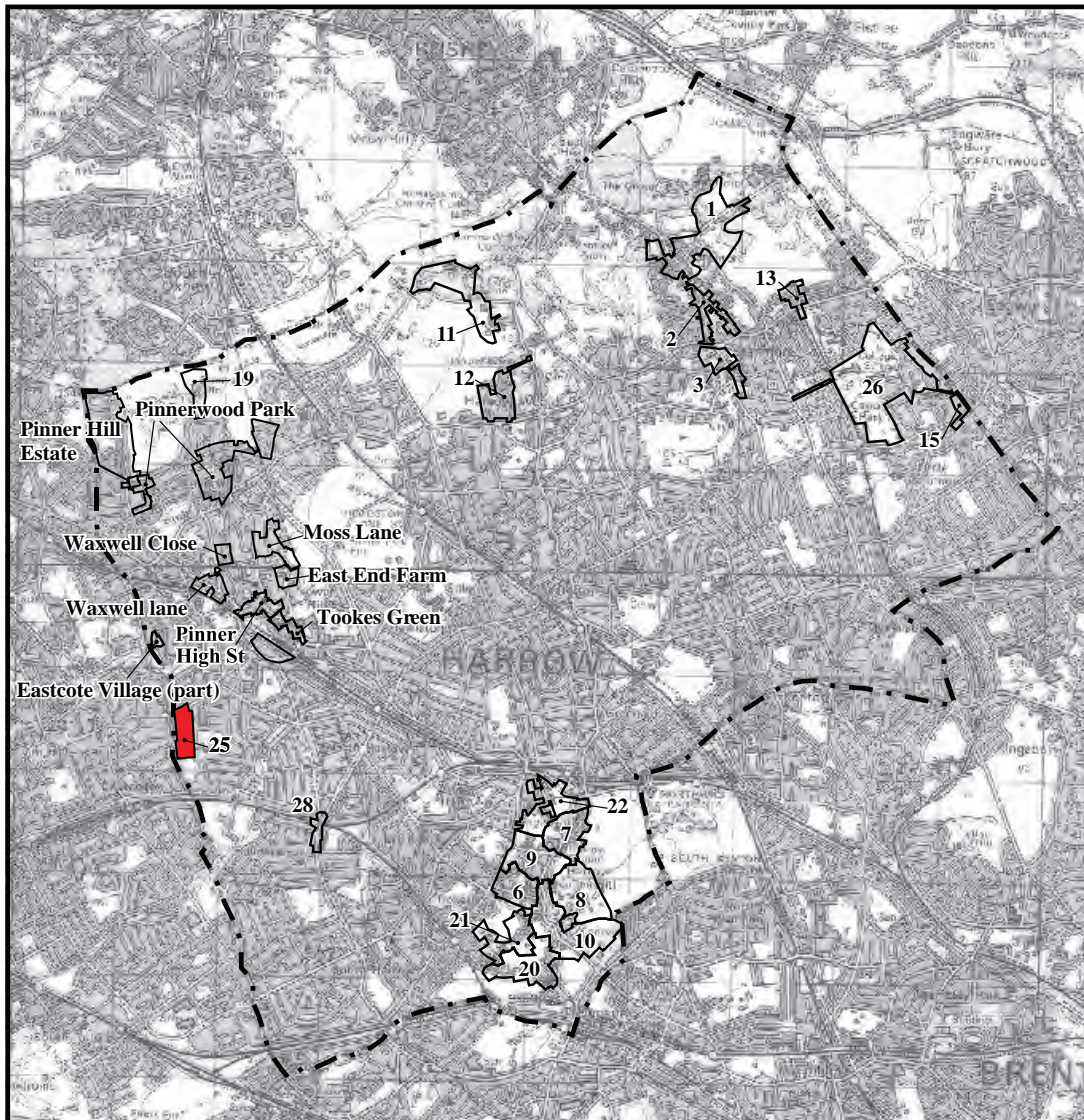
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Appendix 6 West Towers Conservation Area Appraisal and Management Strategy

6.1 Introduction to the Conservation Area

6.1.1 Introduction

- 6.1** West Towers Conservation Area is a well preserved example of nineteen thirties 'Metroland'. Metroland development covers much of the western part of the London Borough of Harrow. There is a special quality to the original architectural detailing in West Towers CA, which makes it stand out amongst the rest. The public and private areas of greenery that were intended to soften the streetscene remain for the most part. The uniformity and regularity in the design, scale, layout and plan form of the area brings a distinct physical identity and architectural cohesiveness. As such, this is the only complete area of Metroland development to have been designated within the borough.
- 6.2** West Towers CA is situated in Pinner, south of the other Pinner conservation areas. It is approximately one mile from the centre of Pinner, and adjacent to the western boundary of the Borough. The western, southern and eastern edges of the conservation area follow existing boundaries to the rear and side of those properties, while the northern perimeter is bounded by Eastcote Road.



- | | |
|---|---|
| 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 6.1 Context. LBH LA.19206.2007

6.1.2 Planning Policy Context

- 6.3** The conservation area was first designated on 19th April 1990 and its boundaries have not changed since that date.
- 6.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local 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 national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 6.5** There is an existing character appraisal of this conservation area, published in October 1990. This required updating to reflect the area's changes over the last 19 years. Now adopted, the current appraisal and linked management strategy replace the 1990 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.
- 6.6** 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 encompasses a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 6.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and is set within the broader context of conservation area policy guidance for Harrow contained within the London Plan, the saved policies D14 and D15 of the Harrow Unitary Development Plan as well as the emerging Harrow Local Development Framework. The omission of a particular building, feature or open space from this appraisal should not be taken to imply that it is of no interest.

6.1.3 Summary of Special Interest

- 6.8** The special interest of West Towers CA lies in the outstanding and unaltered quality of architectural detailing in a Metroland style and the surrounding public and private areas of greenery that soften the street scene. The uniformity and regularity in the design, scale, layout and plan form of the area also provides an important distinct physical identity and architectural cohesiveness to the area.

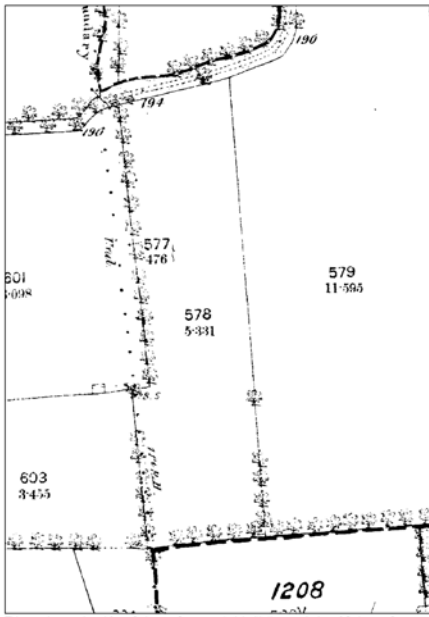
6.1.4 Archaeology and Geology

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

6.1.5 Short History

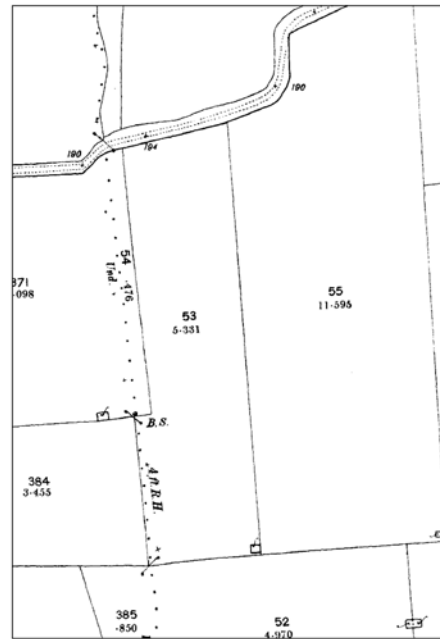
- 6.10** The Greater London Sites and Monuments Record indicates that, prior to the Medieval period, the area around Pinner was sparsely populated. Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was developed throughout the Medieval period for a mixture of woodland, common pasture, and later, arable fields.
- 6.11** Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. It was granted its own weekly market in 1336, less than a century after this had happened in Harrow in 1261. The village grew throughout the Medieval period with the parish church being re-built in the 14th century.
- 19th and 20th Centuries
- 6.12** During the 19th century the area was rural undeveloped land. By the early part of the 20th century the area was still relatively rural and consisted mainly of meadowland (see picture 6.2 & 6.3).
- 6.13** By 1911 however records indicate that the area was beginning to be subdivided into plots (refer to picture 6.4). The site of West Towers was described in the 1914 Register of Land Owners as building land. The name West Towers had been given by 1935 to the entrance way running parallel to East Towers, from Eastcote Road. The name is derived from a property which was located on Eastcote Road that was demolished during the Second World War.
- 6.14** Pinner experienced rapid urbanisation during the inter-war years. Development was occurring throughout the Harrow borough at this time, with vast new housing estates being constructed by speculative builders. The process was accelerated by the expansion of the Metropolitan Railway Line and other transport links.
- 6.15** By 1935 properties along the north of Eastcote Road had been built, as had many along East Towers. The route of East Towers with its islands of greenery and similarly sized plot divisions, as well as having been constructed by 1935, suggests West Towers was laid out to mirror this. This shows that West Towers was a planned estate (refer to picture 6.5).
- 6.16** In 1937 permission was granted by the Harrow Urban District Council for the construction of West Towers. The application was made by Hornby Building company and illustrated detached buildings. However, only five houses of this type were actually constructed. The number of semi-detached houses probably increased because such properties represented more profitable use of land. Importantly semi-detached, rather than terraced properties, were built to create the medium density feel that characterises Metroland development.
- 6.17** There is slight variety in the density of development of the area since adding a garage cost each homeowner extra, and so some owners opted out.
- Post Second World War

