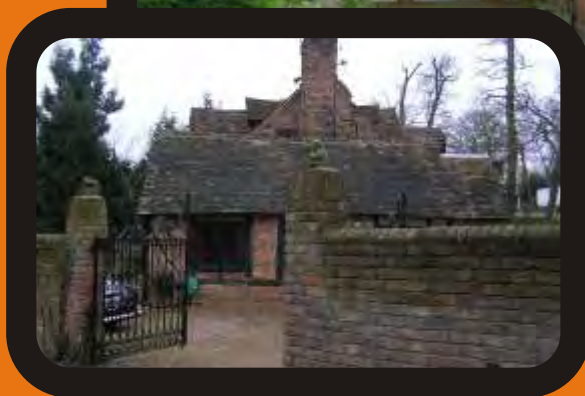
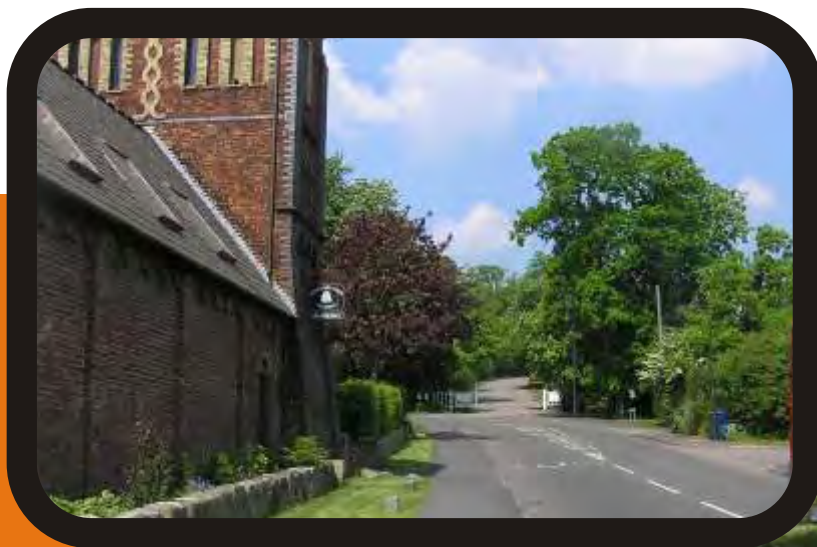


