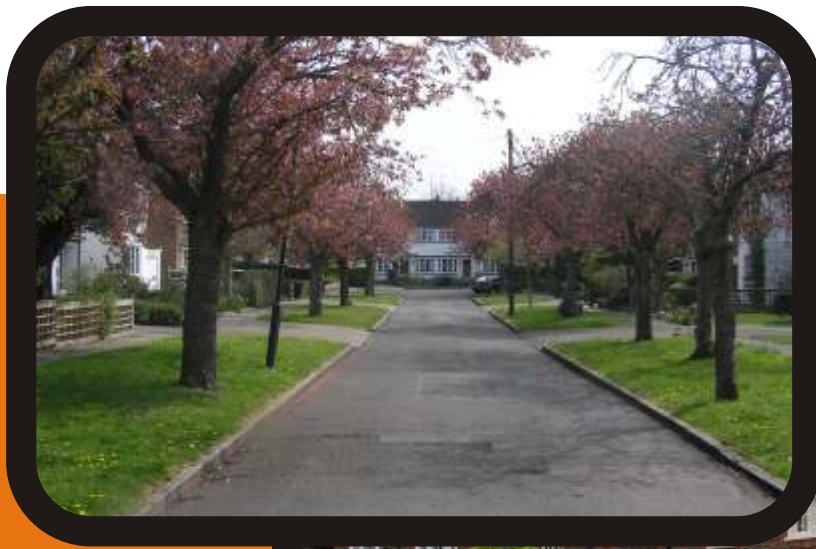


Conservation Area Appraisal and Management Strategy  
**Pinnerwood Park Estate**



**Adopted December 2009**

<b>8. Pinnerwood Park Estate Conservation Area Appraisal and Management Strategy</b>	<b>3</b>
<b>8.1 Introduction to the Conservation Area</b>	<b>3</b>
8.1.1 Introduction	3
8.1.2 Planning Policy Context	5
8.1.3 Summary of Special Interest	6
8.1.4 Short History	6
8.1.5 Archaeology and Geology	11
<b>8.2 The Character of the Conservation Area Today</b>	<b>12</b>
8.2.1 Density of Development, Topography and Plan Form	12
8.2.2 Townscape Character	13
8.2.3 Key Views and Vistas	14
8.2.4 Architectural Qualities	15
8.2.5 Prevalent and Traditional Building Materials and Detailing	18
8.2.6 Streetscape	23
8.2.7 Green Spaces and Ecology	27
<b>8.3 Summary of Pinnerwood Park Estate Conservation Area</b>	<b>29</b>
8.3.1 Summary and Main Assets	29
8.3.2 Problems, Pressures and Potential for Enhancement	30
8.3.3 Public Consultation	35
<b>8.4 Pinnerwood Park Estate Conservation Area Management Strategy</b>	<b>35</b>
8.4.1 Purpose of the Strategy	35
8.4.2 Management Proposals	35
8.4.3 Support	38
8.4.4 Article 4 Direction	39
8.4.5 Guidance	41

<b>8.5 Pinnerwood Park Estate General Information and Design Guide</b>	<b>44</b>
8.5.1 Introduction	44
8.5.2 Design Guidance	44
8.5.3 Guidelines for New Works and Alterations/Extensions	45
8.5.4 Brickwork and Painting	46
8.5.5 Roof Tiles	46
8.5.6 Windows and Doors	47
8.5.7 Conservatory Extensions	52
8.5.8 Roof Alterations	52
8.5.9 Porches	52
8.5.10 Chimneys	53
8.5.11 Hardsurfacing and Driveways	53
8.5.12 Fences, Gates and Other Means of Enclosure	55
8.5.13 Satellite Dishes	55
8.5.14 Other Features and Works	55





## Appendix 8 Pinnerwood Park Estate Conservation Area Appraisal and Management Strategy

### 8.1 Introduction to the Conservation Area

#### 8.1.1 Introduction

- 8.1** Pinnerwood Park Estate CA is an example of early 20th century domestic architecture and town planning which sought to provide accommodation for the artisan classes, through low density housing, tree lined streets and houses separated by hedges, not wall. The garden suburb model has led to an attractive and comfortable living space for residents of Pinnerwood Park Estate CA. The conservation area comprises a vast number of inter-war cottage style houses, which in combination with the streetscape greenery provides a unique setting within the London Borough of Harrow.
- 8.2** Pinnerwood Park Estate CA is situated in the North West of the Borough, to the south of Pinnerwood Farm CA and the green belt.
- 8.3** There are two parts to the conservation area, as shown on the following map (picture 8.1). The boundaries were drawn in such a way so as to unite an area of uniform architectural character.



-  Archaeological Priority Area
-  Flood Plain
-  Conservation Areas
-  Green Belt



Picture 8.1 Context. LBH LA.100019206.2007

- 8.4** The area is considered to be of architectural, historical and social importance. In recognition of this, Harrow Council designated Pinnerwood Park Estate as a conservation area on 31st August 1989.
- 8.5** The garden suburb tradition serves to provide a uniform character which is derived from the consistent architectural style and the idealised, almost semi-rural, appearance of the surroundings.

The following roads are within the conservation area:

Albury Drive (in part), Altham Road (in part), Bede Close, Broadmead Close, Evelyn Drive (in part), Felden Close, Grimsdyke Road (in part), Hallam Gardens (in part), Latimer Gardens (in part), Linkway (in part), Marsworth Avenue (in part), Old South Close, Pinner Hill Road (in part), Uxbridge Road (in part), Woodhall Drive (in part), Woodhall Gate (in part)

### 8.1.2 Planning Policy Context

- 8.6** 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 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).
- 8.7** There was a character appraisal of this conservation area, published in February 1990. This however required updating to reflect the area's changes over the last 19 years. Now adopted, the current appraisal and linked management strategy replaces the extant appraisal and carries weight as a material planning consideration for assessing all development proposals. The existing character appraisal continued to be relevant until it was formally replaced.
- 8.8** 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.
- 8.9** This appraisal and management strategy forms part of the Pinner Conservation Areas SPD 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.



### 8.1.3 Summary of Special Interest

- 8.10** A combination of social, historical and architectural interest makes Pinnerwood Park Estate an important area to Harrow. The continuity of building type and materials in an interesting street layout is central to the area's character. As well as this, the good open and enclosed spaces, alongside a streetscape furnished with trees and grass verges, complements the architecture and gives way to a high quality of area, in line with the garden suburb ideal.



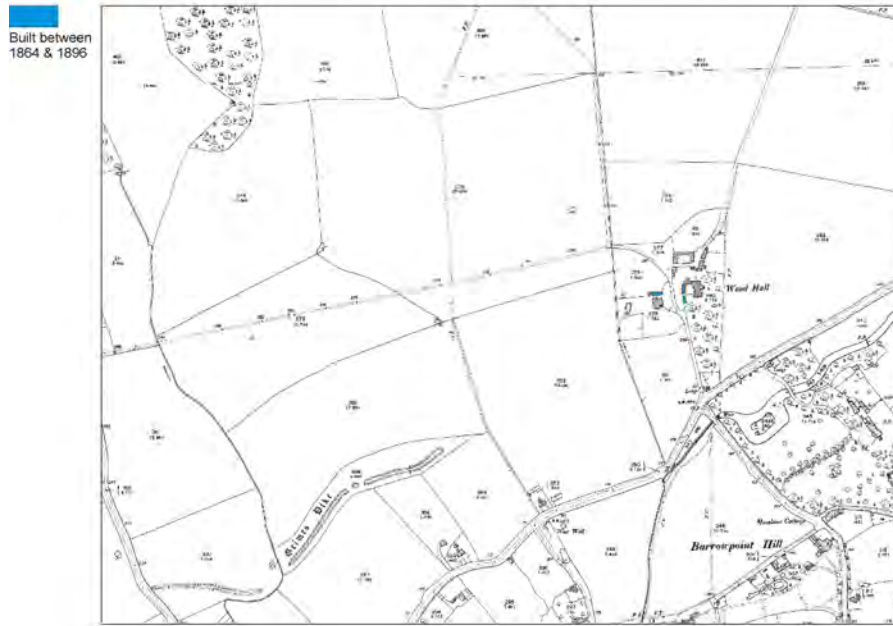
Picture 8.2 Trees and hedgerows are important characteristics



Picture 8.3 Garden Suburb Character

### 8.1.4 Short History

- 8.11** The land on which the estate was built was formerly part of Woodhall Farm. It gains its name from nearby Pinnerwood Farm though. Records show that in 1914, these both belonged to Arthur Helsham Jones.
- 8.12** The initial design layout for the site, as we know it, was produced by Martin T. E Jackson for the Artizans, Labourers and General Dwellings Company Ltd, and granted planning permission by Hendon Rural District Council on 6 October 1932.

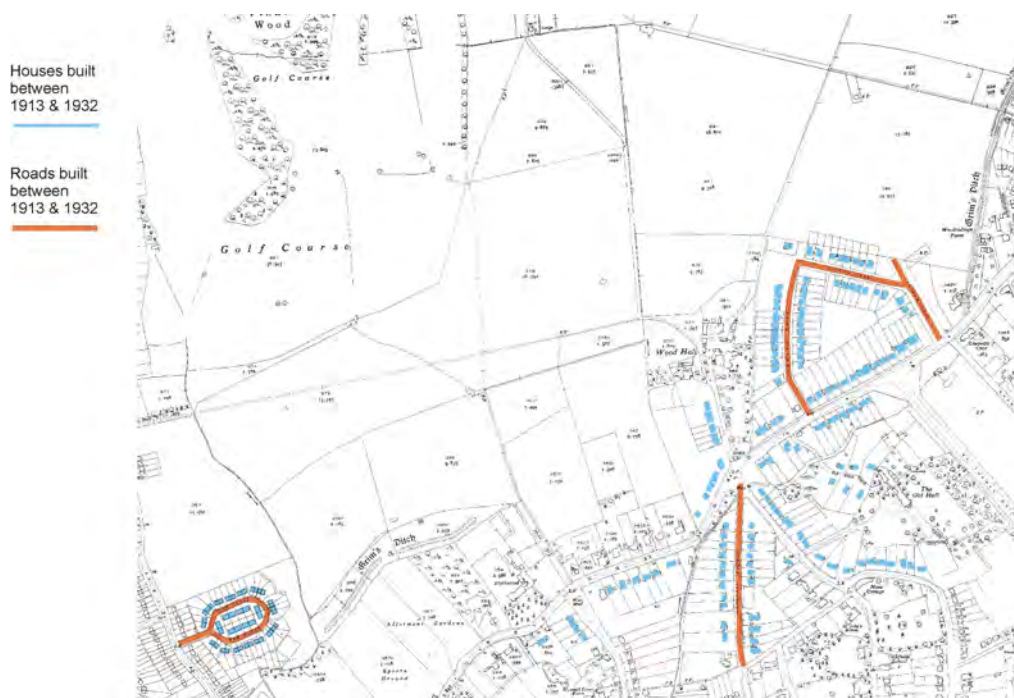


Picture 8.4 Map of 1896. LBH LA.100019206.2007



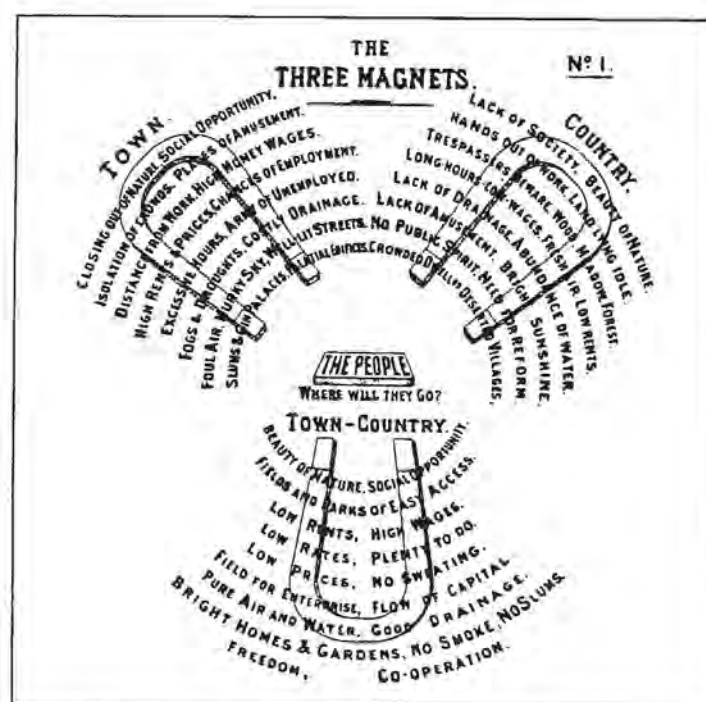
Picture 8.5 Map of 1913. LBH LA.100019206.2007