- 6.18** Positively, post-war development within the conservation area has tended to have comprise smallscale alterations, limited to structures or extensions ancillary to the existing main building. The existing plan form and densities of development have largely been respected. There has not been any backland development and extensions have not intruded far into the gardens. This is important because the semi-detached nature of the area helps provide a medium density of development and the green spaces provide a valuable setting for the properties and set off the architecture well. The greenery was intended to bring the area closer to nature than the urban characteristics of central London. Most extensions have been built in keeping with the style of the historic dwellings, by matching architectural details of the main property and using high quality materials. Other successful extensions have been those of a lightweight conservatory style, as this allows through views to the original architecture and limits the apparent bulk.
- 6.19** A small number of extensions/alterations have eroded the special character of the area. These tend to disrupt the original high quality architectural detailing and regularity in scale and shape of properties. For example, the regular shallow pitch and gable end of roofs was meant to create a distinctive roofscape. However, the addition of dormers and other roof alterations distract attention from this. Two storey side extensions also have the effect of detracting from the symmetry of semi-detached pairs. Also, where side extensions run forward of the original garage building line a terraced feel is created, at odds with the intended medium density of development. Great care is therefore required to ensure the characteristic semi-detached feel is retained.
- 6.20** Such a sought after location means development pressure remains high. It is therefore important that the utmost care be taken when considering possible future development. To preserve the character and appearance of the area any development must respect the existing medium densities of development, linear plan form and the regular character of the area with reference to the design, detailing, materials and size of the original properties. The public and private areas of greenery must be retained so that the original soft qualities of the area remain.

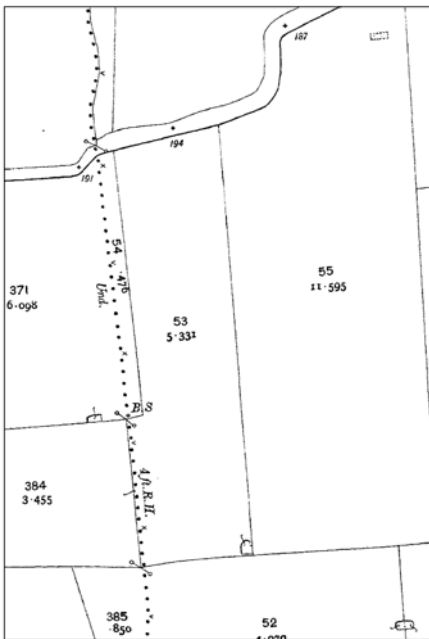


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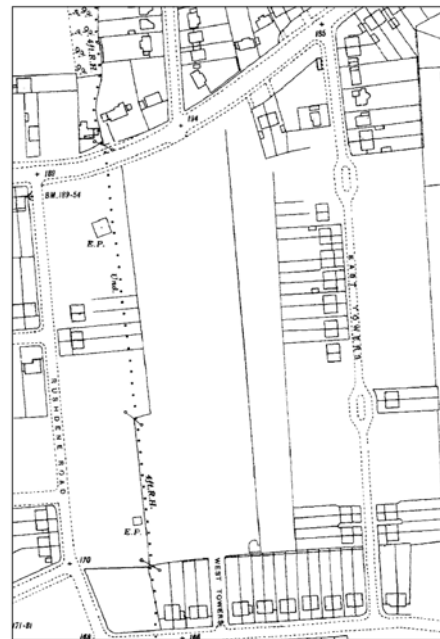
Picture 6.2 1864



Picture 6.3 1896



Picture 6.4 1913



Picture 6.5 1932

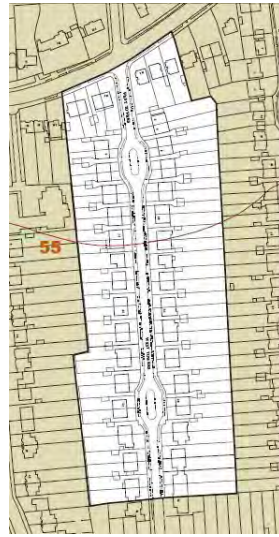
6.2 The Character of the Conservation Area Today

6.2.1 Density of Development, Topography and Plan Form

- 6.21** The area is largely characterised by linear plan form (see picture 6.7). Sixty-seven semi-detached properties and five detached properties, all with similar floor plan, front West Towers and Eastcote Road. Along both roads, but particularly West Towers, they form a straight row set back by a similar distance from the main road and also the rear boundary, to give each continuous and equally sized front and gardens.
- 6.22** Although a linear road plan is evident, this is broken up by two landscaped green islands. This pattern is fairly typical of its date evident not only in this area but across the borough. The islands provide a focal point around which the houses are grouped. This creates both interesting views and breaks up long vistas. The inclusion of these landscaped areas also adds interest to the street scene by reducing the monotony of a straight building line.
- 6.23** The properties are two storey residential dwellings of a mostly identical, if not similar medium scale. They are semi-detached and set apart from each other by regular spacing. This creates a medium density feel to development in the area.
- 6.24** There is however slight variety in the density of development, as originally all of the properties were allocated space for a garage within their curtilage. But garages were constructed at an additional cost of £50 payable by the freeholders so not all the properties have them.
- 6.25** In general, the townscape character can be described as having properties of similar scale with either a regular semi-detached or detached nature, linear plan form and relatively flat topography that brings an overall characteristic continuity and regularity to the area (see picture 6.7).
- 6.26** Positively there has not been any backland development and extensions within the conservation area largely do not detract from the plan form or medium density of development. Importantly, extensions have usually been added to the rear rather than to the sides of the property to retain the semi-detached quality, and to avoid a terracing effect.



Picture 6.6 Conservation area's linear development



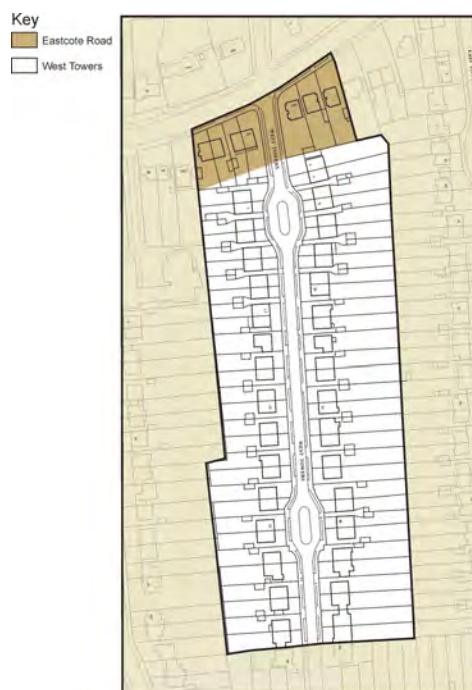
Picture 6.7 Topography. LBH
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6.2.2 Townscape Character

- 6.27** The area is characterised by an overall regularity, which points to the planned nature of the estate. This is due to the continuous medium scale, regular spacing and linear building line of the straight rows of properties. The regular and mostly symmetrical designs, contribute to this character. In particular, their shallow pitched roofs and centrally positioned projecting gables add to the visual continuity. Also, the fenestration, location of chimneys and depth of eaves and other architectural detailing described in the architectural qualities section is similar for all properties. The regular layout and scale of the public grass verges, 'islands', pavements and front gardens as well as solid boundary treatments reinforces the area's uniformity.
- 6.28** The continuity adds a formal element to the character of the area. Unfortunately however the low brick castellated walls, which are an original element, have been eroded between and in front of properties. Most have been replaced by different boundary treatments. Nevertheless, some consistency of height has been retained. Ideally these original treatments would be rebuilt using sympathetic materials with brickwork to match the house.
- 6.29** To complement the regularity there is gentle variety in the architectural detailing. This partly relates to the area's historical development since freeholders could choose particular details. For example, brickwork patterns and motifs vary from herring bone to basket weave designs, and half-timbered patterns also vary. In addition, leaded light fenestration detail varies between properties. Due to the hand-made quality of materials, their colour and texture contribute to the character and appearance of the conservation area. Although there is this gentle variety in the architectural elements, the uniform basic design and the continuous high quality architectural detailing means the properties blend well together.

6.30 The gentle variety in the appearance of the area is also due to the varied layout and type of front garden greenery. Also, the intermittent central grass 'islands' provide welcome focal points, breaking up the continuity of otherwise straight rows of properties.