Conservation Area Appraisal and Management Strategy

Pinner Hill



Adopted December 2009

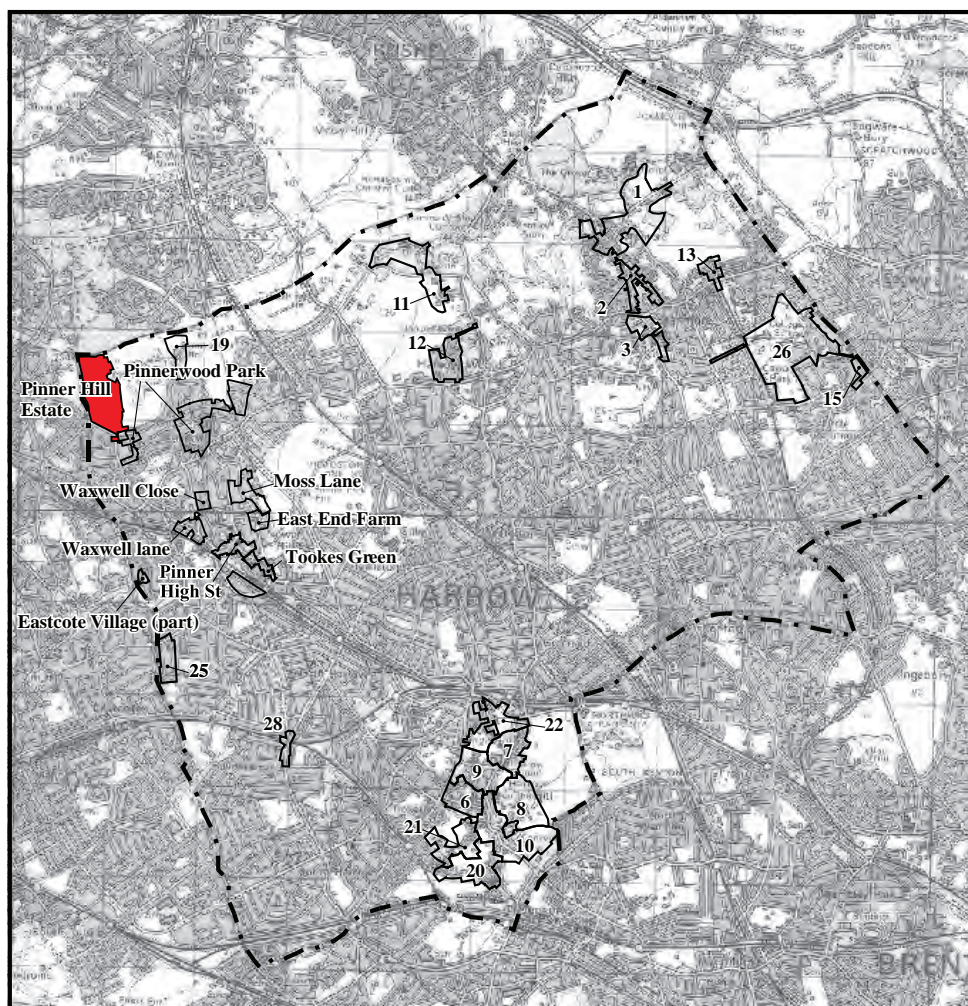
9. Pinner Hill Estate Conservation Area Appraisal and Management Strategy	2
9.1 Introduction to the Conservation Area	2
9.1.1 Introduction	2
9.1.2 Planning Policy Context	3
9.1.3 Summary of Special Interest	5
9.1.4 Short History	5
9.1.5 Archaeology and Geology	8
9.2 The Character of the Conservation Area Today	9
9.2.1 Density of Development, Topography and Plan Form	9
9.2.2 Townscape Character	11
9.2.3 Key Views and Vistas	13
9.2.4 Architectural Qualities	14
9.2.5 Prevalent and Traditional Building Materials and Detailing	21
9.2.6 Streetscape	22
9.2.7 Green Spaces and Ecology	27
9.3 Summary of Pinner Hill Conservation Area	28
9.3.1 Summary and Main Assets	28
9.3.2 Problems, Pressures and Potential for Enhancement	29
9.3.3 Public Consultation	31
9.4 Pinner Hill Estate Conservation Area Management Strategy	31
9.4.1 Purpose of the Strategy	31
9.4.2 Management Proposals	32
9.4.3 Support	35
9.4.4 Article 4 Direction	36
9.4.5 Guidance	36

Appendix 9 Pinner Hill Estate Conservation Area Appraisal and Management Strategy

9.1 Introduction to the Conservation Area

9.1.1 Introduction

9.1 The conservation area of Pinner Hill Estate is characterised by a low density of development as detached houses are sited within large plots that include particularly spacious rear gardens. In combination with this, the area's dense greenery comprises grassed verges and soft boundary treatments, which brings about a semi-rural quality to the area. The rich, mature flora and fauna is fundamental to this character, as the estate was derived from the historic woodland and parkland environment. The estate's close proximity to Oxhey Wood supports this environment and serves to create a secluded and tranquil feel to the area, particularly as estate's roads are private, with the exception of Potter Street Hill and Potter Street. The road layout is informal and is furnished with a soft, sympathetic floorscape that adds interest to the area and complements the greenery of the gardens. The special character is also derived from the high architectural quality of the properties including Tudor revival designs, their historic interest, and the high standard of maintenance of which makes the area a very desirable place to live.



- | | |
|---|---|
| 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 9.1 Context. LBH LA.100019206.2007

9.1.2 Planning Policy Context

Pinner Hill Estate Conservation Area includes the following roads:

Hillside Road Park View Road Pinner Hill Pinner Hill Road (part of)

Potter Heights Close (part of) Potter Street (part of) Potter Street Hill South View Road

- 9.2** On the east the boundary is drawn tightly along the rear curtilage of properties in Pinner Hill and continues along the rear of the golf course's club house, and includes the site of the ice house. It then runs to the east of properties in South View Road. The eastern boundary excludes the golf course itself, which is protected open space and only seeks to include the club house and immediate grounds, which both architecturally and historically are the focus of the estate.
- 9.3** The obvious distinction between the two sides of Potter Street allow the boundary to be drawn so that properties on the northern side, with gardens extending well into Pinner Hill Estate are included. At the southern end of Potter Street Hill the conservation area boundary has been taken into the neighbouring borough of Hillingdon. This is to ensure the inclusion of the front curtilages and grass verge of properties in Potter Street Hill, which would otherwise be excluded if the Borough boundary was followed at this point.
- 9.4** 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 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 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).
- 9.5** There was an existing character appraisal of this conservation area, published October 1990. This required updating to reflect the area's changes. Now adopted, this appraisal, and the linked management strategy replace that 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.
- 9.6** The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 9.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and are set within the broader context of conservation area policy guidance for Harrow contained within 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 should not be taken to imply that such building, feature or open space is of no interest.