Picture 8.6 Map of 1932. LBH LA.100019206.2007

- 8.13** The Artizans, Labourers and General Dwellings Company was formed in 1867 by William Austin. At the time its aim was to provide good housing and living conditions for the working classes at a reasonable rent; although later housing was provided for the middle classes as well. A number of estates were built by the Company in London, notably Shaftesbury Park Estate, Queens Park Estate, Leigham Court in Streatham and Noel Park Estate. All of the London estates have now been designated as conservation areas and vary in architectural style.
- 8.14** Drawings indicate that around 2,500 houses were planned for the original scheme at a density of 8 houses to the acre. These were to be arranged as a series of closes, and initial proposals included 20 named roads with a central shopping area and church. However, the intervention of the Second World War prevented the scheme's full realisation, so that only 435 or so houses were eventually built, with 427 Artagen houses.
- 8.15** The houses were designed with the garden suburb ideal in mind, which sought to combine the lush environs of the countryside with the accessibility of the town.



Howard's Diagram of the Magnets  
(from "Garden Cities Tomorrow", 1902)

Picture 8.7 The philosophy behind the garden suburb ideal

- 8.16** The estate brochure of 1935 (picture 8.8) shows 15 different house designs ranging from 3 bed semi-detached to 4 bed detached houses, advertised at rents from £55 to £85 per annum.
- 8.17** In 1979 the company (which by this time was known as Artagen Properties) sold what remained of their interest in the estate. The sale brochure describes this as comprising 109 detached and semi-detached houses, together with 10 parcels of land, 7 vacant garages, 5 freehold ground rents and the estate office. The majority of the estate's houses today are in private ownership.

**TYPE "K K"**



**PINNERWOOD PARK**

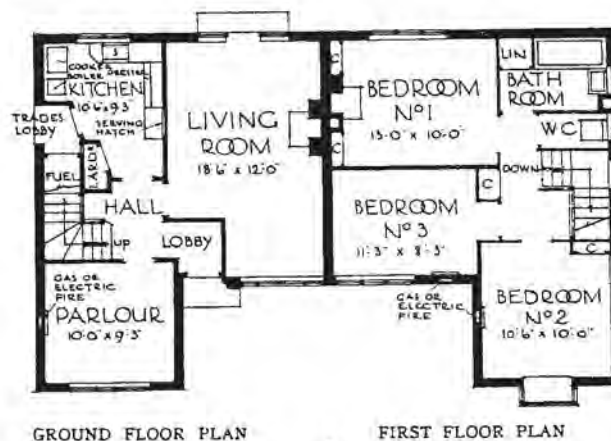
(Section VI)

Particulars and Plans of Semi-Detached  
TYPE "K K" HOUSE

Accommodation; Three bedrooms. Tiled bathroom with lavatory basin. Heated linen cupboard; separate W.C. Good entrance Hall. Large through-lighted living room with door opening on to garden at rear. Kitchen with enclosed dresser and serving hatch to living room. Deep sink with draining boards. Independent boiler with open front. Point for gas cooker. Larder. Fuel store under cover. Tradesmen's entrance at side.

RENT £57 PER ANNUM  
WITH GARAGE £60 P.A.

TYPE "K K"

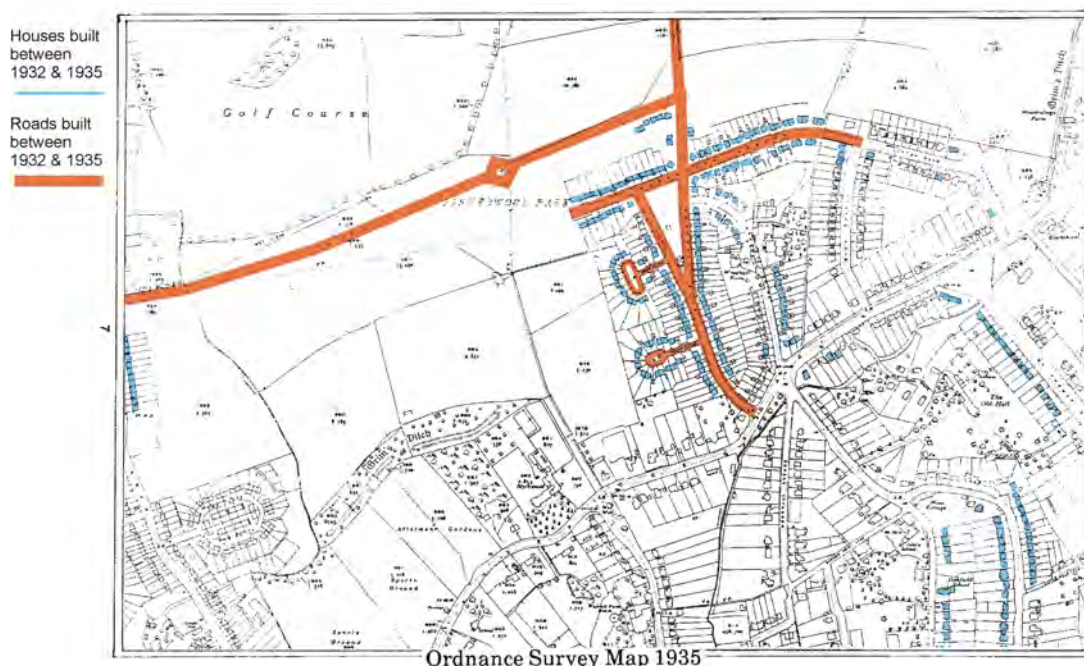


ESTATE OFFICE:  
WOODHALL DRIVE, UXBRIDGE ROAD, PINNER, MIDDLESEX  
NEAREST STATION HATCH END TELEPHONE HATCH END 570

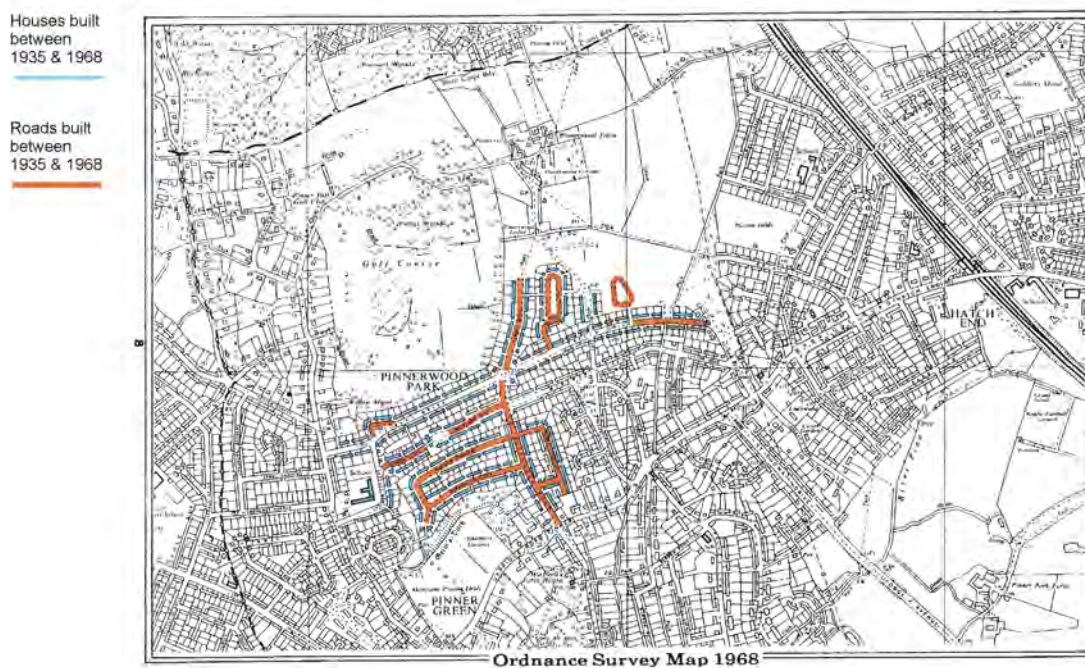
Details from original letting publicity (@1935)

Picture 8.8 Details for a semi detached house on Woodhall Gate





Picture 8.9 Map of 1935. LBH LA.100019206.2007



Picture 8.10 Map of 1968. LBH LA.100019206.2007

### 8.1.5 Archaeology and Geology

**8.18** Archaeology and geology for this conservation area is considered in the associated document entitled, Pinner Conservation Areas SPD. The content of this will be subject to consultation with English Heritage, and includes information on Grim's Dyke, a Scheduled Monument.



## 8.2 The Character of the Conservation Area Today

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

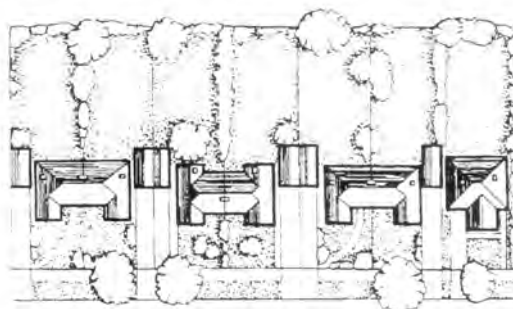


Picture 8.11 Trees and grass verges soften the streetscape of Felden Close



Picture 8.12 Broadmead Close is laid out around a central green area of open space

- 8.19** An important feature of the estate is the size of the individual plots, with each property having a small front and reasonably sized rear garden, with some also having side gardens. The gardens of Albury Drive back onto the golf course and as such have a feeling of openness unrivalled by the rest of the conservation area.
- 8.20** Another important design element is the grouping of buildings into small closes, where the houses look out onto enclosed, treed spaces. These tree-screened enclaves have an almost timeless quality, a strong sense of place and an air of privacy.
- 8.21** The careful design of the estate layout is also evident in the existence of a hierarchy of roads, with the approach roads to the closes being narrower than the through roads. These larger roads form leafy, semi-formal avenues which are for the greater part lined with wide grass verges.
- 8.22** The semi detached buildings differ in form from road to road, but generally these are made up of distinctive horseshoe shapes, 'T' shapes or 'H' shapes.