6.31 The character of the conservation area is softened by the greenery within spacious, elongated rear gardens and short front gardens. Any front garden hardsurfacing is normally balanced by soft landscaping. The semi-detached nature of properties means there are through views to greenery behind in the rear gardens and behind the properties, which also soften the streetscene. Public greenery also assists in softening the appearance of the streetscene. All soft landscaping is important as it adds to the residential character of the area. Indeed, the philosophy behind Metroland development intended the areas to be restful places, closer to nature than the urban centre of London.



Picture 6.8 Character areas. LBH
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6.32 The above characterises the entire conservation area. However, two sub-character areas can be identified and are analysed below.

- Eastcote Road Character Area

6.33 Eastcote Road differs slightly from West Towers in that the properties are sited on a main road, which creates a relatively busy and noisy atmosphere. The character here is far more urbanised as a result. This means the front garden greenery is all the more important in creating the softer character integral to the Metroland development. Indeed, the atmosphere is relaxed by taller and denser front garden greenery (see picture 6.13).

6.34 The broad road and the three detached properties mean there is a more spacious character to this part of the conservation area, albeit side extensions limit this to some degree creating more of a terraced feel than that of West Towers.

- West Towers Character Area

6.35 In contrast, there is a quiet residential character to West Towers (picture 6.10) since it is an offshoot of the main Eastcote Road. The relatively narrow straight road with regularly spaced semi-detached properties and soft greenery, between and in front of properties, creates a more enclosed and sheltered character to this part of the conservation area.



Picture 6.9 Eastcote character area



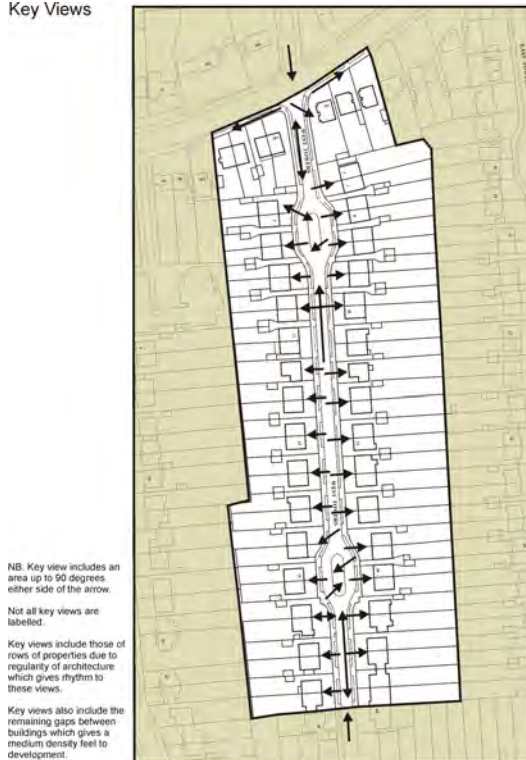
Picture 6.10 West Towers Character Area

6.2.3 Key Views and Vistas

6.36 The following section outlines the key views of the area (see picture 6.11). The high quality architectural detailing and materials sets this area apart from other areas of Metroland within Harrow. Important views include those towards such architectural detailing and are targeted as such to include, for example, vistas of dwelling houses along West Towers with their strong and regular gable ends, roof profiles and bay windows. They also include through views to side elevation fenestration, their surrounding projecting brick arches and other interesting architectural detailing.

6.37 The views towards greenery are significant as this softens the streetscene. Vistas of trees lining the street are important, as are views between properties to greenery behind. The gaps between properties help create the medium density feel to development. Views into the conservation area serve to contrast between the area's formal architecture and less formal and regular layout of the surrounding areas.

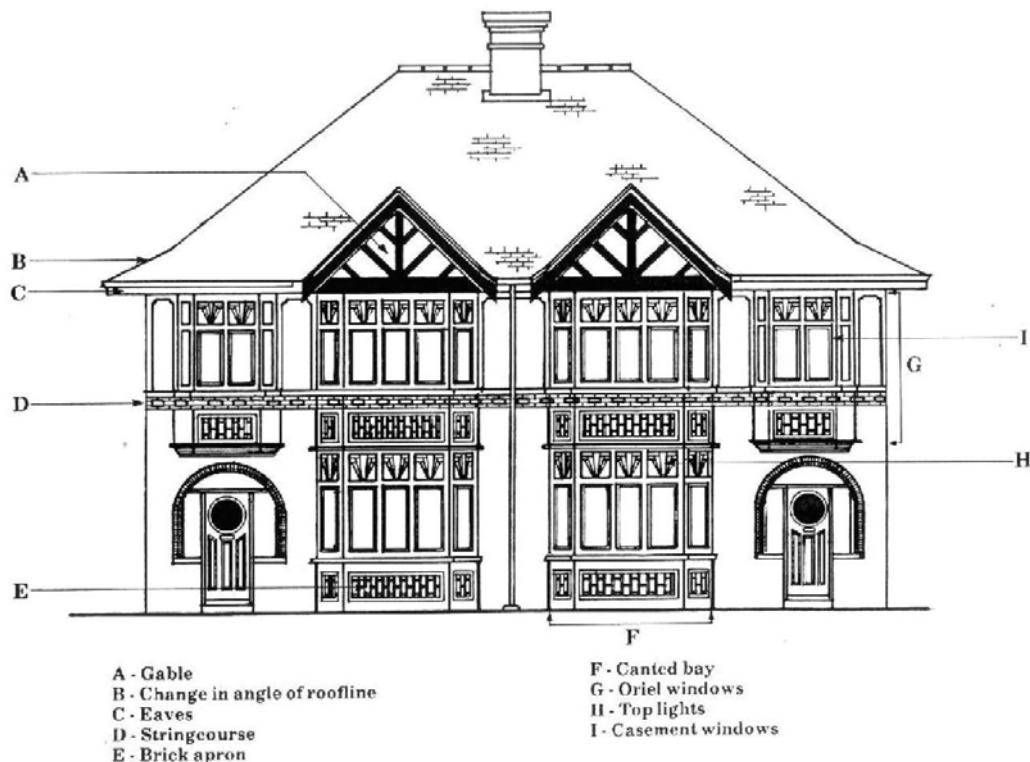
Key Views



Picture 6.11 Key views. LBH
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6.2.4 Architectural Qualities

- 6.38** In general terms the design of West Towers' houses is not dissimilar to other inter-war houses. However, the outstanding interest of the area depends on its varied architectural elements and is due to the very high quality and intricacy of this original detailing, and the way this has remained largely intact. Of particular note, is the use of patterned and coloured brickwork, delicate glazing details and other decorative features.



Picture 6.12 House design

A - Gable	B - Change in angle of roofline	C - Eaves
D - Stringcourse	E - Brick apron	F - Cantled bay
G - Oriel windows	H - Top lights	I - Casement windows

6.39 Interest also lies in the repetitive use of a basic overall property design along a straight building line, as this is key to the regular character of the area. The basic design is of two storey semi-detached mirrored pairs with shallow pitched roofs and projecting half-timbered gables positioned centrally and in pairs. They have two-storey cantled bays, oriel windows, casement windows, stringcourses and brick aprons. The fenestration, location of chimneys, recessed porches and depth of eaves is similar for all of the properties and so contributes to the visual continuity of the area. A basic house design is illustrated by the figure above.

6.40 Although architectural interest lies in the repetitive use of this basic design, since the outstanding interest lies in the quality of the detailed design, it is important to note the variation in this from property to property. There are two broad groups which are distinguished by the shape of the doorway, either arched or rectangular. There appears to be no specific pattern in relation to their distribution, although all properties form mirrored pairs. The individual doors, leaded lights and brickwork patterns differ between properties. This is a result of original freeholders being able to choose between certain designs.

- Windows

6.41 The timber casement windows form one of the most important elements of the houses in West Towers. They add depth and interest to the overall shape of the properties by creating recessing and projecting parts to the front elevation that bring regularity to the streetscene. This is due to the overall shape of bay windows and oriel windows and the profile of the individual timber frames.

6.42 The use of delicate leaded light patterns to glazing in the area is also important as it adds elements of an Art Deco character. Stained glass and shaped leaded lights are used to create Art Deco patterns, such as fans and/or diamonds (see pictures 6.14 - 6.17).

6.43 Overall, the windows form an important part of the visual continuity and character of the area, it is therefore essential that their retention, or where necessary their replacement in replica, occurs. Where windows are to be replicated these must match the proportions and detailing of the original windows exactly.

- Bay windows

6.44 The front elevations of the properties include two storey, projecting bays which contain wood framed casement windows. These are divided, to form three front and two side lights, with the three central panes being slightly smaller than the two at the side. These give strong regularity to the front elevations.

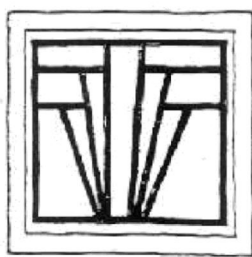
6.45 Importantly, the ground floor window differs from the first floor window to give added interest to the front elevation with a timber dentil course above. This has important implications for the proportions of the ground floor windows. Any necessary replacement should retain the timber dentil course or replicate this to help ensure the proportions of the windows along the street remain uniform. This dentil course should remain in any case since it is an integral feature of the original design.