9.1.3 Summary of Special Interest

9.8 Pinner Hill Estate CA's special interest is derived from the area's low density of development and surrounding open greenery or wooded environs. There is an overall secluded and tranquil feel to the area that is complemented by the private nature of the estate. The informal road layout and high architectural quality of the mix of styles from Arts and Crafts to Art Deco and Tudor Revival inspired properties, serve to create a unique sense of place. The atmosphere is enhanced by the sheltering of mature trees and hedgerows, as well as the glimpsed views out over Pinner and beyond.

9.1.4 Short History

- Early History

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

9.10 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 farmed throughout the Medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. There is no evidence of an early settlement at Pinner Hill. The site of Potter Heights was found to contain a Medieval Kiln, dating from the late 13th century, the remains of which can now be seen in the Museum of London. However, this was believed to be a 'one off', used by peripatetic potters making Hertfordshire grey wares. The remains were found during the construction of Potters Heights Close. In medieval times Pinner Hill consisted of woodland north of about Park View, and common land south of that to Uxbridge Road. Pinner was granted its own weekly market in 1336, and grew throughout the Medieval period, with the parish church being re-built in the 14th century.

- 16th Century

9.11 The present Potter Street Hill and Pinner Hill (boundary and spine of the conservation area) were in existence by the early 16th century, the former leading into Hertfordshire, the latter crossing the common and going through the woods. At that time the area north of Park View, some 44 acres, was called Spinnells, the name of which survived until 1821. The first house on the estate was built in the 1620s or 1630s by Sir Christopher Clitherow, Lord Mayor in 1635.

- 17th Century

9.12 In 1648, Christopher Clitherow II acquired part of the 125 acre Pinner Wood, from the Lord of the Manor. His purchase included 5 acres, which is now to the south of Pinner Hill Road.

9.13 By the time Sir Bartholomew Shower, owner of the land on the other side of Potter Street in Ruislip, bought Pinner Hill Estate in 1690, there was a small farm on the estate.

- 18th Century

9.14 Towards the end of the 18th century Clitherow's house was rebuilt, quite probably on the original site. A southern extension, which included the turret, was added early in the 19th century, and in 1864 a western range was added resulting in a house three piles deep. At the same time a service wing was attached to the house, and the whole is now the club house of Pinner Hill Golf Club. The club house has received several extensions and amendments to its architecture over the years.

- 19th Century

9.15 The estate was enlarged as a result of the Harrow Enclosure Act of 1803, and by 1821 it included Pinner Wood and extended westwards along the whole of Potter Street Hill, and southwards to about the site of the present Athol Gardens.

9.16 In 1821 the estate was sold to Albert Pell, who extended the pleasure grounds around the house and consolidated the rest into parkland as far south as Pinner Hill Road, but excluding Pinner Wood. He planted shelter belts of trees around the boundary of the estate and along the main track through the estate, now called Pinner Hill. It is the parkland, the wood, and the tree belts which are responsible for the present abundance of flora and fauna. The conversion to parkland led Pell to develop Pinner Hill Farm at the edge of the site of all the farming activity of the property. There had been a chalk mine or burning at that site, and this was continued by Pell. It sits slightly downhill from the estate. It is likely that this location was chosen with the view of keeping the farm out of sight of the mansion house.

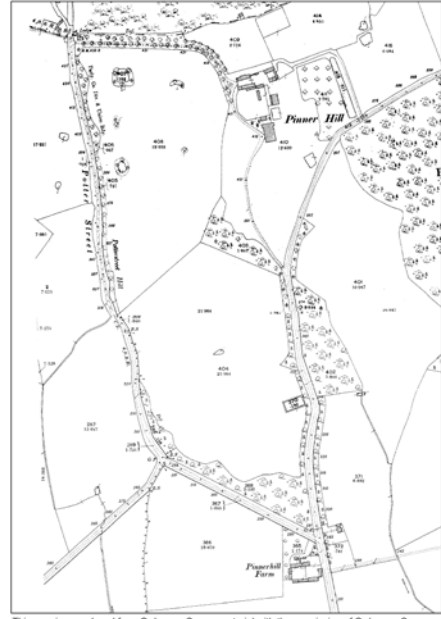
9.17 William Tooke bought the estate for his son Arthur in 1844, at which time it comprised 185 acres and included a country house set in parkland, plus a farmhouse with adjoining lime kiln and chalk pit.