Picture 8.13 The original form of dwellings, and the spacing of garages, is important to the historical character of the area.

- 8.23** Prior to the conservation area designation, unsympathetic infill development and large side extensions unbalanced the intended form of some of these buildings and also led to the erosion of gardens by encroaching on the boundaries of the plots concerned. It is therefore crucial that alterations and extensions harmonise with not only the property that they propose to adjoin but also the neighbouring property as they will also affect its character.

### 8.2.2 Townscape Character

- 8.24** With its neat cottage-style buildings and landscaped setting the area is a typical example in both appearance and layout of Ebenezer Howard's Garden Suburb ideal, and is similar in appearance to the work of the architects, Parker and Unwin, who designed Letchworth Garden City. They believed that Howard's ideas for creating a community could be best expressed in a consistent architectural style derived from traditional village architecture, based on the virtues of cleanliness, simplicity and honest use of materials.
- 8.25** These characteristics can be seen in the design of the Pinnerwood Park Estate, and have led to the area having a distinctive and rather cosy character derived from the uniformity and style of the buildings, their layout, and the extensive mature trees and planted areas which exist throughout the area.
- 8.26** Although a shopping area and a church was initially intended for the estate, these were never realised and as such the conservation area is purely residential in terms of land use, with the exception of Pinner Wood School, which affects its setting and bounds Latimer Gardens and the conservation area at this point.
- 8.27** Pinner Hill Golf Course is also within the setting of the conservation area and bounds the gardens of Albury Drive.



Picture 8.14 Pinner Wood School is a 1930s building with simple and elegant clean lines in the Art Deco tradition.



Picture 8.15 Wide roads allow for clear streetscape views

### 8.2.3 Key Views and Vistas

- 8.28** The consistency of building heights, in combination with the regular rhythm of gable fronted properties alongside a high quality of architectural detailing, serves to provide pleasant streetscape views that are enriched by high levels of front garden and streetscape greenery. The chimneys, in particular, provide valued rhythmic elements to streetscape views.
- 8.29** Throughout the area there are both short and long vistas which are closed by a gentle curve or by a building positioned for this purpose at the foot of a close, such as the earlier picture of Felden Close (picture 8.11). Many of the roads slope down towards the larger green spaces, allowing for glimpses of tree tops and open space beyond. Wide views are few but do exist where open space gives way to take in the streetscape. These are demonstrated on the following map. The map is indicative and shows the types of views available.





Picture 8.16 Key views. LBH LA.100019206.2007

## 8.2.4 Architectural Qualities



Scale 1:50

Picture 8.17 A typical elevation of a detached Pinnerwood Park Estate house



Letter	Description
A	Gable detail on chimney breast
B	Projecting gable
C	Arrow slit detailing
D	Steeply sloping roof, dark red/brown plain tiles
E	Prominent chimneys
F	Tiled chimney breast detailing
G	Brick and tile corbelled detailing
H	Darker red brick quoins
I	Red brick detailing
J	Gauged brick arch
K	Heavy wooden sash window with side lights, set flush with the brickwork
L	Wooden casement window, set flush with brickwork
M	Canted bay on brick base
N	Cantilevered wooden bay
O	Brickwork in flemish bond, dark red multi-coloured brick
P	Wooden canopy
Q	Half glazed oak front door

**8.30** Pinnerwood Park Estate Conservation Area has a distinctive architectural style and cohesive appearance from the similar use of materials and detailing. At a glance, the properties can look very much the same, as a number of basic designs exist, however there are also a number of variations on these, creating slight architectural differences between roads. The differences are designed to break the repetitiveness and add interest and dynamism to the streetscene. A typical Pinnerwood Park Estate dwelling is pictured in picture 8.17.

**8.31** Patterns in both the positioning of individual house designs and detailing can be found. Asymmetrical designs and 'one off' detached properties, for example, usually mark road junctions, while the majority of street properties are semi-detached and of symmetrical design. At cross roads, opposing buildings are often of the same design, with more elaborate detailing than their neighbours. Within the culs-de-sac, designs are mirrored on either side of the road, with a detached property as the central architectural focus. Along the main roads, designs are usually different on

either side, with painted and unpainted properties being positioned alternately and opposite one another. However, this arrangement does vary, and in some areas the designs seem to have been randomly chosen.



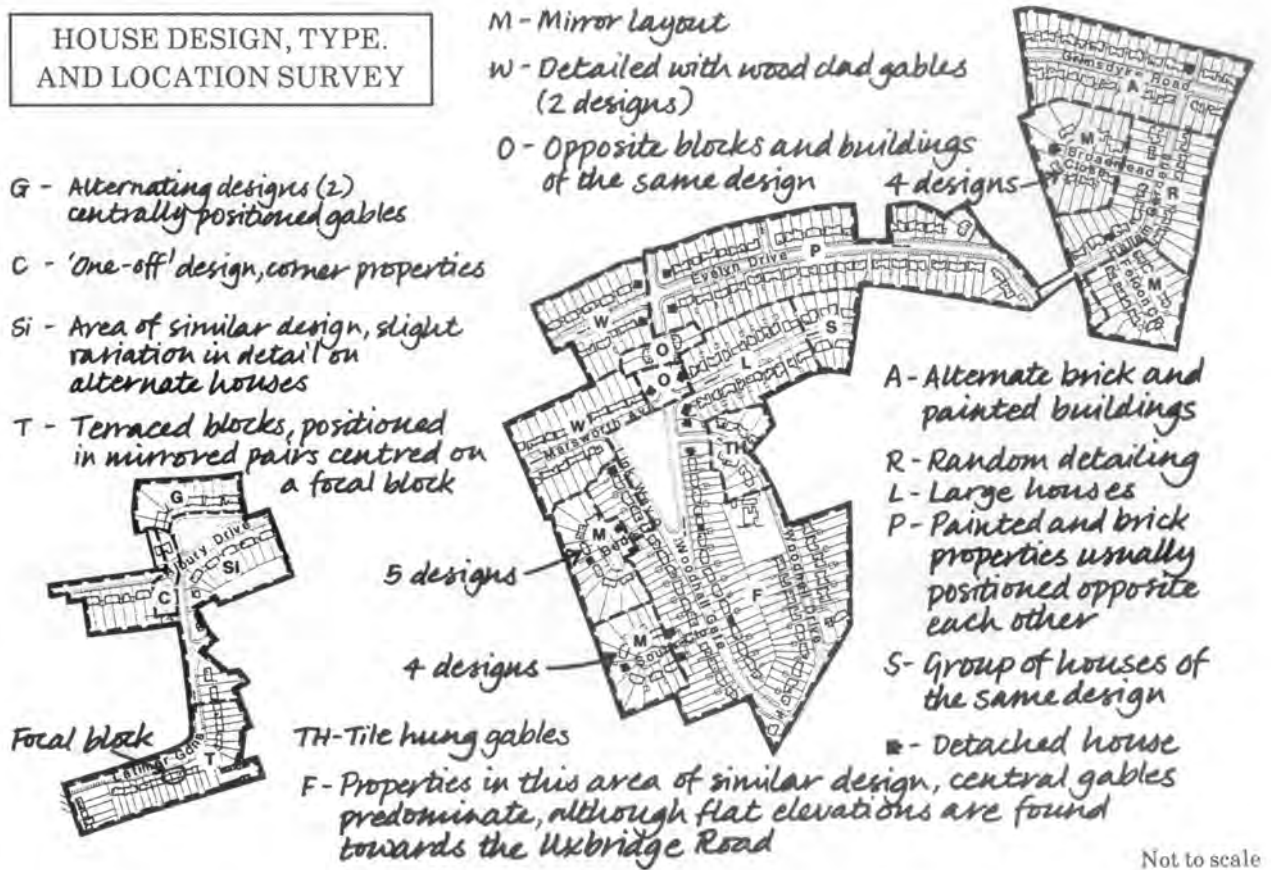
Picture 8.18 Corner property



Picture 8.19 Metroland 1930s properties in the south west part of Woodhall Dr

**8.32** Woodhall Drive is home to the largest variety of house designs which is likely to stem from its roots as the earliest thoroughfare in the area. It also comprises the only statutorily listed building in the conservation area, Woodhall Farmhouse.

**8.33** Woodall Farmhouse is grade II listed and dates to the 16th century, although it was externally altered in the 19th century. It is two-storey and stuccoed, with three cast-iron casements with small panes and neo-Tudor drip moulds to surround. It also has an early 19th century hipped slate roof. To the left, and set back, is an early 19th century wing which incorporates two sash windows with drip moulds and a roundheaded door with ornamental fanlight on the right, as well as a hipped slate roof with bracketed eaves above. The former farmhouse is the most important building within the conservation area and as such development which affects its setting will not only be considered in terms of the conservation area but also in terms of how it will affect the listed building.



Picture 8.20 Variety of design between roads

## 8.2.5 Prevalent and Traditional Building Materials and Detailing

- 8.34** The prevailing height of the conservation area's houses is two-storeys with a number of recurring architectural features. There are gables, steeply pitched roofs and tall chimneys. One basic design also incorporates small side dormers. In many of the designs these elements are used to create a symmetrical appearance, which is particularly important in semi-detached properties. It is therefore essential for alterations not to disturb the balance and symmetry of these buildings.
- 8.35** Some houses have been extended in a manner that ignores this feature and these are considered to have eroded the character of the conservation area. Examples where hipped roofs have been gabled, or a large dormer window has been inserted into the roof slope, or where a semi-detached house has been extended by the addition of a third gable to the front have all unfortunately occurred, and each contributes to the erosion of the area's appearance.



Picture 8.21 Semi detached symmetrical properties of Woodhall Gate



Picture 8.22 Casement box bay with lead flashing

- Windows

**8.36** The detailed design of the houses varies according to the use of a number of common features. A frequently used element is the wooden box sash with heavy glazing bars and plain horns. However, some designs have simple casement windows throughout, as in Latimer Gardens, or Broadmead Close, or demonstrate a mixture of both window types.

**8.37** Windows can have side lights and most upper floor sash windows have 12 panes to the main window and a central meeting bar, while the ground floor usually has additional panes and a higher meeting bar. The design of the side lights varies according to the main window.

**8.38** Many first floor windows throughout the estate are positioned directly below the overhanging eaves, a feature not always considered in the design of new extensions. A number of the original window designs also include canted bays on brick bases, or oriel windows supported by corbels or brackets. They usually have flat, lead-covered roofs, although square bays are mostly tiled.

**8.39** Unfortunately a number of original windows were replaced with plastic or aluminium prior to the conservation area designation, at a time when their designs were unsophisticated in comparison. These windows now look dated and usually have a crude flat appearance. All windows should be replaced in timber. Replacement windows should match the originals in detailing and proportion. In some houses not only the windows but also the window openings were altered upsetting the proportions of the building. It is unlikely that permission would be given for altering the opening sizes or changing the window detailing today.