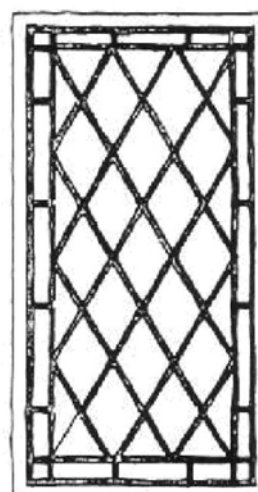
Picture 6.13 Projecting bays

- Oriel windows

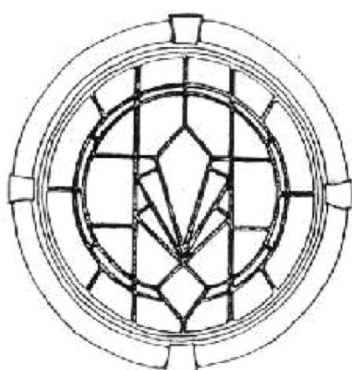
- 6.46** At first floor level, above the entrances are oriel windows. Again these give strong regularity to the front elevations. These are of two designs which have been used in a random fashion, although all are located below the eaves. The windows are similar to those of the bays in terms of design and dimension although they vary in that some are projected over simple wooden consols while others have a solid, projecting base, with a wooden dentil cornice that ties in and mirrors that above the ground floor bay window.
- Side elevation windows
- 6.47** The side elevation windows of all the properties are particularly notable. Whilst many properties of this period used less interesting detail to the side elevations, the quality of detailing here is just as high. They include a group of three fixed semi-circular headed windows. The purpose of the two larger windows is to illuminate the stair well while the smaller window lights the area under the stairs. They are ornate and include marginal glazing of blue coloured glass and differing patterns of clear opaque glass. These windows contain lights of different sizes and shapes forming large Art Deco inspired diamond and fan designs, which are particularly attractive when viewed from the inside.
- 6.48** On occasion, side extensions have been introduced. Not only do they detract from the original medium density character of the area, they also block views towards or destroy this important architectural detailing. This should therefore be avoided in future.
- Leaded lights and Art Deco detailing
- 6.49** The use of delicate leaded light detail points to the quality of the fenestration and gives added interest by creating an Art Deco character. This is due to its use of square, rectangular, diamond and fan shapes, alongside other geometric patterns.
- 6.50** The top light in both the bay and oriel windows usually includes Art Deco style decoration. In one instance this takes the form of a fan design. Where this detail occurs the lower light is usually plain. In other cases both the light and top lights are leaded forming a diamond shaped pattern.
- 6.51** The use of diamond shaped leaded lights in some casement windows helps create an Old English character to complement the half-timbered gable ends. These original windows always include a framing of square and rectangular leaded lights to emphasise their relatively innovative Art Deco character but sadly a number of replacements do not include this detail and detract from the original high quality detailing. Also, a number of leaded lights on replacement windows do not match the delicate quality of the original due to the use of thick leading.



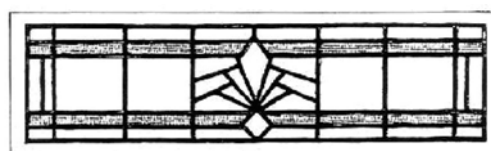
Picture 6.14 Top light design



Picture 6.15 Leaded lights for casements



Picture 6.16 Common cylindrical window design



Picture 6.17 Transome light

- Doors

6.52 The door design is another high quality feature of these properties. This is due partly to their timber panelling, delicate leaded lights and frosted/stained glass. The use of strong geometrical shapes again reflects Art Deco character. The glazing patterns are similar to those found on the windows, and are repeated in the doorways' side and fanlights. This adds to the continuity of the architectural character of the area.

6.53 There were a number of different door types available to original buyers. Of the doors that have been retained the most prevalent type is Design A (see picture 6.18) . This comprises a circular porthole window with a raised wooden surround. Below the window are three fielded panels with cambered upper edges. Design B (see picture 6.19) consists of a panelled door with intricate marginal glazing. Both door types are painted and a number have retained original door furniture such as letter boxes.

6.54 Many original doors remain and, like the windows, their retention and reinstatement where possible will maintain the unique character of the area. A number of doors have been replaced with aluminium framed glazed doors which detract from the appearance of the houses as these unbalance the appearance of front elevations and in so doing detract from the architectural quality of the buildings.

- Porches

6.55 All original doorways were recessed to create a porch. This added depth to the front elevation to complement the projecting bay and oriel windows. Together these elements give the property a balanced appearance. The removal of one such element creates a more flat, bland and unbalanced front elevation. Infilling the front porch also often conceals the detailing of the original doorway behind, to the detriment of the character of the area.

6.56 There are two main types of porches in West Towers. This brings uniformity, yet gentle variety, to the character of the area. Firstly, there is Design A (see picture 6.20) which consists of a segmental arch of two courses of brickwork with tile, and ornamental brick detailing, set on a high brick plinth. This contrasts with Design B (see picture 6.21) which has a simple moulded surround, positioned on a narrow brick plinth.



Picture 6.18 Door design
A



Picture 6.19 Door design
B



Picture 6.20 Porch
design A



Picture 6.21 Porch
design B

- Roofs

6.57 The roofs of all of the houses are hipped and have a shallow pitch, which decreases towards the eaves producing a kick in the roof profile (see picture 6.22). This results in deep eaves. In all the buildings the projecting gables are positioned above the bays and are of the same proportions and height with simple timber bargeboards and create a strong and regular profile to the roofscape, which brings rhythm to streetscene vistas.

6.58 Unfortunately a number of dormer extensions have begun to erode this continuity and the clean uncluttered line of the roofs. Where they have been introduced they offset the balance of the properties, particularly that of mirrored semi-detached pairs.

6.59 The projecting gable end, and deep eaves, combined with the projection of the bays and oriel windows, as well as the recessed porch, produces an interesting and varied appearance to the front elevation. The timber and brick dentil courses and projecting brick arches to porches and side windows complement the recessing and projecting nature of the design.

- Garages

6.60 The majority of properties have a garage set back behind the main house which adds to the continuity of the area's streetscene and plan form (see picture 6.22). The garages were deliberately set back from the building line to avoid creating a terraced effect. Modern replacements have in some cases been positioned forward of the originals, in a prominent position which detracts from the original medium density character of the area and can result in the loss of original glazing from the side elevations.

6.61 A number of the original garages have survived unaltered. These have wooden, side hung doors of which the upper part is glazed forming six lights and brick on edge parapet and tile creasing. This creates a simple yet well proportioned and well detailed design to sit well aside the main dwelling house. The parapet is important as it lessens the apparent bulk of the garage. Garages often have bland replacement 'up and over' metal doors at odds with the traditional character of the area. Compared with the original garage doors these detract from the appearance of the streetscene. Original garage doors should therefore be retained where possible or replaced in replica. Ideally where modern garage doors require replacement traditional garage doors should be reinstated.



Picture 6.22 Roof profile and garages

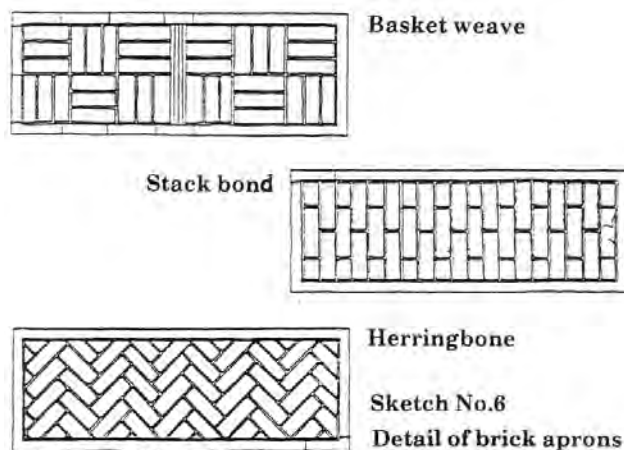


Picture 6.23 Typical semi-detached dwellinghouse

6.2.5 Prevalent and Traditional Building Materials and Detailing

6.62 Building materials add to the regular character of the area due to their uniform high quality. They include dark and light red/brown bricks, render, orange-red clay tiles and timber.

- 6.63** Brick is the most extensively used material. In general, all houses have a ground floor of dark multi-coloured brick laid in simple stretcher bond. Importantly, all bricks used in these buildings are similar in colour but vary slightly, which gives a more interesting appearance to the area and points to their hand made quality.