9.18 Arthur Tooke also acquired the adjoining Woodhall estate. He built three towers, one at Woodhall (a dwelling house), one at Pinner Hill House (a clock and bell tower, whose bells were cast in Moscow by a bell founder Demitrius Sameun) and one at Pinner Hill Farm (1862, as part of a stable block). Only the third survives today, and it forms a key landmark of the conservation area. By this time, the routes of Pinner Hill and Potter Street Hill had already been established.



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Picture 9.2 Map of 1864. LBH LA.100019206.2007



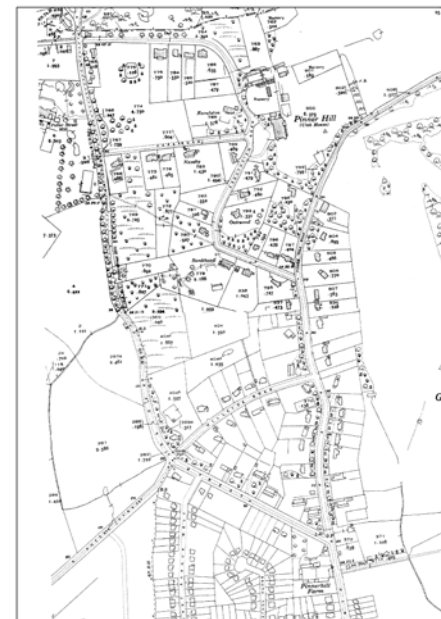
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Picture 9.3 Map of 1896. LBH LA.100020916.2007



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Picture 9.4 Map of 1913. LBH LA.100020916.2007



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Picture 9.5 Map of 1932. LBH LA.100020916.2007

- 20th Century

- 9.19** Today the lime kilns of the 1844 estate are long gone but the mine shaft to the chalk workings was discovered and investigated in 1980. The shaft beside the farm house is 112 foot deep and is the deepest known chalk workings in the UK, with two main galleries some 80 feet long.
- Early 20th Century
- 9.20** The estate remained as one lot until the death of Samuel Lammus Dore in 1919, which was an important stage in the development of the present character of the conservation area. Subsequent to his death, the estate was sold to F. W. Griggs for suburban development, and also the creation of a 137 acre golf course.
- 9.21** After centuries of expansion the estate was now divided up. The well wooded slopes, with fine specimens of oak, ash, elm, copper beech, scotch firs and silver birch lent themselves well to a golf course, which was planned by J. H. Taylor, a well known golfing professional of the time.
- 9.22** In 1929, P. A. Barrow stated in his book *The House Desirable* that it is, 'only within recent years that some of its (Pinner's) estates have changed hands and become available for building'. Griggs formed the company Country Garden Estates Ltd to develop the rest of the estate for housing, selling it off in plots of differing sizes of at least half an acre and a minimum frontage of 70 feet and gardens up to 400 feet in length. It was select and gated. Many of the houses were architect designed.
- 9.23** 'Sans Souci' was one such property built in 1936. It has historic significance deriving from Joachim Von Ribbentrop, the notorious German ambassador to the Court of St. James in the 1930s up until the outbreak of the Second World War, for whom it was built. When Von Ribbentrop returned to Germany in 1938, the house then passed to Hermann Goering's sister and after her internment on the Isle of Man it was subsequently used as an RAF officers mess.
- Late 20th Century to Present Day
- 9.24** By 1976 some 80 plus houses had been built on Pinner Hill, all within substantial grounds. The only major undeveloped sites were a wooded plot on Potter Street Hill (now Potter Heights) and a similar larger plot on the corner of Hillside Road and Potter Street Hill (now the site of Meadow View, Tresanton and La Corbiere).
- 9.25** Since the 1970s the estate has continued to develop, either with new houses on the subdivision of larger plots, or through the redevelopment and extension of existing properties. The laying and introduction of new driveways have been common changes. These alterations, if left unchecked and not properly controlled, could undermine the very characteristics that make the area so attractive and as such there are Article 4 Directions to control development within the conservation area and to mitigate against unsympathetic change.