Picture 8.23 Windows are often positioned directly beneath the eaves

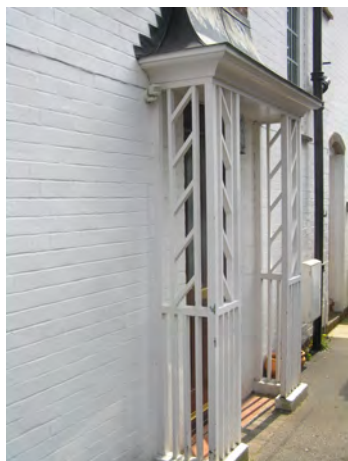


Picture 8.24 Octagonal windows found at Latimer Gardens

- Doors

**8.40** Many properties retain the original front door. These are of solid oak with two or three panels, half-glazed with a neat metal letter box. In some properties the front door is combined with a small window on one side, or on either side. Throughout the estate there are also numerous designs of porches varying from a simple wooden hood to quite elaborate, almost 'Regency' style, canopies combined with trellis supports. Some houses have internal porches, which prior to the Article 4 Direction in some cases, were enclosed with modern, conservatory-type structures and lightweight glazed doors. This approach detracts from the original built form and is therefore unlikely to be supported in future.

**8.41** New windows and doors should be positioned similarly to those existing, and have the same detailing as the originals. For example, glazing bars should therefore demonstrate the same profile, and the reveals, jambs and meeting bar position should match.



Picture 8.25 Trellis supports



Picture 8.26 Original door



Picture 8.27 Small windows set either side of doorway



Picture 8.28 Original garage door



Picture 8.29 Brick detailing and rendered facades



Picture 8.30 Corbels jut out under eaves

- Garages

**8.42**

When the estate was laid out, some properties were designed with integral garages as on Evelyn Drive, but on many of the other roads these were built to the side of the house and pushed back to the rear, allowing for views through into the garden in the passage between. An original door pattern is still apparent although a number of doors were replaced with 'up and over' Glass Reinforced Plastic and metal doors prior to the Article 4 Direction. The Council expects to see the original garage doors retained and as such new doors should be designed in sympathy with the original doors.

- Brickwork

**8.43** One of the best features of the properties is the quality of the brickwork. Where buildings are unpainted they display a subtle use of different brick colour and detailing in a flemish bond, as in picture 8.29.

**8.44** It is usual for the main body of the house to be of a dark red multicoloured brick with brick-on-edge string courses, and quoins in a lighter red brick. The latter corbel out under the eaves and are often combined with tile creasing to form an attractive feature, as in picture 8.30.

**8.45** Most windows have a red brick surround, with a slight brick arch. In some properties, particularly those with oriel and casement windows at first floor, the arches form a flat soldier course, or decorative features well above the lintel. This is sometimes infilled with headers or tiles. Occasionally different coloured brickwork is introduced to form aprons below and between ground and first floor windows.

**8.46** Those properties which are painted and do not exhibit this variety of brick detailing often have other forms of detailing. In Woodhall Drive, for example, there is vertical tile hanging on the upper floors, while on the western parts of Marsworth Avenue and Evelyn Drive the houses have timber-clad gables.

- Roofs

**8.47** Most roofs are hipped and are covered in handcut red plain tiles. Chimneys are an important part of their character. This is especially the case for semi-detached properties which tend to have centrally positioned chimney stacks, adding to their symmetrical appearance.

**8.48** There are very few dormers within the area and as such if these are proposed they must be designed to be in harmony with the dwelling and the streetscape. Where front dormers do not currently exist for example, it would be out of character to integrate these into the streetscene. It is therefore unlikely that permission would be granted for converting a hipped roof into a pitched, and conservation style rooflights are only likely to be acceptable on the rear.

**8.49** More information on materials is available within the General Information and Design Guide found at the rear of this document.





Picture 8.31 Tile hung gable frontage at Woodhall Gate



Picture 8.32 Verges and street trees are integral to the area's character

## 8.2.6 Streetscape



Picture 8.33 The front gardens of Woodhall Gate are some of the best preserved in the area

### 8.50

One of the most striking features of the estate is the consistency of its streetscape, most notably road surfaces and paving, grass verges and granite kerbs, as well as mature roadside trees. These vary in quality and condition, yet it is important that these elements are retained and where necessary reinstated, using materials and species appropriate to the area, to keep to the garden suburb character.





Picture 8.34 Wooden lattice fence



Picture 8.35 Chain fencing



Picture 8.36 Picket fencing



Picture 8.37 Wooden posts and box hedge

**8.51** Front gardens are a feature of all the area's houses, and for the most part they are well tended and contain large, mature trees and hedges. Where these are well planted they serve to enrich the quality of the conservation area and also help to mitigate the impact of the otherwise urban features, such as the roads, pavements and street furniture, which can appear harsh in contrast.

**8.52** Throughout the estate, gardens are enclosed by five types of fence. Where these vary from the original design, such replacements break the continuity of the frontage and erode the character of the conservation area.



Picture 8.38 The roofscape is a distinguishing feature of the area

**8.53** High, dark-stained, close-boarded fences can be found enclosing side gardens, as shown in the photograph above. These are very much in the semi rural tradition, and should be retained or replaced in replica.



Picture 8.39 Boundary treatment

**8.54** Some of the smaller properties, which were built without garages, have seen front garden space being used entirely for parking with little attempt made to retain soft landscaping. The resultant barren forecourt area is often made more obvious by the use of inappropriate surfacing, such as, brightly coloured crazy paving, or heavy black tarmac. With this in mind, a guide to driveway designs is included within the general design guide in section 8.5, with a view to offering advice on sympathetic alterations.



- Street Furniture



Picture 8.40 Red telephone box at the junction between Woodhall Gate and Linkway



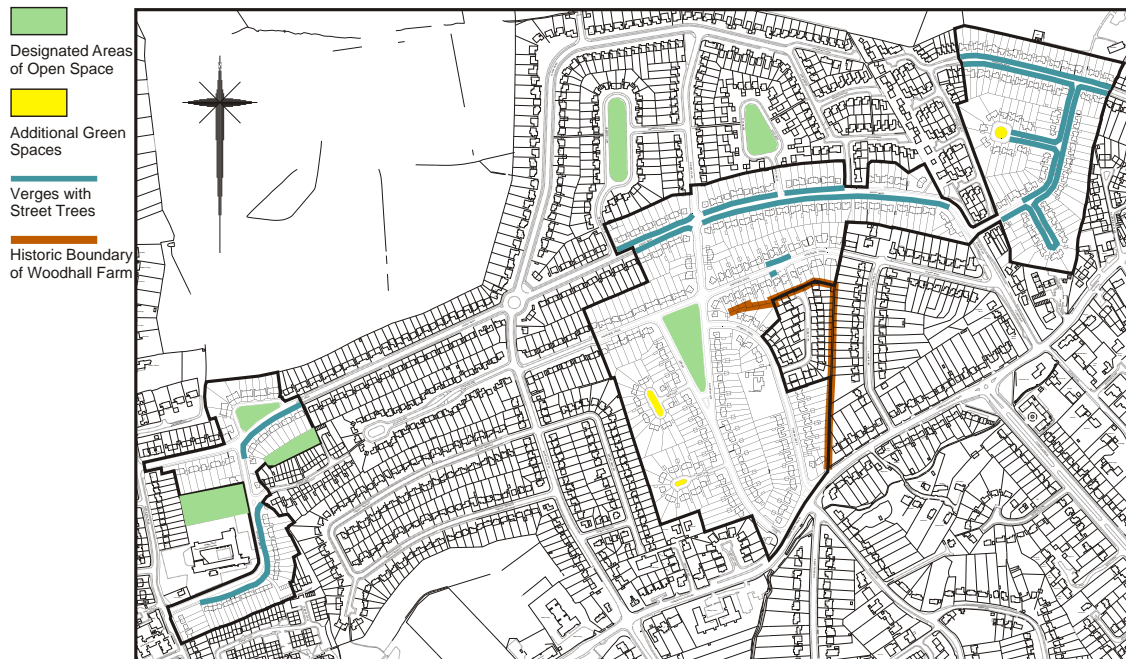
Picture 8.41 Cast iron electric supply feeder

- 8.55** There is little street furniture throughout the area in order to limit visual clutter. There are however a number of attractive traditional pillar boxes, a red cast iron telephone box and wooden telegraph poles which are very much in keeping and help to preserve the garden suburb character.
- 8.56** Similarly traditional in material and design is a cast iron electric supply feeder (figure 8.41) and a cast iron directional fingerpost (figure 8.43) found in Woodhall Gate and Woodhall Drive respectively. The fingerpost dates to c1930 and marks the entrance to the conservation area. It was restored by Signpost Restoration Ltd in 2006.
- 8.57** Green soft landscaped public areas are created within the closes and at junctions. These areas, in combination with the private greenery, are significant in continuing the garden suburb tradition. In addition to this, wherever there are green spaces, these positively contribute to the character of the estate not only by virtue of being attractive areas, but also for their openness, allowing uninterrupted views of housing groups. Such areas are also created by the grass verges which furnish roads such as Evelyn Drive and Hallam Gardens, serving to enrich the quality of the area. Further information on open spaces and the area's greenery can be found in the following chapter.



Picture 8.42 The fingerpost lifts the streetscene at this point

### 8.2.7 Green Spaces and Ecology



Picture 8.43 Map of green spaces N.B. The map does not highlight gardens but their contribution to the character of the conservation area is just as valuable



- 8.58** The conservation area's green spaces are integral to the philosophy behind the estate. The streetscene greenery and landscaping of gardens are central to both the social and visual character of the garden suburb and as such, no matter whether these areas are public or private, they are considered to make a significant contribution to the character of the conservation area. Such areas of open mown grassland are used recreationally and can be found at the junction of Albury Drive and Latimer Gardens, and also at Woodhall Gate. The largest is enclosed by a great variety of mostly semi-mature and mature trees, the largest specimens of which occur on the north and west sides of the green. A fine mature horse chestnut occupies a small traffic island immediately to the south of the main green, adjacent to the telephone box as mentioned in paragraph 8.55 above.
- 8.59** The conservation area contains several green spaces. The smaller of these are intimate, tree planted greens at the head of culs-de sac or closes, for example, Broadmead Close and Old South Close. Small ornamental trees, of the type planted throughout the area as street trees, occur in these greens, whilst in the slightly larger shaped green at Bede Close, groups of semi-mature cedars occupy each end with a solitary English oak and flowering cherry present in the central part of the green, adjacent to the parking bays.
- 8.60** Extensive tree cover is provided by the large number of semi-mature trees present both on the road sides and within the large individual garden plots. A wide variety of tree species occur, the majority of which are exotic or non-native in origin. Where native species do occur, such as oak, ash, poplar, lime, willow and birch, they are largely confined to the rear and side boundaries of back gardens. These specimens probably represent the vestige of old hedgerow lines of the former agricultural land use. Picture 8.43 shows part of the historical boundary to Wood Hall Farm.
- 8.61** Street trees enrich the visual amenity of the conservation area. Where grass verges are wide enough, such as Felden Close, a double row of trees has been planted. However, in some streets, the narrow grass verges have been replaced by tarmac and the street trees reduced in number thereby detracting from the visual amenity of the conservation area as a whole. Small, ornamental trees blossom in spring time throughout the area, whilst in Grimsdyke Road and Evelyn Drive numerous semi-mature specimens of cedar trees occur. The form and character of these trees imparts a distinct landscape character to the streets in which they arise.
- 8.62** The leafy character of the streets is augmented by the front gardens of the houses. For the most part, these are concentrated along the frontage of the individual plots immediately adjacent to the public footpaths. Small growing ornamental species similar to those planted along the roadsides are commonplace. The species found here, coupled with their location, suggests that these trees were also planted as part of the original landscape planning of the estate. Larger growing species, such as false acacia, copper beech and sycamore provide vertical accent in the streetscene, the latter generally being self-sown and standing either single or forming close, multi-stemmed groups.
- 8.63** Throughout the conservation area, in the larger rear gardens of the house plots, fruit trees predominate. A host of apple and pear varieties is to be found, together with plum and cherry whilst the ornamental species include cypress, weeping willows, purple-leaved plum, flowering cherry, and various varieties of spruce.