Picture 6.24 Brick aprons

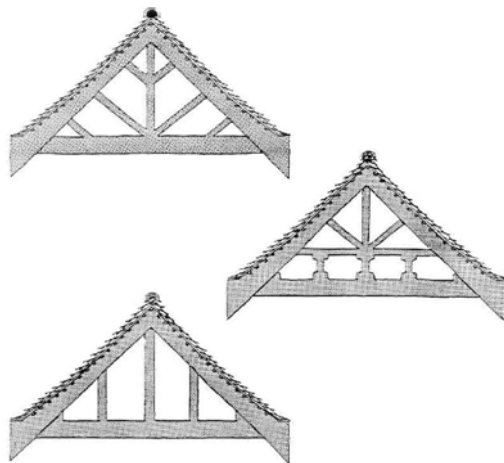
- 6.64** An important local feature is the quality and variety of brickwork detailing. A unifying element is the inclusion of brick aprons on the base and in some cases at first floor level on the bays. These are of three patterns, herringbone, stack and basket weave formed by squares of horizontal and vertical brickwork (see picture 6.24). At first floor below cill eaves all the properties have a brick string course with dentil detailing (see picture 6.25). Brickwork is also important as it is used to create the chimneys, which highlight the balance of the properties, particularly emphasising the symmetry of the semi-detached pairs and asymmetry of the detached houses. The front walls traditionally have a castellation detail.



Picture 6.25 String course

- 6.65** Timber is used to create generous barge boarding of a simple design. This allows the gable ends to stand out as a strong and regular feature giving rhythm to the roofscape. Timber dentil courses often lie at eaves level and below the overhang of gable ends. This detail can also be found on the upper part of the windows and on the base of oriel windows. This adds depth and interest to the front elevation. Brick dentil courses and projecting brick arches to side windows and a segmental archway to some porches are important as they complement this detail well.

- 6.66** The use of different materials adjacent to one another purposefully creating a contrast in texture and colour adds interest. For example, the first floor and in some cases just the upper parts of the bays are smooth or rough rendered to contrast well with the brickwork below. Gable ends are usually smooth rendered with a brick motif or have black painted timber detailing against white render backgrounds to create an Old English quality. The design varies from property to property but adds continuity to the area (see picture 6.26). Where this has been replaced with plain timbering the high quality architectural detailing of the area is eroded. Some brick aprons include vertical tile divisions. On plain rough rendered areas a diamond shaped brick motif, utilising both dark and light coloured bricks, has been used for relief. The brickwork to the front elevation is made more prominent by the use of a strong white mortar while on side elevations a dark sandy mortar has been used giving these elevations a more subdued appearance.
- 6.67** At present, none of the houses have been painted or had their brickwork or ornamental work masked by painting or cladding. Such action would have a detrimental and disruptive affect on the character and visual continuity of the area.
- 6.68** Handmade orange red clay tiles with matching ridge tiles are used for the roofs which gives an interesting overall appearance as each varies slightly in colour from one another. Machine made clay tiles or the use of concrete tiles would usually have a duller, heavier and more bland appearance which would be inappropriate, failing to replicate the original quality of the architectural detailing.



Picture 6.26 Variations in gable ends

6.2.6 Streetscape

- 6.69** The streetscape of West Towers contributes to the regular character of the area.
- Street furniture
- 6.70** Street furniture is minimal throughout which adds to the sense of continuity, although there are several lampposts and two traffic bollards. A coat of paint (preferably black or dark green) would make these modern lamppost columns less conspicuous.
- Floorscape

- 6.71** Floorscapes are fairly consistent also contributing to the regularity of the area. Narrow grass verges are bounded by smooth grey concrete paving slabs and granite kerbs. The intermittent crossovers break the continuity to some extent.
- 6.72** The retention of the grass verges and grass islands (see picture 6.28) is considered important since these elements were intended to help create a softened streetscene. This is an essential part of the original Metroland character and is therefore an integral feature, the replacement of which by any other material would be inappropriate.
- 6.73** Front gardens generally retain a good amount of greenery. This helps soften the streetscene. Such greenery was intended to help contrast this area with the more urban character of central London and so should be retained wherever possible. However, a number of front gardens have been paved or concreted over to provide space for off street parking (see picture 6.29). This erodes the character of the conservation area. Certainly any such hardsurfacing must be balanced by a fair amount of greenery to retain the soft quality that was originally planned for the area. Front garden hardsurfacing should also be limited so that parked cars do not mask architectural detailing. Introducing too much hardsurfacing would also encourage street elevations to be crowded and cluttered by cars. Where paving is to be replaced this must be made permeable to safeguard against flood risk and set against an area of soft landscaping to allow water to further drain away and to ensure the attractiveness of the area.
- Boundary treatment
- 6.74** The use of similar solid low level boundary treatments throughout the area is significant as these are part of the formal planned character of the area (see picture 6.30). The removal of such boundary treatments would detract from this.
- 6.75** In addition, it is significant that the front and side boundary treatments remain low level, usually 300mm from ground level but certainly no more than 500mm high, as this allows through views to architectural detailing behind.
- 6.76** In some properties close boarded wooden fences have been introduced to the side. These should be avoided where they would block views to architectural detailing. Where they are already present, replacement with equally tall boundary treatments of modern hard materials would be inappropriate.
- 6.77** Originally castellated walls existed between the houses and to their front. This added to the formal, planned character of the area. The castellation detail and the use of high quality bricks to match the main property meant these complemented the architectural quality of the building behind. Such boundary walls should therefore be retained or rebuilt in the original style using sympathetic materials.



Picture 6.27 Streetscape



Picture 6.28 The island greenery is an attractive characteristic of the area



Picture 6.29 Hardsurfaced driveways detract from the streetscene



Picture 6.30 Boundary treatment

6.2.7 Green Spaces and Ecology

6.78

The conservation area contains little intrinsic ecological or nature conservation interest in terms of habitat or rare species. However the garden plots contain a variety of tree and shrub species that support a considerable range of fauna in an essentially urban area. There is a wide variety of birdlife in the area as a consequence of the plentiful food supply, shelter and nesting sites provided by garden and street trees. Species are predominantly ornamental and include Rowan and Cherry, but some larger trees such as Whitebeam, Birch and Maple have been planted and are yet to reach maturity. Although there are no Tree Preservation Orders (TPOs) included within the conservation area boundary, there are two TPOs containing a number of protected Oak trees adjacent to its western edge, probably originating from previous field boundaries. Despite the limited number of TPOs the trees are protected by virtue of being within the conservation area.

- 6.79** The greenery of the front and rear gardens, public islands and grass verges (including trees), are an essential part of the character of the area. Metroland areas were described in the 1930s as being able to counteract the ‘strain which the London business man has to undergo amidst the turmoil and bustle of town. . . as Nature has. . . placed a potential remedy at hand.’ The green spaces were therefore meant as a reminder of the softer, more rural surroundings, compared to more central, urban London.
- 6.80** Importantly though, West Towers CA front garden greenery is not so tall or dense that through views to architectural detailing is blocked. This is important, as good vistas of these properties are created due to their layout as a straight row and regular design. Greenery is often taller along Eastcote Road however, to soften the more urban character of this busy main road.
- 6.81** 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 served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders 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.
- 6.82** A number of front gardens have been paved or concreted to provide space for off street parking. This harms the character and appearance of the conservation area by reducing greenery. Hard surfacing should therefore be limited and be balanced by soft landscaping. This will not only benefit the appearance of the area but will help to reduce flooding. Any replacement hardsurfacing must be made permeable to reduce rainwater run off into the road.



Picture 6.31 Greenery is integral to the area's special interest

6.3 Summary of West Towers Conservation Area

6.3.1 Summary and Main Assets

6.83 The main assets of this area are the largely unaltered high quality of architecture and regular, yet gently varied, architectural detailing. The continuity in character and medium density of development brings cohesiveness to the area. Streetscene greenery is also important as Metroland development was intended to be closer to nature than the dwellings of central London.

6.84 Inappropriate small scale developments would have an incremental detrimental affect on the conservation area, for example, removing or covering half timber detailing. This is because the outstanding special interest lies in the unaltered high quality detailing. For this reason Article 4(2) directions are proposed in the following management strategy, and any unauthorised development should be referred to the planning enforcement team.