9.1.5 Archaeology and Geology

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

9.2 The Character of the Conservation Area Today

9.2.1 Density of Development, Topography and Plan Form



Picture 9.6 Arts and crafts style properties



Picture 9.7 Entrance to Pinner Hill



Picture 9.8 Greenery

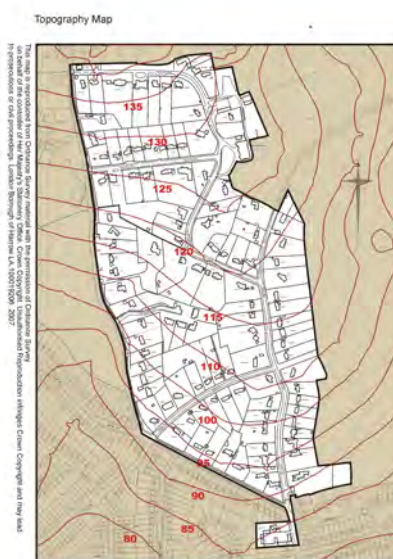


Picture 9.9 Boundary treatment to Pinner Hill Farm

9.27 The low density of development is essential to the special character of the area. The area's origin as one large estate and its eventual subdivision into spacious plots has allowed for this.

9.28 Pinner Hill Farm is on the edge of the conservation area but is historically linked and is therefore equally as important, albeit with differing characteristics. The former farmyard consists now of residential and office buildings set around a square shaped central courtyard, the layout of which is historically and architecturally important. The garden land here is important as a reminder of the farmstead's agricultural origins and provides a sense of place, as well as acting as a buffer area from surrounding 20th century urban developments.

- 9.29 The planned subdivision of Pinner Hill Estate in the 1920s led to a certain level of regularity to the plan form, as all properties were built to face onto roads, and all have a reasonably regular building line in terms of distance from that road.
- 9.30 The plan form of Pinner Hill Estate is otherwise characterised by gently curved roads that form a rough grid pattern. This is because they were laid out to retain the most longstanding roads of Pinner Hill and Potter Street Hill, to act as subsidiaries linking these together, and to enable the incorporation of the remaining land by running east to west. Pinner Hill is notable as the principal route into the estate and for its linkage of two of the earliest properties, Pinner Golf Club and the buildings of Pinner Hill Farm. Potter Street Hill provides the western boundary of the conservation area.
- 9.31 South View Road provides the area with a particularly distinct aspect to its plan form due to its erratic zig-zag route. This sinuous character of the area is important as it shows the estate was planned to reflect its informal routes, and in the same way the plot sizes and building floor plans reflect the speculative nature of development. The differing architectural styles and building sizes add interest and character to the area, in the same way as the area's sloping topography elevates Pinner Hill, enhancing the privacy of the estate and allowing for views out over Pinner and beyond. The positioning of the estate, combined with gently sloping roads creates a strong sense of place, which the dense boundary planting and canopy of woodland trees only serve to enhance.
- 9.32 Park View Road is a unique aspect of the estate's plan form because it does not deviate and is a very linear route. Potter Heights Close is also unique as it forms backland development running from Potter Heights Hill. The dwellings here should not represent a precedent for backland development, as this style of development can significantly detract from the overriding and special character of a conservation area, and additional development is likely to do so here.



Picture 9.10 Topography

9.2.2 Townscape Character

- 9.33** The area can be divided into two main character areas: Pinner Hill Farm and the Pinner Hill Estate, as shown on map 9.11.



Picture 9.11 Character areas. LBH
LA.100019206.2007

- Pinner Hill Farm Character Area

- 9.34** The small area to the foot of the conservation area is Pinner Hill Farm. This area is characterised by a central courtyard defined by the layout and footprint of the surrounding buildings, helping to retain the feel of this as a typical small farmstead. The farmstead comprises a farmhouse to the north, a folly to the east and ancillary barns. Although all properties are redundant of their former agricultural use, the intended visual character of most buildings as functional agricultural buildings is allowed to remain. For instance, windows for comfortable residential use have been carefully added in a restrained and sympathetic way to avoid breaking the characteristic uninterrupted walls and roofs. The courtyard is left open and the former barns remain subservient in size to the main farmhouse, without extensions, which would detract from the historical and social importance of the site and the hierarchy of the group. The farmstead is Grade II listed for its group value.