- 8.64** The larger rear gardens, particularly where they occur back to back, often contain large and mostly native forest-type trees, which together form substantial groups or belts of trees providing an invaluable green backcloth and setting to the housing. Mature oak, ash, poplar, lime and Scot's pine form the native contingent of these groups, which are supplemented by the occasional specimen or group of chestnut. The semi-mature and mature canopies of the naturalised sycamore add their mass to the background greenery.
- 8.65** The conservation area contains little intrinsic ecological or nature conservation interest in terms of habitat or rare species. However, the large garden plots and the extensive coverage and variety of tree and shrub species support a wide range of birds as a consequence of the plentiful food supply, shelter and nesting sites provided by the substantial number of fruiting trees and the many mature native trees.
- 8.66** Mammals which frequent the area include the ubiquitous grey squirrel, hedgehog and bats. Foxes are occasionally glimpsed in the streets of the estate between the well-wooded, but fragmented, wildlife corridor of Grim's Dyke, a Scheduled Monument, the nearby Green Belt of Pinner Hill Golf Course and also Pinnerwood Farm to the north.



Picture 8.44 Open spaces make a valuable contribution



Picture 8.45 Double tree planting in Felden Close



Picture 8.46 Cedars found in Evelyn Drive

## 8.3 Summary of Pinnerwood Park Estate Conservation Area

### 8.3.1 Summary and Main Assets

#### Summary of Pinnerwood Park Estate Conservation Area:

The continuity of building type and materials

Interesting street layout

Good open and enclosed spaces

**Summary of Pinnerwood Park Estate Conservation Area:**

Mature street and garden trees

Grass verges

Well maintained houses and gardens

High percentage of original timber windows

**8.3.2 Problems, Pressures and Potential for Enhancement**

**8.67** 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 and Opportunity for Enhancement	Address:	Description:
Windows	Throughout	There is increasing pressure on the estate to make homes warmer and reduce heating costs. The first thing that residents tend to think of to reduce the amount of heat loss is to replace original, single glazed windows, when other forms of insulation, for example, in the roof or through draught proofing are just as, if not more, effective.
Article 4 Direction	Core Area	There is mounting pressure from local residents to lessen the Article 4 Direction restrictions on the 'Core Area' to make these less stringent and so that they fall in line

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		<p>with the 'Outer Area', to make the whole conservation area equal in terms of planning controls (see picture 8.47 for diagram).</p>
<p>Large Garden Outhouses</p>	<p>Gardens throughout the estate</p>	<p>In recent years, the conservation area has seen an increased number of planning applications for large garden buildings for either home office use or for home gyms. The size of many of these proposals compromise the garden space, reducing the amount of greenery, which is central to the area's character.</p> <p>The new 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.</p>
<p>Garage Conversions</p>	<p>Gardens throughout the estate</p>	<p>In recent years, the conservation area has witnessed a significant proportion of its garages being lost to habitable rooms. This puts pressure on open passageways between house and garage, as well as front garden areas and roads for additional car parking. It also increases the chances that residents will keep bins in their front garden and that original wooden gates will be lost.</p>



Pressures, Issues and Opportunity for Enhancement	Address:	Description:
Bins	Front gardens throughout the estate	Household refuse bins are beginning to be stored in front gardens, especially where garages have been converted into habitable rooms, as noted above. These have the effect of visually cluttering the streetscene and detract from garden greenery and the dwellinghouse.
Two-Storey Extensions	Throughout	There is demand for significantly extending properties to the rear, especially to increase the number of bedrooms. The properties, however, were never designed to accommodate such large extensions. They were designed as three and four bedroomed houses and as such are of modest proportion. If extensions are not carefully considered and respectful to the original design they have the effect of creating large expanses of additional bulk, detracting not only from the historic interest of the building but also from its architectural integrity. Large extensions also compromise the garden setting.
Infill Extensions	Throughout	It is common for residents to want to in fill the area adjacent to any projection. So, for example, where semi-detached houses are 'H' shaped (see picture 8.13), it is common for residents to want to square this projection off at the rear so that it lies plumb, thus losing the inherent indentation.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Front Garden Boundary Treatment	Throughout	Where hedges or fences are missing from front gardens the conservation area is let down at this point as it erodes the garden suburb ideal, and as such there is opportunity for enhancement on these sites.
Hardsurfacing	Throughout	Too much hardsurfacing creates an urban appearance, which is incongruous to the garden suburb context. Large expanses that are impermeable also make it difficult for water to drain and as such increases the likelihood that water will run off into the road, increasing chances of flooding.
Grass Verges and Street Trees	Marsworth Avenue, Woodhall Gate & Woodhall Drive	Where grass verges have been lost in the conservation area, or where street trees are lacking, there is opportunity to make enhancements by reinstating these elements.
Street Lighting	Throughout	There is a mix of lighting throughout the area of uninspiring design and quality. There is therefore opportunity to upgrade and standardise the lighting within the estate.

Pressures, Issues and Opportunity for Enhancement	Address:	Description:
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 new 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.
Front doors	Throughout	Occasionally original oak doors have been painted. This detracts from the intended uniformity of the area.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.
Pavements	Throughout	Some paving stones need to be replaced with tarmac due to tree roots. It is important though that paving stones are used in any

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		replacements where possible though to maintain the continuity that is characteristic of the area.

### 8.3.3 Public Consultation

**8.68** This document has been subject to public consultation as part of the Pinner Conservation Areas SPD. Views were sought from residents and it was available for viewing on the Harrow Council website and at the Civic Centre on Station Road in Harrow. The document has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner CAs SPD, as part of the Council's Local Development Framework.

## 8.4 Pinnerwood Park Estate Conservation Area Management Strategy

### 8.4.1 Purpose of the Strategy

**8.69** 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 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.

**8.70** 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.

### 8.4.2 Management Proposals

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



Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Windows	Throughout	There are a number of options to reduce heat loss, ranging from using thicker curtains to insulating the loft or draught proofing. If residents prefer to upgrade their windows then double glazing can help considerably. However, this has to be carefully detailed in a conservation style so that glazing bars do not appear artificially stuck on a single pane of glass that is out of character with the conservation area. In recognition of this pressure the Council has produced a Design Guide which includes windows, and which can be found in Section 5 of this document. The guide seeks to advise on what characterises windows of Pinnerwood Park Estate and uses this as a basis to inform residents of the importance of replicating the proportions and detailing of these in any replacement. It also stresses the importance of maintaining windows and the value in repairing or upgrading these as a more cost effective and environmentally friendly option.
Existing Article 4 Direction	Core Area (See map in picture 8.47)	Reassessing the Article 4 Direction so that this applies equally to all properties in the conservation area would seem fair. As such, the Council intends to review the Article 4 Direction that applies to this conservation area with this in mind. This will be subject to public consultation to gauge resident opinion.
Large Garden Outhouses	Gardens throughout the estate	The size of garden outbuildings for home offices or home gyms etc ought to be limited wherever possible to ensure that garden spaces are protected. The retention of openness and greenery of the gardens is crucial to maintaining the garden suburb character. With this in mind, the Council will seek to adopt an Article 4(1)Direction, which covers the entire property to ensure that planning permission is required for all outbuildings. This would be subject to a comprehensive assessment of the area and also public consultation.
Garage Conversions	Garages throughout the estate	Where garages are converted to habitable rooms, the Council will expect that the garage doors be kept where these are original, and where these are not original that they be replaced with a door that matches the traditional estate garage door in proportions and materials. The Council will expect that a space is left behind the garden gate in which to store refuse bins and that this gate is retained where original, and replaced in the traditional style where this is not original. Where a garage is re-built, the height should not be any higher than the existing and it should not project any further forward of the existing. Consider the introduction of an Article 4 (2) Direction to help in this matter.
2-Storey Extensions	Throughout	Two-storey side extensions are unlikely to be acceptable in the conservation area, because these tend to close the gap between properties and create a terracing effect out of character with the area. However, although each application would be determined on its individual merits, two-storey rear extensions may be acceptable depending on a carefully considered application, which does not impact detrimentally on neighbouring houses. The Council will expect

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		the extension to be subordinate in scale, to match the pitch of the roof (crown roofs would not be an appropriate solution) and to match as closely as possible materials, detailing and fenestration. The depth of the extension will be expected to be limited so as not to compromise the garden setting or the existing dwelling in any way.
Infill Extensions	Throughout	<p>The Council will expect that where extensions infill at ground floor level that these be carefully considered so that they harmonise with the character and appearance of the dwelling. However, where a two-storey extension is proposed to infill a rear indentation this will not be considered favourably by the Council because all inherent architectural modulation would be lost. Retaining the 'H', 'T' or horseshoe shapes is important in helping to preserve the character and appearance of the conservation area.</p> <p>Where a link is created between house and garage the Council will expect a space left in which to retain bins and to allow the extension to be a subordinate addition, allowing the existing form of the building to be the principal focus. Infill extensions may not always be appropriate, especially where views area.</p>
Front Garden Boundary Treatment	Throughout	The Council will continue to encourage residents to replace fencing or soft landscaped boundary treatments to enhance the garden suburb character of the conservation area.
Hardsurfacing	Throughout	As part of the General Permitted Development Order (2008), the Council will continue to insist that residents alter or replace hardsurfaced areas with permeable materials, do not increase the area of hardsurfacing and where possible to reduce the area of hardstanding to allow for more planting to enhance the appearance of the conservation area and to increase opportunity for rainwater to soak away.
Grass Verges and Street Trees	Marsworth Avenue, Woodhall Gate & Woodhall Drive	In some streets the narrow grass verges have been replaced by tarmac and the street trees reduced in number thereby detracting from the visual amenity of the conservation area as a whole. In any future planting/replanting in relation to new developments or otherwise, the species selected should be similar to those present in the area. Street trees that are dead, diseased or in very poor condition, or have been lost as a consequence of the hard surfacing of former grass verges should be replaced with similar species which are in keeping with the landscape character of the conservation area. Where practicable replacement street tree planting should be coupled with the reinstatement of grass verges.
Street Lighting	Throughout	When the opportunity arises for the streetlights to be upgraded, the Council will encourage an unobtrusive design so that it does not compete with the area's architecture or streetscene greenery.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
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 <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</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 solar photovoltaic or solar thermal equipment or flues, forming part of a biomass heating system or as part of a combined heat and power system were installed. This could help ensure such development was carefully sited and sized to ensure the character and appearance of the conservation area is preserved.</p>
Front doors	Throughout	Report unauthorised works to the planning enforcement team.
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.
Pavements	Throughout	Ensure Highways are aware that broken paving slabs should be replaced on a like for like basis where possible.