6.3.2 Problems, Pressures and Potential for Enhancement

6.85 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 Opportunity for Enhancement:	Address:	Description:
Dormer windows	Intermittent throughout	These disrupt the continuity and clean, uncluttered lines of the characteristic shallow pitched roofs. Consequently, they can appear bulky and obtrusive. They often disrupt the intended symmetry of the semi-detached pairing and entail the unnecessary removal of original clay tiles from the roof.
Rooflights on streetside elevations	Intermittent throughout	These disrupt expanses of tiles and clutter roofs with their expanses of orange/red handmade clay tiles. They also entail the unnecessary removal of original historic fabric. Along West Towers they can be found to disrupt the regularity of the shallow pitched roofs and the symmetry of semi-detached pairings. The incremental effect of streetside rooflights is likely to infringe on the traditional character of the properties. On rear elevations rooflights should be limited to a conservation style to limit the removal of built fabric.
Enclosed porches	Intermittent throughout	Views towards attractive, original timber front doors and the integral decorative glazing and panelling of the doorways are obscured where porches are introduced. Enclosing these recesses removes the intended depth of doorway, which was meant to add visual interest. It also disrupts the symmetry of semi-detached pairs and the regularity to views of groups of properties. The incremental effect of subsequent enclosure would severely damage the character and appearance of the area.
Properties that would benefit from maintenance/works of repair	Intermittent throughout	Cracked paint work and render is unsightly. If it is not repainted it will put pressure on the original timber to rot, possibly causing the irreversible and unnecessary loss of part of the original design. Lack of repair can damage timber bargeboards, (a strong and regular feature to the

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		elevations) roofscape eaves and windows, all of which add interest and continuity to the streetscene. This incremental effect of lack of maintenance would severely damage the original high quality architectural character of the area.
Concrete street lights	Intermittent throughout	These are reasonably bland within the streetscene and could be enhanced.
Replacement windows that do not respect the original design	Intermittent throughout	<p>These often do not replicate the original window designs, in particular the delicate leaded lights. For example, the leaded lights often create a diamond pattern framed by square and rectangular shaped elements. This helps retain the Art Deco character of the windows. Replacement of these features however has not always included the characteristic geometric shapes. This has the effect of detracting from the Art Deco character.</p> <p>The profile of the replacement windows, particularly where constructed in plastic, is often much flatter and therefore less interesting than the original timber windows and does not serve to preserve the character and appearance of the area.</p> <p>On occasion, the timber dentil course above the ground floor bay window has been removed. A replacement bay window has been constructed to infill the remaining space. This means the new window appears odd as it is not of the same size as the neighbouring windows. In any case the removal of the dentil course results in the loss of an integral feature of the original design. It disrupts the continuity of the area derived in part from the high quality of architectural detailing.</p> <p>Inappropriate replacement windows therefore also detract from the special interest of the area. The incremental effect of which would severely damage its original architectural character.</p>
Side extensions and adding to garages to bring these forward	Intermittent throughout	<p>Originally garages were set back behind the main property. Side extensions are rare. This enables focus to remain on the architecture of the main house and allows a semi-detached, medium density feel to the area to remain.</p> <p>One by one, side extensions contribute towards a terraced feel at odds with the characteristic medium density of development in the area. It also risks the loss of attractive, original side glazing and attractive projecting surrounding brickwork arches framing the windows. Where two storey side extensions are inserted, these also disrupt the distinctive shape of the roofs. The individual and incremental effect would severely damage the original high quality architectural character of the area.</p>
Doors and gates blocking views along the side of properties	Intermittent throughout	The attractive architectural detailing along the side of these properties suggests they were intended to be on display, albeit at varying angles. To conceal these elements detracts from the apparent architectural quality of the area. Also, the incremental effect of such doors would create an effect out of harmony with the medium density of development.
Removal of, and inappropriate replacement of boundary treatments	Throughout	<p>The continuous use of solid, low level boundary treatments is important as this is part of the planned, formal character of the area.</p> <p>It is important that boundary treatments are low level so that uninterrupted views towards the dwelling are maintained. Unfortunately, most of the original castellated brick boundary treatments that used brickwork to match the main house have been removed.</p>
Un-obscured original brickwork patterns	Throughout	At present, the brickwork has not been masked by painting or cladding. Brickwork patterns and detailing are one of the most important features of the area as they add to the high quality detailing of the area. So,

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		obscuring this would have a detrimental and disruptive effect on the character of the area. The incremental effect of obscuring these patterns would severely damage the architectural character of the area.
Use of concrete tiles and tiles of a harsh or bright colour	Intermittent throughout	Use of concrete tiles adds a dull, bland appearance to the roofscape. Concrete cannot replicate the gentle variety in colour or undulation of hand made clay tiles which gives added interest and quality to the area. Use of tiles with a harsh bright colour detracts from the original soft appearance of the roofs. It also detracts attention from the other qualities of the architecture. The incremental effect would be harmful to the character of the area.
Obscuring/removal of original timber detailing, particularly on gable ends and the timber dentil course above the ground floor bay window	Intermittent throughout	The use of timber detailing in the gable ends gives continuity and interest to the roofscape. It adds an 'Old English' character to the Metroland development. Obscuring or destroying this detail lessens the interest of the front and side elevations as well as the continuity to the roofscape. Likewise, obscuring or removing timber dentil courses detracts from the original high quality of the architectural detailing of the area. The incremental effect therefore would severely damage the original architectural character of the area.
Cracked pavements and new infill areas creating a patchwork effect	Intermittent throughout	This creates a run down and unattractive appearance at odds with the otherwise high quality of the area and could be enhanced. This is exacerbated by cars parking on the pavement.
Large rear extensions	Throughout	A more or less continuous building line is part of the regular character of the area. Large rear gardens, with plenty of greenery, add to the soft character of the area. Pressure for rear extensions can therefore be a problem by detracting from these features.
Replacement garage doors	Intermittent throughout	Original garages have wooden, side hung doors of which the upper part is glazed forming six lights. This creates a simple yet high quality design that sits well aside the main dwelling house. Garages often have bland replacement 'up and over' metal doors. These are at odds with the traditional character of the area and, compared with the original garage doors, detract from the appearance of the street elevations. The incremental effect would particularly damage the original high quality architectural character of the area.
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 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	Throughout	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.
Hardsurfaced driveways	Intermittent throughout	Front garden greenery plays an important role in softening the streetscene. It also provides a good setting to the attractively detailed architecture. It adds to the characteristic gentle variety and interest in the appearance of the area. It also helps to discourage the parking of too many cars in the front garden which creates visual clutter and blocks views of the houses. Impermeable materials also cause increased water run off increasing flood potential in the area.

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

6.3.3 Public Consultation

6.86 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 documents 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.

6.4 West Towers Conservation Area Management Strategy

6.4.1 Purpose of the Strategy

6.87 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, 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.

6.88 Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

6.4.2 Management Proposals

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

Problems, Pressures and Potential for Enhancement	Address:	Description:
Dormer windows	Intermittent throughout	Resist applications for front and side dormer extensions in the conservation area. Ensure that any rear dormer extensions are minimal and are not prominent enough to disrupt the original form and regularity of the roofscape.
Rooflights	Intermittent throughout	Rooflights should not be prominently visible from the streetscene. Neither should they clearly disrupt the symmetry of a semi-detached pair. Rooflights should only be inserted on the rear elevations or in equally concealed locations. Ensure any rooflights are conservation style rooflights i.e. small and flush with the roofline.

Problems, Pressures and Potential for Enhancement	Address:	Description:
Enclosed porches	Intermittent throughout	Regularly monitor and refer unauthorised cases to Planning Enforcement. Encourage their removal for all reasons as outlined in the character appraisal.
Properties that would benefit from maintenance/works of repair	Intermittent throughout	Encourage regular repainting and repairs (such as splicing in timber sections) where necessary. Maintenance is much more cost effective than replacement and will preserve original historic fabric. Promote grants for windows through Harrow Heritage Trust.
Concrete street lights	Intermittent throughout	If the opportunity were to arise, it would be appropriate to paint these street lamps dark green or black to provide them with a higher quality appearance more in keeping with the character of the area.
Replacement windows that do not respect the original design	Intermittent throughout	Regularly monitor and refer replacement windows to enforcement. Ensure replacement windows are only installed where necessary and that replacement occurs on a like for like basis. Ensure the timber dentil course above the ground floor bay window is not removed as this has important implications for the proportions of the window and is part of the continuous pattern of original high quality detailing of these properties.
Side extensions and adding to garages to bring these forward	Intermittent throughout	Extensions should be set to the rear of the property. Side extensions will not usually be appropriate. Any side extensions should not detract from the medium density, semi-detached character of the area and the attractive architectural features on the side elevation of the main property. Likewise, side doors that block views towards the attractive architectural detailing on the sides of the property should be avoided.
Doors and gates blocking views along the side of properties	Intermittent throughout	Extensions should be set to the rear of the property. Side extensions will not usually be appropriate. Any side extensions should not detract from the medium density, semi-detached character of the area and the attractive architectural features on the side elevation of the main property. Likewise, side doors that block views towards the attractive architectural detailing on the sides of the property should be avoided.
Removal and replacement of boundary treatments	Intermittent throughout	Seek the reinstatement of the original castellated brick boundary treatment. Consider the introduction of an Article 4(2) Direction. This would require planning permission for the alteration of boundary treatments. Then ensure boundary treatments remain and that they are of solid, high quality materials and low level.
Un-observed original brickwork patterns	Intermittent throughout	Encourage the retention of this architectural detailing. Report unauthorised cases to the planning enforcement team.
Use of concrete tiles and tiles of a harsh, bright colour	Intermittent throughout	Ensure any replacement tiles are hand made clay tiles to match the originals.
Obscuring/ removal of original timber detailing, particularly on gable ends and the timber dentil course above the ground floor bay window	Intermittent throughout	Ensure the timber detailing is not removed or obscured since this adds to the high quality architectural character of the area. This is partly what provides the area with its outstanding quality.
Cracked pavements and new infill areas creating a patchwork effect	Intermittent throughout	Where the opportunity arises replacement should occur which replicates the original pavement. This would help reinstate the original continuity to the character of these pavements. Work with Highways teams to see this achieved and to find better parking solutions.