- 9.35** Importantly there is plenty of green planting to the rear of all buildings and good areas of open courtyard space to act as a buffer from the otherwise urban environs. This forms an important setting as it is a reminder of the agricultural origins of this as a farmstead amongst, what would once have been, surrounding open land.

- Pinner Hill Estate Character Area

- 9.36** The overall character of the estate can be summed up as being semi-rural, with its low density development, set within dense greenery and furnished by soft floorscapes and boundary treatments. Such qualities form the setting to residential properties of high quality architectural design and materials including Art Deco, Tudor Revival, Arts and Crafts and Neo Classical inspired designs. There are good short distance views to architecture and greenery, and occasional longer distance views to surrounding open land. Thus there is an overall uniformity to the character of the area, but with slight variations from road to road.
- 9.37** Properties are detached, set comfortably within spacious plots and do not exceed three storeys. This quality is strengthened by dense and sheltering vegetation. Indeed, on the whole, whilst viewing one property, most others are not immediately apparent, with the exception of the more open Park Hill Road, and Hillside Road. Most properties, especially those built prior to 1971, are not fully visible from the road, due to well-screened and landscaped gardens.
- 9.38** On walking through the estate glimpses, of the surrounding golf course and wooded areas, are caught between masses of tree planting and sometimes also between buildings. This is particularly the case when looking east and south along Pinner Hill, and when looking west from Potter Street Hill. Such views serve to emphasise the low density, semi-rural qualities of the estate. They give depth and distance from surrounding development creating a sense of seclusion.
- 9.39** The overall sense of enclosure and privacy is the historical legacy of Pell's shelter belts of trees along the boundary of his estate and the old trackway through it. This atmosphere is strongest along Potter Street Hill as it is heavily banked on either side by dense trees, ivy and shrubbery, which creates a green tunnelling effect in places. Pinner Hill, Hillside Road, South View Road and the initial stretch of Potter Heights likewise have dense shrubbery as boundary treatments. The gently curving nature of these roads mean views of the entire street are not possible, which enhances the area's privacy and low density of development.
- 9.40** The greenery is less dense along Park View Road and Hillside Road because neither was part of the boundary or old road of the estate. Boundary treatments are not as heavy and grass verges are absent here. This gives a relatively open character to these roads, particularly with their fairly straight run. Nevertheless a sense of enclosure is apparent as long distance views are not possible from these roads, and the greenery remains quite heavy, sheltering one property from the next.
- 9.41** Throughout the conservation area, there is a uniform tranquil character. However, the urban fringes are apparent, especially along Potter Street Hill, where traffic is heavier because this is not part of the private estate. These factors create a slightly more noisy, urban and busy character, particularly towards the south.



Picture 9.12 View downhill towards Pinner Hill Farm



Picture 9.13 Tile hanging



Picture 9.14 Roofscape



Picture 9.15 Open character on South View Road

9.2.3 Key Views and Vistas

9.42 The layout and topography of the conservation area gives rise to good clear views and vistas. The estate's roads tend to be narrow and gently wind up the hill allowing for pleasing vistas of streetside greenery and glimpses of properties either side. Also, the sloping topography and occasional gaps between dense vegetation means long distance views to the horizon are suddenly revealed. This is the case, even in central parts of the conservation area. These views are important as they emphasise the tranquil quality of the conservation area and provide a sense of solitude. For example, along Pinner Hill and Potter Street Hill there are long distance views to the south and west. Along Potter Street Hill again there is a good long distance view to Harrow on the Hill and St. Mary's Church Spire, the landmark of Harrow. The connecting road of Hillside gently slopes away from Pinner Hill until it meets Potter Street, yielding good views of countryside beyond.

- 9.43 The layout and topography means there are excellent views towards the grade II listed Folly in Pinner Hill Farm (picture 9.12). This is because it is set forward of the farm buildings. It is also its interesting architectural qualities that allow this property to form a focal point, especially from its use of different coloured bricks, brickbanding and also its tall tower. In fact it was always intended to be valued for its appearance, as it was designed as a Folly rather than a truly working building.
- 9.44 The architectural qualities of the area's buildings help to form key views. Towards the north of Pinner Hill and South View Road, and also along Potter Street Hill, these views tend to be more open. Looking down Pinner Hill, the gable end of Pond Cottage forms a key view through the planting at the junction with Hillside Road. The tall decorative brick chimney (with separated chimney stacks) of Link House (picture 9.26) also forms the source of a key view.
- 9.45 The views of greenery are also important. There are good views through tunnels of dense greenery and longer distance views towards vegetation. The areas of surrounding open land also form the source of key views as this helps create the semi-rural character of the area.
- 9.46 Views are provided on the following map. These are not exhaustive, but are intended to indicate the types of views that are important to the area.