### 8.4.3 Support

**8.72** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as the Hatch End Association and Pinnerwood Park Estate Residents Association, as well as national societies such as the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.

**8.73** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing conservation budgets. But much of the works that involves private land and houses would need to be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials to improve and enhance road safety. The Council will continue to apply for grants wherever possible, for example, the Heritage Lottery Fund through its Townscape Heritage Initiative. There may also be scope for securing planning gain funds towards improvements to the public realm.

- 8.74** In line with English Heritage's guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhances the area's character or appearance, is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

#### 8.4.4 Article 4 Direction



Picture 8.47 The core area is hatched and the remainder is the outer area

- 8.75** Since 10th June 1991, properties within the Pinnerwood Park Estate Conservation Area have been subject to a provision known as an Article 4 Direction. This Article 4 Direction placed controls on satellite dishes throughout the entire conservation area and controlled certain forms of development within a defined 'core area'. A subsequent Article 4(2) Direction was established on 25th January 1996 to extend similar controls to the remaining 'outer areas' of the conservation area. The following provides explanation on what these Directions mean for properties within the conservation area. The Council accepts that this is a confusing situation and intends to consult on unifying both Article 4 Directions, so that all are the later type. If implemented it would mean fewer requirements for planning permission overall. This will therefore be considered carefully.
- 8.76** The designation of an Article 4 Direction means that certain works previously outside planning control require planning permission. The purpose of the Directions is to preserve and enhance an area of special architectural and historic interest, with an emphasis on management, rather than restriction. As well as this document, the design guide, which follows in section 8.5, should be consulted when considering works to your property that require planning permission.



- 8.77** Please note that the following Article 4 Directions are in addition to the standard planning controls that can be found in the Council's leaflet, 'Conservation Areas - Residential Planning Guidelines', which has been updated to reflect changes in the Planning process as of 1st October 2008.
- 8.78** You can download the relevant planning application form, known as 1APP, from the Council's website. There is currently no fee for planning applications required for Article 4 works.

**Requirements in the defined 'core area':**

Altham Road	14 and 16
Bede Close	1 to 18 (consecutive)
Evelyn Drive	1 to 76 (consecutive), 77 to 89 (odd)
Linkway	1 to 11 (odd)
Marsworth Avenue	1 to 60 (consecutive), 62 to 70 (even)
Old South Close	1 to 18 (consecutive)
Uxbridge Road	516 to 530 (except 522)
Woodhall Drive	1 to 23 (consecutive), 38 to 44 (even)
Woodhall Gate	1 to 37 (consecutive), 37a, 38 to 66 (even), 39 and 41

**The following works require planning permission:**

All additions and alterations to a building, including the alteration or replacement of windows and doors (excluding the replacement of windows or doors on rear elevations)

Alterations to the roof, for example, the insertion of dormer windows or rooflights and the gabling of existing hipped roofs

The construction of a porch to any front or side door

The provision of additional hardsurfaced areas, for example, to provide off street parking (in relation to front and side garden areas only)

The alteration or construction of a gate, fence, wall or other means of enclosure (in relation to front and side garden areas only)

The painting of unpainted areas of brickwork

The installation, alteration or replacement of satellite dishes and antennae

**Requirements in the defined 'outer areas':**

Albury Drive	19 to 41 (odd), 2 to 38 (even)
Broadmead Close	1 to 18 (consecutive, without 13)
Feldon Close	1 to 15 (consecutive, without 13)
Grimsdyke Road	35 to 67 (odd), 40 to 82 (even)
Hallam Gardens	1 to 29 (consecutive, without 13), 31 & 33
Latimer Gardens	2 to 58 (even)
Pinner Hill Road	83 to 91 (odd)

**The following works require planning permission, but only on elevations fronting a highway or open space:**

All additions and alterations to a building, including the alteration or replacement of windows and doors\*

Alterations to the roof, for example the insertion of dormer windows or rooflights, and the gabling of existing hipped roofs

The construction of a porch outside an external door

The provision of a hard surface, for example to provide off street parking

The alteration or construction of a gate, fence, wall or other means of enclosure

The painting of the exterior of the house, for example, the painting of previously unpainted areas of brickwork

The installation, alteration or replacement of satellite dishes and antennae

\*All of the above properties require planning permission for the alteration and replacement of windows and doors on elevations that front onto a highway. In most cases this will be the front elevation only, but houses on corner sites which front onto 2 roads will require permission for both elevations. Houses on Grimsdyke Rd and Albury Dr, which back onto open space, are also required to apply for permission for changes to windows and doors on the rear elevation.

## 8.4.5 Guidance

- 8.79** To ensure consistent decision making, the following guidance has been identified as being of key relevance to this area and should be read with reference to the conservation area appraisal.

### **Maintaining Pinnerwood Park Estate Conservation Area's Townscape and Built Character**

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

a) respect the existing layout and historic form of the townscape and streetscene, especially its building lines and heights, and not diminish the gap between buildings;

b) complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials;

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 casement and sash windows, octagonal windows, bay windows, bands of bricks, tile creasing, corbels, arrow slit detailing, prominent chimneys, quoins, guage brick arch, canted bay window, cantilevered wooden bay, brickwork in Flemish bond, clay tile hanging, red plain tiles, original garage doors or solid oak doors) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted;

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 roofslopes will be discouraged.

j) retain visually important boundary treatments which are a characteristic of Pinnerwood Park Estate's CA. Replacement fencing should replicate the originals and reuse materials where possible;

k) not entail the positioning of satellite dishes and aerials in prominent positions;

l) Not usually entail change of use to flats and other institutional uses; and

m) ensure microgeneration equipment is carefully sited to protect streetscene views and built fabric.

### **Maintaining Pinnerwood Park Estate Conservation Area's Greenery and Open Spaces**

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

- a) encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges;
- b) discourage development on existing areas of open land that 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) Seek to retain, or where necessary, replace street trees.

### **Maintaining Pinnerwood Park Estate's Archaeology**

a) Harrow Council recognises the archaeological importance of Pinnerwood Park Estate CA and its setting, and will help to protect these by continuing to consult with English Heritage to ensure appropriate action such as surveys are carried out before development commences.

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

### **Maintaining Pinnerwood Park Estate's Streetscene**

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

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



e) Encourage the retention of original floorscape materials, such as granite kerbs and grass verges will be encouraged and wherever practicable, use of appropriate materials in replacement floorscapes.

## 8.5 Pinnerwood Park Estate General Information and Design Guide

### 8.5.1 Introduction

**8.80** This design guide provides detailed information and advice on alterations within Pinnerwood Park Estate CA. It is aimed at householders and their agents, builders and joiners, and seeks to set out principles of good practice to inform residents when planning permission is required, and also to provide clear specifications to inform sympathetic design and detailing in the area. This advice complements saved Council policy as set out in Harrow's UDP, and the forthcoming LDF, as well as the previous sections of the Pinnerwood Park Estate CA Appraisal and Management Strategy. Applications for planning permission should therefore take into account the guidance given in this design guide.

**8.81** The Council can provide you with information on specialist historic building companies that will help you maintain and alter your buildings in a sympathetic manner. The Building Conservation Directory is especially good at recommending products and services. The website address is [www.buildingconservation.com](http://www.buildingconservation.com).



Picture 8.48 Continuity of Streetscape

### 8.5.2 Design Guidance

**8.82** The linked Conservation Area Appraisal and Management Strategy provides a thorough character analysis and a series of specific policies for the future preservation and enhancement of the character and appearance of the area. This design guide is intended to supplement the broad principles outlined in earlier sections. It also provides guidance on how alterations can be carried out in keeping with the attractive character of the area.

- 8.83** It is the Council's main objective to preserve the continuity throughout the area, and managing the look of properties' facades is an important part of achieving this.

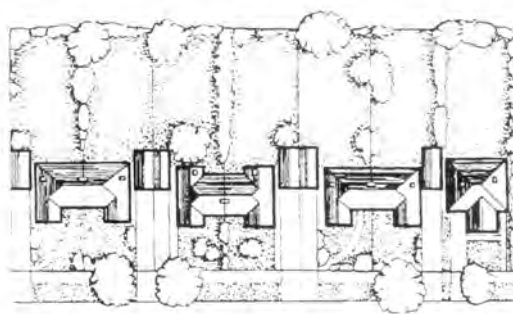
### 8.5.3 Guidelines for New Works and Alterations/Extensions

- 8.84** In considering a planning application for an extension, the Council must have regard to the potential effect on other properties in terms of siting, bulk, loss of day and sunlight, and overlooking.

- 8.85** Within a conservation area the appearance and effect of a development on the recognised character of the area, as expressed in its townscape, streetscene and architecture, is especially important. Proposals need not slavishly copy existing characteristics, but should recognise that a carefully planned estate type area such as Pinnerwood Park depends to a great degree on continuity of form and detailing within defined parameters. Extensions should not compete with, nor overpower, the existing form and scale of the original dwellinghouse. It is normally appropriate to set extensions back from the main or front elevation so as to appear subordinate and to avoid the obvious joint of new meets old. Also, the existing roof profile and ridge height should be respected with new roofs to two-storey extensions set down from the main roof, but still replicating the original pitch. Some properties depend upon symmetry for their form and this should not be offset by extensions. Similarly, extensions that wrap around two or more elevations can greatly detract from the integrity of the original building's form and architecture.

- Building Lines

- 8.86** The building lines of the properties are well defined, providing front gardens. Extensions should not intrude into and prejudice this feature.



Picture 8.49 The layout and form of the area is distinctive and should be respected

- 8.87** Similarly, the estate layout relies upon regular open spaces, ranging from garden areas to passageways between house and garage, in order to create a low density, informal feel to the area. Extensions should not reduce these spaces if in so doing they prejudice the visual separation of properties or result in a terracing effect.

- Single Storey Rear Extensions

**8.88** With single storey extensions it may be difficult to achieve a roof form that is functional yet also respectful of the architecture of the main building. Ideally, such extensions should have a pitch roof that replicates the form and degree of pitch of that of the main roof. Mono-pitch or lean-to style roofs can often be sympathetically introduced on smaller extensions subject to individual house design and layout. However, in some instances achieving a pitch at the correct angle is not possible because it would impact upon first floor windows and/or cills. In such instances, where the extent of projection of a proposed extension is acceptable in normal planning terms, alternative forms of roof will need consideration. Single storey extensions still need to respect the traditional character of properties in the area, and could include:

1. A crown roof: the depth of roof should be in proportion with the main pitched roof, neither too shallow, nor too deep, and the elevated flat area kept to a minimum. The pitches must replicate those of the main roof, with sufficient number of courses of tile applied to the slopes, finished with ridge tiles, and with bonnet tiles on any hips.
2. A flat roof: detailing should include a small brick on edge parapet and traditional tile creasing. Again, proportion is important as such roofs can become overpowering if too large, if a high parapet is applied or if not detailed appropriately.