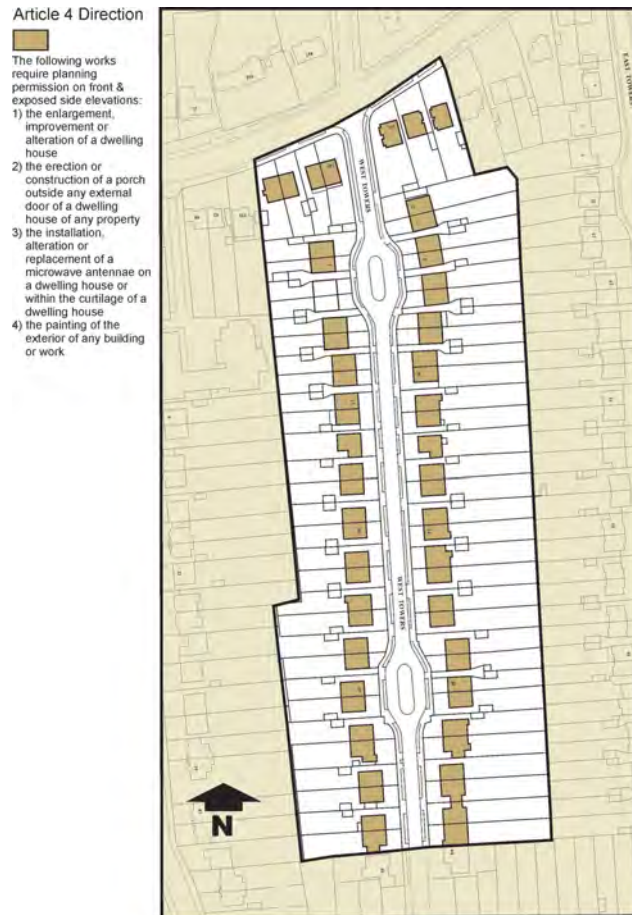
Problems, Pressures and Potential for Enhancement	Address:	Description:
Large rear extensions	Intermittent throughout	Ensure proposals for rear extensions do not remove excessive amounts of rear garden space. Ensure the original continuity to the building line is evident. Extensions must be subservient to the original dwelling house
Original garage doors	Intermittent throughout	Original garage doors should be retained where possible or replaced in replica. Ideally where modern garage doors require replacement the replica original garage doors should be encouraged.
Outbuildings	Throughout	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 for outbuildings so that any new outbuildings would preserve the character of the area. This would ensure they were carefully sited and sized so as not to be obtrusive.
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	<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 ensure the character and appearance of the conservation area is preserved.</p>
Hardsurfaced driveways	Intermittent throughout	Consider the introduction of an Article 4(2) Direction throughout the conservation area which would require planning permission for hardsurfacing. This would ensure any hardsurfacing is always well-balanced, permeable and with soft green landscaping.
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.

6.4.3 Reviewing the conservation area boundaries

6.90 Although there are pressures and issues outlined above, the high quality character of the area has largely been retained since conservation area designation in 1990 and therefore the boundary should remain unaltered, especially as there is newer unexceptional development of the 1960s/70s at the top of West Towers, and East Towers (adjacent) has less exceptional architectural detailing that has been altered over time.

6.4.4 Article 4 Directions

6.91 The previous table recommends the introduction of additional Article 4 Directions and the referral of breaches of planning control to the planning enforcement team. This is important because many of the pressures facing West Towers conservation area relate to the possible incremental effect of alterations. The introduction of an Article 4 Direction would mitigate harmful change within the area whilst promoting high quality design and carefully chosen materials that are in harmony with the area.



Picture 6.32 Article 4 Directions

6.92 An Article 4 Direction was served in order to control changes which may detract from the appearance of the area. The aim of the Direction is not to prevent change but rather to guide it, so that it is in keeping with the area's distinctive character. The Direction means that certain works will require consent, which may be obtained by the submission of a planning application. Advice on applications and forms can be obtained from the Planning Department.

The following works require consent:

1. Some extensions and conservatories (advice should be sought from the Planning Department)
2. Porches, to front and side elevations
3. Roof extensions and dormer windows on all elevations
4. The replacement of original windows and doors
5. Satellite dishes on front and side elevations
6. The painting and cladding of brick elevations

6.93 The following properties fall within the Conservation Area and are subject to the Article 4 Direction:

- West Towers 1-57 (odd) 2-62 (even)
- Eastcote Road 137 -149 (odd)

6.4.5 Support

6.94 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 20th Century Society. 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. Harrow Council will consider sending a document to all householders to promote the special interest of their homes.

6.95 The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing conservation budgets and much of the works would need to be completed by private owners in any case. For public realm works, however, 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 and there may also be scope for securing planning gain funds towards improvements to the public realm.

6.96 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, building control and/or highways policies occur, special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

6.4.6 Guidance

6.97 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 West Towers' 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 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, chimneys, brick panelling, dentil courses, bargeboards, doors and recessed porches) 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. Discourage dormers and rooflights on front and side roofs.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals and reuse materials where possible.
- 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 streetscene views and built fabric.

Maintaining West Towers' Greenery and Open Spaces

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

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

Protecting West Towers' Streetscene

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 telecommunication equipment or wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as paving and street lamps.
- d) Encourage street furniture to be well sited and designed, and for redundant and unsightly street furniture, including signage, to be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials, such as granite kerbs, will be encouraged, as will replacement floorscapes of appropriate materials.

6.5 West Towers Design Guide

6.5.1 Introduction to the Design Guide

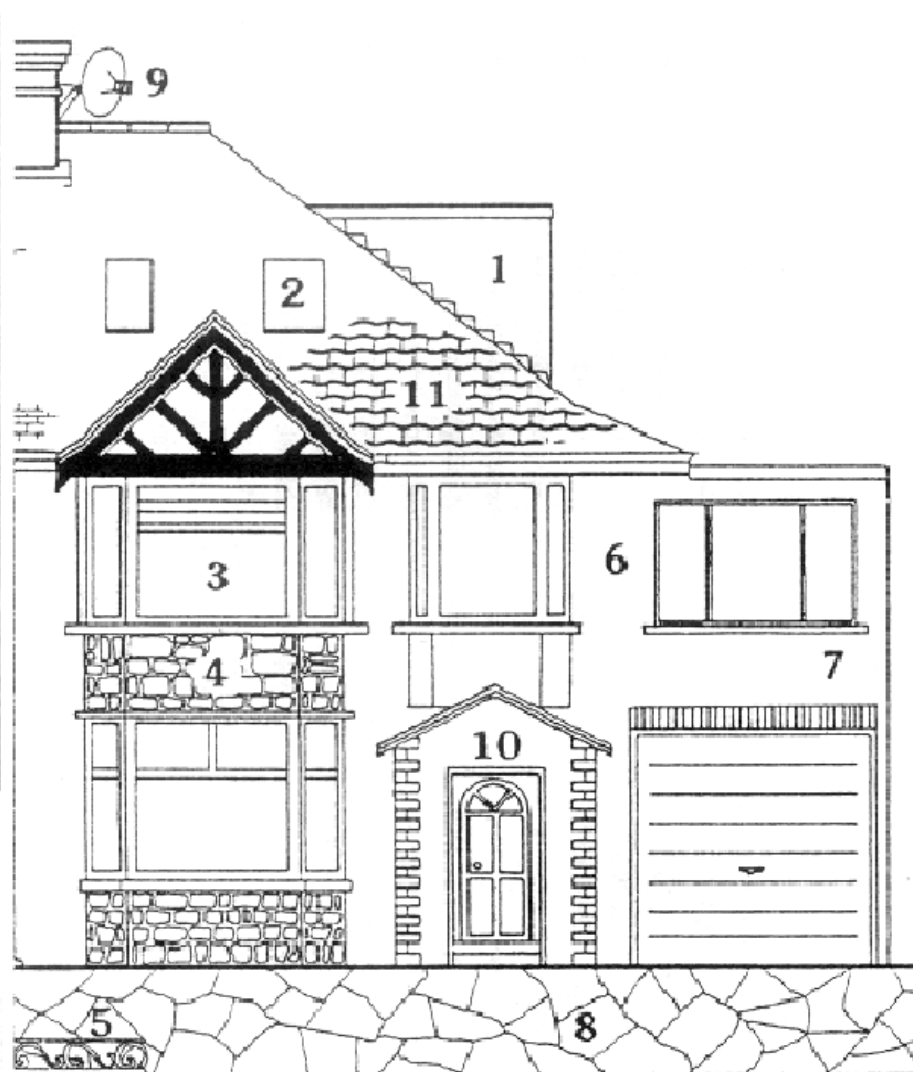


Picture 6.33 Characteristic semi-detached pair

- 6.98 Within the borough West Towers CA is a unique area of 1930s' Metroland which survives in a largely unaltered state. What makes this particular area outstanding is the quality of its architectural detailing, in particular the brickwork and lead coloured glazing in typical 'Art Deco' style.
- 6.99 Few areas of this period and quality remain in such outstanding condition in LB Harrow. It is therefore important that this area is protected from inappropriate alterations and other changes which would have a detrimental effect on its character.