Picture 9.16 Key views. LBH LA.100019206.2007

9.2.4 Architectural Qualities

- 9.47 Although there is no overriding character to the estate's architecture in terms of scale or design, there is some uniformity and continuity represented in the use of high quality materials, which are often intricately and decoratively used. Hand-made materials predominate and include red/brown bricks, red/brown plain clay roof tiles,

red plain clay hanging tiles, timber, white render and the occasional use of stone to add grandeur to some properties. The buildings can be divided into four categories, those that preserve the conservation area, those that positively enhance the area, locally listed buildings and statutorily listed buildings.



Picture 9.17 Gable ends



Picture 9.18 Tall chimneys



Picture 9.19 Steeply pitched roofs

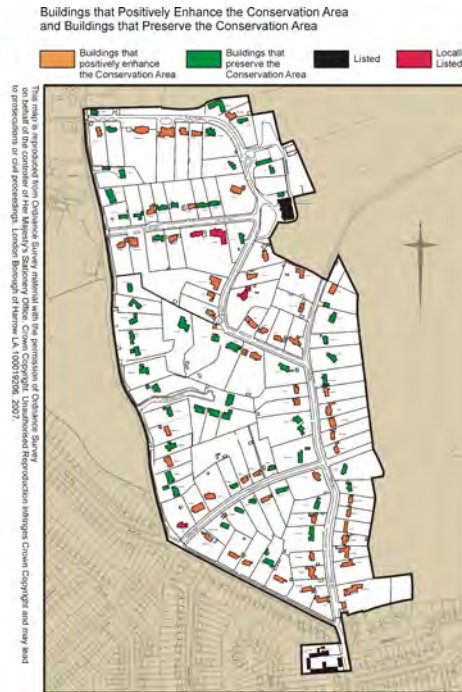


Picture 9.20 Tiled roofs

- Pinner Hill Farm

9.48

The former farmyard of Pinner Hill Farm is reasonably small. The farmhouse is set within the grouping and has a simple cottage character but demonstrates an elegance which is derived from the quality of red bricks and recessed sash windows below neat gauged red brick arches and brick dentil course below the eaves. The surrounding ancillary farm buildings relate well to the farmhouse in terms of use of materials, including brick banding. They are typically smaller in height and subordinate in decoration. The Folly is however the exception to this rule and was designed as a landmark feature. Its larger scale combined with the building's decorative and bright coloured brickwork in the French style make it a unique and important piece of architecture within the conservation area.



Picture 9.21 Positive buildings.
LBH LA.100019206.2007

- Pinner Hill

9.49 Within Pinner Hill Estate all buildings are fairly large in size, although there are also a few buildings with a more cottage feel. Despite the large dwellings on larger plots, the sheltering of greenery prevents buildings from becoming overly dominating within plots or within the streetscene. The buildings do not exceed three storeys in height and where a third storey is present, this is likely to be in the roof, served by small dormers, conservation style rooflights, or lanterns, so as to minimise the apparent bulk.

9.50 Due to the time in which much of the estate was laid out, there is a notable use of Tudor Revival or Arts and Crafts style architecture, the latter of which allows for a cottage feel to these properties. Otherwise the variety of architecture is evident, with styles ranging from Art Deco to Neo Classical. The use of detailing and materials do however create unifying features, which combined with the detached nature of the properties and their generally large scale, help to provide elements of continuity within the conservation area.