- Two-storey Rear Extensions

**8.89** Two-storey extensions should be finished with gabled or hipped roofs that match the original. Two-storey flat or crown roofed extensions are not appropriate and would be at odds with the architectural character of the area. Where a two-storey extension would compromise the original form of the house, it will not be appropriate. They are not usually appropriate on semi-detached houses.

## 8.5.4 Brickwork and Painting

**8.90** For both repairs and new work it is important that brick-work and its detailing in terms of colour, finish, type of bond and style of pointing matches that of the original. Many properties feature attractive detailing such as string courses, arches to window heads, decorative aprons below windows, quoin detailing, brick and tile corbels to the eaves and arrow headed apertures to gable ends. These features should be retained, repaired and replicated in new works. Where repointing, or new work is necessary, care should be taken to ensure that the style of pointing is appropriate. Mortar mixes should not be too hard, that is containing a high level of cement, as this can damage the brickwork. Some house types in particular locations were originally painted when constructed, but the majority remain of the attractive warm red brick, characteristic of the area. These properties should remain unpainted to maintain this character and to avoid obscuring their detailing.

## 8.5.5 Roof Tiles

**8.91** It is important that if remedial roof work becomes necessary, the original plain clay tiles are replicated in terms of colour, size and detailing.

### 8.5.6 Windows and Doors

- Windows

**8.92** Not only have the houses of Pinnerwood Park Estate been designed as a complete composition but the estate was carefully laid out so that each dwelling related to the next. Windows and doors constitute an integral part of this relationship. Timber windows with single glazing are often described as the “eyes” of a building, in that the windows add sparkle and beauty to the building’s facade, and are an essential part of the whole architectural composition. The design of these features should therefore not only be consistent with the architectural style and age of the building for which they form part, but when repaired or replaced these must appropriately harmonise and not look out of place with the area.

**8.93** There is evidence of windows having been altered on a number of streets throughout the area. The majority try to replicate the originals with varying degrees of success and suggest general understanding and willingness to retain the appearance of these features. Ill-considered alterations to windows have a significant detrimental effect on the appearance of the conservation area. Fortunately there are widespread examples of the original white-painted timber windows, for every house type, to guide appropriate replacements.

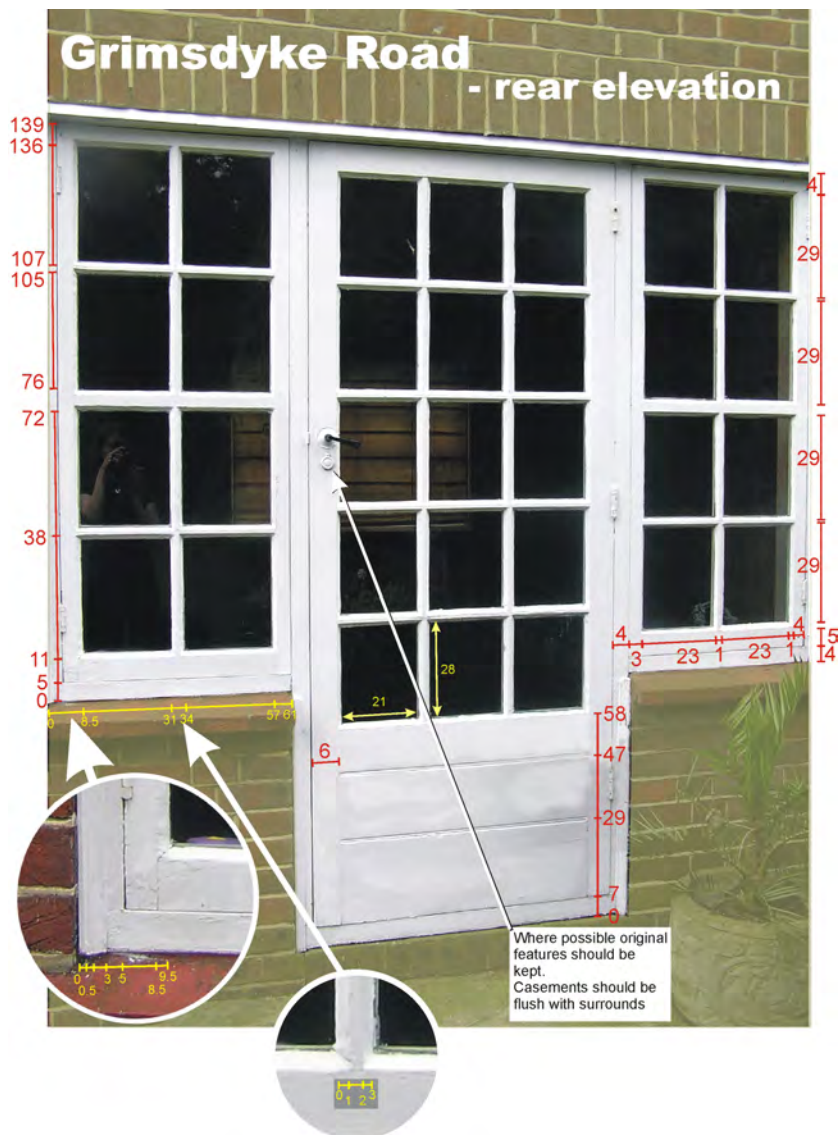
**8.94** The original windows have lasted for many years and are an important architectural detail of the appearance of the area, helping to retain the character and appearance of these properties and as such the Council expects all replacement windows to be of timber. The estate’s window design is one of top-hung and side-hung casement lights, each with 6 or 8 panes on average, and often set either side of a centrally fixed light. The lights range from single casements to rows of 5 or more. The multiple panes have corresponding moulded glazing bars that sit prominently between panes and lie flush with the surround and dividing mullions. Casements also form part of box window designs that appear on some roads. The estate’s sash windows tend to be formed by 6 panes over 6 and on a number of roads help to form front bay windows at ground floor level and oriel windows at first floor level. There are also a number of fixed windows of 8 panes or more that provide light for staircases.

**8.95** The overriding character of the area is therefore one of timber window designs made up of multiples of a basic size of casement or sliding sash unit, equal sized windowpanes, and subdivided by mullions.

- Casements

**8.96** The following images provide casement dimensions and guidance on sympathetic detailing.

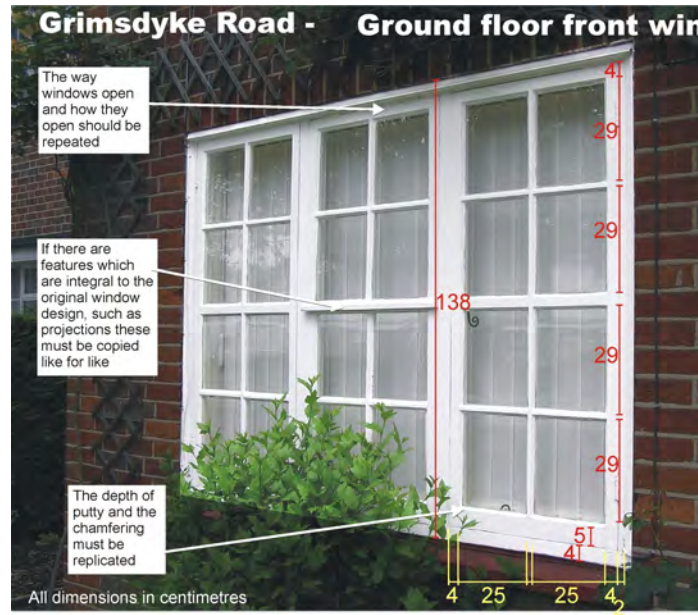




Picture 8.50 Dimensions of window panes and surrounds



Picture 8.51 Any projections should be matched

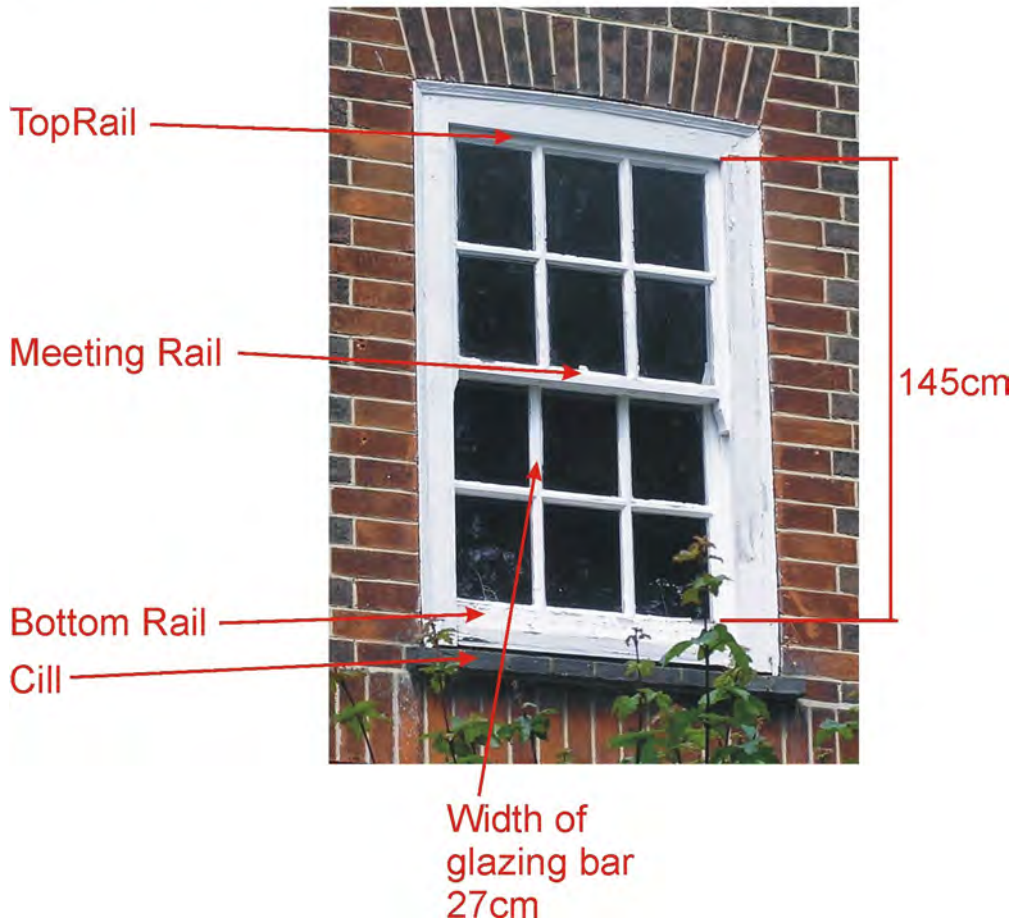


Picture 8.52 Size of panes and lights

- Sash

**8.97** The following image provides information on sash window dimensions.

# Detail of six over six sash window



Picture 8.53 Sash dimensions

- Standard Window Products

**8.98** Standard products stocked by DIY warehouses are often wholly unsuitable for traditional houses in conservation areas. Commonly plastic or aluminium windows have thicker framing than timber windows and many are hard edged, with two dimensional detailing that fails to replicate the soft edges or mouldings of original timber windows. They are also normally manufactured in standard sizes, which cannot be altered, and their appearance is therefore usually quite different from traditional windows. The advice provided by Government in Planning Policy Guidance Note 15, appendix C point 49, supports this view by stating, “the insertion of factory-made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic, is almost always damaging to the character and appearance of historic buildings”.