- 6.100** In order to do this the Council has served an Article 4 Direction which requires that planning permission be sought for certain sensitive works, which would not otherwise have required consent (see section 6.3.2).
- 6.101** The aim of this document is therefore to act as a guide to residents considering alterations and extensions to properties, so that all new works are in character with and seek to enhance the appearance of the Conservation Area.
- Legislation and Policies
- 6.102** Living in a conservation area makes a difference in terms of the works that can be undertaken without the need for planning permission. Harrow Council has produced a leaflet which explains what does and what does not require planning permission in conservation areas. This leaflet can be found at: <http://www.harrow.gov.uk/conservationareas>
- 6.103** In addition, the West Towers Conservation Area Appraisal & Management Strategy (previous sections) provide a detailed study of the area.
- 6.104** This leaflet indicates the design guidelines for appropriate alterations and extensions to properties in the area. All applications for permission to develop will, however, be considered on their merits.

6.5.2 Loft Conversions, Roof Extensions and Re-Roofing



Picture 6.34 Unacceptable alterations

- 6.105** Loft conversions can be achieved without the need to undertake extensive building work which would alter the shape of the house, or drastically effect its roof profile. Roof extensions, which include the alteration of existing roof profiles should be avoided, as they detract from the balanced appearance of individual and pairs of houses.
- 6.106** Dormer windows and rooflights should be restricted to rear elevations and where possible be positioned symmetrically on the roof slope over the main first floor window. The overall size of the dormer should be such that it appears subservient to the main

windows of the rear elevation and sit comfortably within the roof. It could for example, be 2 or 3 lights wide, and it should be detailed to reflect the proportions and glazing patterns of the windows below.

- 6.107** When re-roofing, care should be taken to match the type, colour and texture of tiles to the original plain clay tiles.

6.5.3 Porches

- 6.108** These should be confined to rear elevations only, so as not to detract from the appearance of the street elevation.

- 6.109** The recessed porches should remain unaltered and without glazing to ensure the integral architectural interest of the properties is not compromised.

6.5.4 Garages

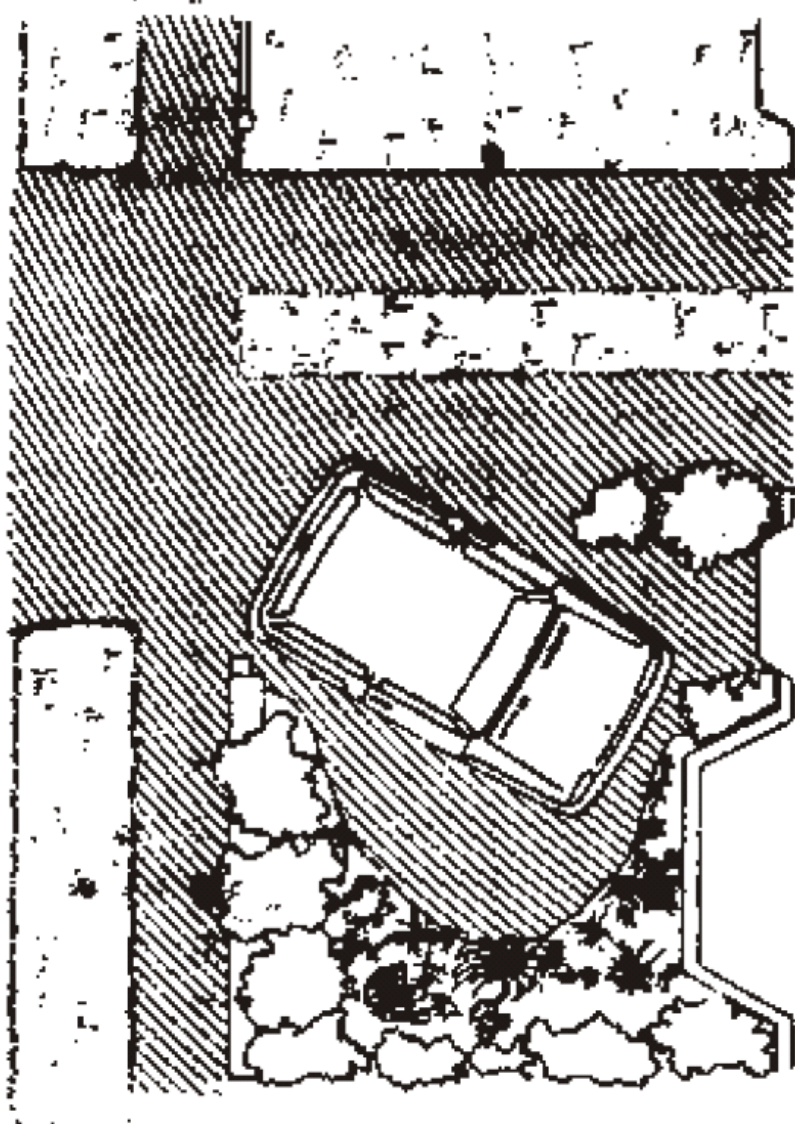
- 6.110** New garages should be set back from the main front elevation and detailed with a simple brick parapet. It may be possible to include detailing from various decorative brick panels found on the bays of the houses. The brick type, bonding and mortar colour should match that of the main building and garage doors should reflect the character of each house. For example, side hung timber doors which are partly glazed would be more in keeping with the style of the houses than, for example, metal 'up and over' doors. Garages which come forward of the main street elevation or which have pitched or part pitched roofs should be avoided.

6.5.5 Satellite Dishes

- 6.111** Satellite Dishes should be positioned on rear walls, in gardens or on garden buildings where they cannot be seen from the street. Permission is unlikely to be given for dishes on street or side elevations or in prominent positions on roofs.

6.5.6 Hard Surfaces

- 6.112** The retention of lawns and planted borders in front gardens is important as this provides a setting for each house and adds 'greenness' to the street scene. It also allows surface water to soak away. In providing a hard surfaced area, or replacing an existing hardsurfaced drive it is essential that the hardsurfacing is permeable and that as much as possible of the original planted garden area is retained.



Picture 6.35 Appropriate layout for off-street parking

- Border Planting

6.113 This should include ground cover, shrubs and varieties of small growing trees which will provide continuous greenery and maximum foliage whatever the season. Boundary planting also provides a partial screen for parked cars, and helps retain and counteract exhaust fumes.

- Front Garden Walls

6.114 These should be rebuilt to the original design and finished with piers. In the case of properties with shared driveways a gate of the traditional design should also be included. It may be necessary to slightly reposition the gate and piers to allow adequate turning space for vehicles.

- The Use of Appropriate Floorscape

6.115 As stated above any hardsurfacing must be made of porous materials. Concrete should be avoided. A combination of neutral coloured materials should be used in order to diminish the visual impact of hardsurfaced areas. Strips of different materials can also be used to differentiate between driveways and garden areas and to help reduce large areas of paving.

6.116 The Department for Communities and Local Government have provided useful guidance on driveways. This can be found at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf>

6.5.7 Side and Rear Extensions

6.117 Two storey side extensions which would close the gaps between buildings should be avoided to prevent a ‘terraced effect’. Extensions should therefore be confined to rear elevations.

6.118 Single storey rear additions of a modest size, which have no adverse impact on neighbouring properties are likely to be acceptable provided the detailing, size and location of the extension are in character with the house. It is therefore advisable to step additions in line with the set-back of a bay or gable at first floor. The size of extensions should be such that they appear subservient to the main building, in particular, they should not extend the full width of the building nor should they ‘wrap’ around two or more elevations.

6.5.8 Boundary Walls

6.119 In order to retain the continuity of the street frontage and to define boundaries in front of and between properties garden walls should be retained, or when necessary replaced to the original brick castellated design, using appropriate materials.

6.5.9 Cladding and Brickwork

6.120 The painting of existing unpainted brick surfaces is not appropriate as this is out of character with the area. Likewise, the rendering or cladding of brick elevations would detract from the cohesive appearance of the houses in the area. The repair and maintenance of eaves and down pipes is however encouraged.

6.5.10 Replacement Doors and Windows

6.121 Original windows and doors with their ornate decorative glazing should not be removed. Where possible the windows should be repaired and secondary glazing installed. Where windows and doors cannot be repaired they should be replaced in replica using timber, reinstating the original glazing, or incorporating new glazing designed to the original pattern if this is not possible.

6.122 The painting of window frames or other timber work will not require consent and is encouraged.

6.5.11 Roof Lights and Chimneys

- 6.123** These can be successfully used on rear and side roof slopes. It is important that they are used in moderation to avoid a 'cluttered' appearance, they should, like dormers, not be used on street elevations. This will ensure that the visual continuity of the areas's roofscape is not disturbed.
- 6.124** Chimneys, which are visible from the road, even though they may not be in use should be retained to maintain the overall character of the street, and the architectural balance of individual properties. The demolition of chimneys would require consent.