**8.99** Standard window products, even if these are in timber, which fail to match the original detailing of Pinnerwood Park Estate, are therefore not likely to be acceptable.

- Energy Efficiency

- 8.100** Although the majority of heat loss is through the roof of your house, a considerable amount can also be lost through windows and as such if your building is losing heat in this way there are likely to be opportunities for draught proofing or for secondary or double-glazing.
- 8.101** Improved heat and sound insulation can be achieved in unobtrusive ways by draft-proofing and soundproofing measures. If the hinges are loose for example it may be a case of just tightening these up slightly to reduce drafts through the window frame to improve heat retention. Insulation strips or internal/double glazing can also reduce heat loss. Several forms of draughtproofing are available, which operate in different ways. Some types simply act as gap fillers, and are applied as mastic or foam. Other forms keep out the weather by means of a snug, slightly oversized fitting, comprising silicone rubber tubes, polypropylene and nylon-filled pile brushes, or with rubber, polyester, or sprung-metal Z and V fins.
- 8.102** There are lightweight secondary glazing systems available, which have improved significantly in appearance as well as performance in recent years. Secondary glazing uses framed glass panels, which are attached on top of existing window frames internally. It is a cheaper alternative to replacement double-glazing but is nevertheless very effective and has the added benefit of ensuring there is minimum change to the external appearance of the building and would be unlikely to require planning permission.
- 8.103** Although double-glazing is usually considered inappropriate for historic buildings, for the houses of Pinnerwood Park double glazing has been accepted and is not considered to be detrimental to the 1930's built fabric or to the appearance of the conservation area because the windows themselves are not particularly historic, unlike an 18th century house for example, and because there are techniques to make double glazed timber windows appear very similar to single glazed ones. It is therefore possible to include double-glazing into windows provided that the exact proportions replicate the original timber windows of the estate. This can sometimes prove difficult because double-glazed sealed units can often fatten the dimensions of glazing bars inappropriately, or result in extremely poor facsimiles stuck to the face of the glass, but with individual crafting, replicas should be possible. If you are proposing to double glaze your windows you will need to submit a cross section drawing showing how this would be integrated as part of your planning application.
- 8.104** In addition, albeit a simplistic approach, curtains can be made with thicker material, or even of a quilted material with an insulating filling. You can add a reflective covering to curtains to reflect heat back into the room and make sure that escaping down draughts from between the window and curtain are reduced. Blinds too can be made to fit more snugly with windows.
- Doors
- 8.105** Many of the properties in the area are fortunate to retain original oak front doors. The original finish for the doors would have been varnish rather than paint. Original doors should be repaired where possible or if necessary replaced in replica. Plastic doors, or those of more contemporary design, often including mock fanlights, should be avoided.



- 8.106** Original garage doors are also commonly found in the area. Constructed of timber with beaded detail, these feature glazing to the upper portion. Modern plastic or metal 'up and over' doors are not a suitable replacement.

### 8.5.7 Conservatory Extensions

- 8.107** Conservatories can provide an attractive form of extension to a property, subject to the usual planning criteria about size, location and impact on neighbouring amenities. However, care is required to ensure that the size of the conservatory does not dominate the main building, and that its design is not overly complex. Instead, the cottage character of the houses should be respected.

### 8.5.8 Roof Alterations

- 8.108** A Strong unifying feature in this conservation area is the traditional steeply pitched roofs to the houses (which, with minor exceptions, do not feature original dormer windows or roof extensions). Roof extensions and dormer windows on front and side roof slopes (and particularly visually prominent rear roof slopes) will not normally be appropriate. However, there is often potential for roof dormers on rear elevations subject to the following:

- The dormer window should be as small as is practicable for its purpose (whether for lighting and/or providing access). It should also be set within the roof plane so that it is surrounded by large areas of roof.
- General Council guidelines provide for at least 1 m set up from the eaves level and that no part of the dormer structure should be closer than 0.5 metres from either side of the roof edge. Considerably more distance will normally be required on properties in this area to ensure that the visual impact of any dormer windows is kept to a minimum.
- The design of the dormer window should reflect the features of the roof into which it is set and also the architectural detailing, such as the fenestration, of the building. Both sash and casement windows could be used, although the latter gives more opportunity for correct detailing without making the dormer overly bulky or heavy looking. Dormer roofs can often be hipped to reduce their bulk and correctly matching roofing materials, including bonnet and ridge tiles, should be used.
- Proposals for raising roof ridge heights and the mansarding of roofs (particularly on semi-detached properties) will not be appropriate.
- Rooflights are normally acceptable on rear elevations although their size should be kept to a minimum and be of a 'conservation' style that can be set below or flush with the roof plane.

### 8.5.9 Porches

- 8.109** Existing original porches include simple flat roofed timber canopies supported on shaped brackets fixed to the doorcase, and lead and copper canopies supported on attractive trellis structures. It is important for the character of the area that these are retained, or where necessary replaced in close replica. Solid, brick built porches are often not appropriate, especially if they project beyond the front elevation, as they can offset the architectural balance of the main building, and often obscure other features. Where appropriate, porches should be positioned behind the forwardmost

part of the house and be set back, not adjoining features such as bays and other projecting elements. Materials and detailing should match traditional features of the main house if the design is to be successful.

### 8.5.10 Chimneys

**8.110** These are particularly important architectural features and provide interest to the roofscape of this area. On semi-detached houses chimney stacks are sited centrally and provide an important visual element in their symmetry. On some detached properties the chimney stacks can form quite distinctive features being located on the lower slopes of the roof and extending the full height of the roof. In some locations, particularly corner sites, the chimney breasts and stack usually form a gable feature, incorporating tiled detailing and offsets. Chimneys should not be removed, even if no longer used, as the whole architectural integrity of a house can be severely prejudiced by their loss. If absolutely necessary, unstable chimneys should be taken down and rebuilt. If unused, fireplaces are fitted with grilles and the chimney tops fitted with ventilating top cowls. Chimeys can remain useful by providing controllable ventilation.

### 8.5.11 Hardsurfacing and Driveways

**8.111** Many of the houses in the estate were designed with garages and accessed from driveways usually constructed of traditional grey asphalt or similar materials. Front areas were laid out as gardens, with planting and greenery that now contributes to the mature landscape setting and garden suburb character of the estate. The hardsurfacing of these forecourt areas serves to reduce these characteristics and give the area a more urban feel, especially when sections of boundary fencing or hedging are also lost.

**8.112** The hard surfaced area must be permeable and should be kept to a minimum, so that the soft, natural and green appearance of the conservation area is not depleted and so that flood risk is reduced. It is important that front gardens remain as gardens, not car parks and it is unrealistic to expect cars to be accommodated side by side on the drive without compromising the appearance of the property to an unacceptable extent. Materials should be in keeping with the garden suburb style, which by its nature relies on traditional natural materials in association with abundant planting. Generally, the harder the material the more visually and environmentally damaging large areas of surfacing become.

- Appropriate Materials

Concrete slabs - Originally many of the driveways consisted of two rows of concrete slabs set between grass verges. These slabs occasionally survive but the verges have generally been infilled with concrete, ruining the naturalistic effect originally intended. A more widespread reinstatement of this original type of drive would be beneficial to the conservation area.

Grey asphalt - This is a traditional surface material that is widely found in the conservation area. The addition of an aggregate rolled into the surface during application will add texture, aid weathering and provide a more visually interesting surface. This however is a non permeable material which causes water to run off rather than to drain away and so should be limited to very small areas.

Shingle - Shingle of appropriate natural colour can be laid loose on the flat to form a simple, traditional surface that retains the character of the area. Care has to be taken to ensure that material does not spill out onto the pavement, especially on gently sloping sites. To counter this a bound surface treatment can be used in which aggregates are rolled into a base of asphalt and glass-fibre or epoxy resin to produce a surface that is both hard-wearing and attractive. However, this is also an impermeable material and should only be limited to small sections of driveways.

Bricks/Paviours - Bricks or paviours of appropriate materials and colours to match originals can be used for repair/resurfacing of footpaths. However, these materials are not appropriate when used in large expanses of driveway, where the massing of strong colours and regular shapes is often visually overwhelming, dominating the house and garden. These should be set in a permeable mortar.

Setts - There is also the possibility of using setts. These are small square or rectangular paving units which are made of stone. Concrete reproductions are unacceptable, as these are non permeable materials. Setts should be laid in random courses, to retain the informality in the streetscene.

Colour - Grey, light or natural colours are the most successful. Since the hues of the houses in Pinnerwood Park tend to be dark reddy-browns, pink, red and some brown based paving materials look out of place and can clash and compete for attention with the main building and should therefore be avoided.

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

[www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf)

- Inappropriate Materials/Design

**8.113** In order to preserve the character of the conservation area some materials will not be considered appropriate. These include:

- Large expanses of paving. Paving should only constitute a very small area and as such it is unlikely that any more than 1/3 of the front garden in hard surfacing would be supported
- Reddy-brown, red, pink or other brightly coloured bricks, paviours, setts or asphalt
- The removal of beds or lawn between the driveway and path where these are at present separate
- The removal of original border fencing or planting, or the addition of inappropriate brick walling
- The use of impermeable materials, except in very small areas

### 8.5.12 Fences, Gates and Other Means of Enclosure

**8.114** Within the area there are five different original designs of enclosure. These include three types of chain link secured either to aggregate or timber posts with a bottom rail of similar material; timber close boarded fences; and timber picket and trellis style fences. In each case the gate type, supported on timber posts, matches the design of the fencing. A notable and attractive feature of the estate is that timber fences are stained and allowed to weather rather than being painted. Original fences and gates should, wherever possible, be retained and if replacement is necessary be carried out in replica. It is vital for the character of the area that fences and street side planting are kept. Appropriate fencing for each road is provided in the appraisal, in figure 2.31.

### 8.5.13 Satellite Dishes

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

### 8.5.14 Other Features and Works

**8.116** A Proliferation of exterior pipes can detract from the appearance of a building and should be kept to a minimum. Attractive original detailing such as hopperheads should be retained, or if necessary, replicated. Guttering, should be half round and black and of materials that match the original style.

**8.117** Properties in the area often feature combinations of detailing including, tile hanging, weatherboarding, tile and brick corbels, timber doorcases and canopies, all of which add individuality to houses. Such features should not be destroyed or obscured and should be replicated in new works where this is appropriate.

**8.118** The Harrow Heritage Trust offers a small grants programme for historic buildings and areas. Replacement of inappropriate windows, or funding towards the additional costs of replica windows, as opposed to standard windows, may therefore be available from the Trust. Their telephone number is 0208 422 2452, and the Council can provide copies of the application forms.

- Other useful documents:
- The Repair of Wood Windows, SPAB Technical Pamphlet 13, Townsend, A & Clarke, M, Society for the Protection of Ancient Buildings. Available from [www.spab.org.uk](http://www.spab.org.uk)
- Guidance on Building Regulations Part L from English Heritage – [www.english-heritage.org.uk](http://www.english-heritage.org.uk)