Picture 9.22 The landmark folly



Picture 9.23 Entrance to Pinner Hill Farm



Picture 9.24 Golf club clubhouse

- Tudor Revival

- 9.51** Tudor Revival inspired designs reflect the national trend at the turn of the 20th century. In recognition of their importance and quality, all locally listed buildings within the conservation area are of the Tudor Revival style. Such designs include an asymmetrical and rambling plan form, with nooks and crannies rather than straight lines.
- 9.52** Properties built in the Tudor Revival style tend to include exposed decorative timbers set against render or brickwork, as well as the use of clapperboarding or clay plain tile hanging. These elements tend to feature at first floor only, to allow for a contrast with detailing below. Jettied gable ends are also present and help to create juxtaposition, giving added character to the form. Another feature is the use of decorative brick infill panels, such as a herring bone pattern.
- 9.53** The fenestration tends to be irregular. Windows often incorporate square leaded lights, and oriel windows can be found. Doorways are found with a two centered Tudor arch above them, which is an important contribution to this style.
- 9.54** The rambling form also extends to the roofscape, which can include various gable ends of differing size and direction, occasionally with small scale hipped dormers to complement. Such roofs usually have red/brown plain clay tiling and prominent, tall decorative brickwork chimneys which occasionally project all the way down side elevations, splitting into two chimney stacks at the top.
- 9.55** Examples of the Tudor Revival include, ‘Naseby’, in Park View Road, designed by J. E. Salisbury and built by Country Garden Estates Ltd for Griggs, and ‘Oakwood’, designed by L. J. Williams and built by the same company. Both are locally listed and sketches of their original front elevations, which remain mostly intact, are shown below. ‘Pond Cottage’ in Pinner Hill and ‘Monks Rest’ in Hillside Road have also been locally listed and are inherently linked by their common architect, Blunden Shadbolt, who has been described as one of the most skilled in building houses of the Tudor Revival. The timbers of ‘Monks Rest’ are said to have come from an old Friar House at Horley, which dated from about 1400. Its historic importance is strengthened as being exhibited at the Ideal Home Exhibition in 1924, where over

100,000 people passed through its old oak doors, including King George V. 'Pond Cottage' is also of further interest for its historical association, as it was built for songwriter D'Auvergne Barnard.

9.56 'Link House' is a particularly notable example of the Tudor Revival for its prominent and decorative chimneys which point to the skill of the craftsmen that created them, and also for its use of stone lintels.

- Art Deco

9.57 The conservation area's Art Deco architecture was inspired by the international movement from 1925 to 1939, the style of which sought to emphasise geometric shapes. The estate's Art Deco inspired properties therefore have a clearly defined overall form as opposed to the organic nature of the Tudor Revival. All have a consistent low scale horizontal emphasis with hipped roofs. The chimneys are less prominent to give greater focus to the overall horizontal form, but are important features nonetheless in providing consistency to the roofscape of the conservation area. Any additional height or lengthening of chimneys would destroy this intended architectural style.

9.58 The properties have strong lines and geometrical forms in their design. For example, the red clay roof tiles are often curved (shaped somewhat like ridge tiles) or clay pantiles are used. Windows include curved areas and a common feature is a front ground floor veranda extending almost the full width of the front elevation with gently curved archways separated by pillars. In recognition of their focus on clear and distinct geometrical shapes they occasionally use V-shaped floorplans adjusted at an angle so that the inner centre of the 'V' faces the road.

9.59 Art Deco properties tend to be rendered to give a sleeker, more modern character. Examples of this design include 'Sunbeams', 'Logi', 'Redwings' and the particularly notable 'Sandalwood', with its purposefully steeply sloping roof. There are many Art Deco inspired dwellings along Potter Street Hill, which use the area's typography to their advantage, being set in so as to strengthen their horizontal emphasis.

9.60 'Sans Souci' was built in 1936 and was created out of specially imported bricks from Germany. The portico entrance and period full length windows are notable.



Picture 9.25
Projecting bricks



Picture 9.26
Attractive
chimney



Picture 9.27
Stone lintels



Picture 9.28 Decorative
brick panels



Picture 9.29 Rendered
facades



Picture 9.30 Oval windows

- Arts and Crafts

9.61 The Arts and Crafts Movement was inspired by the emphasis on the skill of the craftsman, which gives a traditional appearance to these properties. These are often smaller than the other properties of the conservation area, perhaps due to this focus on detail and the intended cottage feel. They include handmade and decorative clay roof tiles on steeply pitched roofs, allowing for a variety of tones. Tile hanging is used elsewhere, sometimes with decorative tile banding detail. Tile hanging is used to create a contrast with areas of brickwork. Much like the Tudor Revival inspired house, occasionally the first floor is jettied to help emphasise the contrast between tile hanging and brick below.

9.62 Some windows are adorned with shutters, which is also an element seen in some of the Art Deco properties. The often used timber leaded detail overlaps with the Tudor Revival style. Bargeboards are also used on some gable ends with pinnacles on top.

9.63 The roofscape is often the clearest sign of the Arts and Crafts building's irregular form. This is usually defined by steeply pitched roofs, often combined with a cat slide roof and gable ends facing various directions. Where buildings demonstrate half hipped roofs, these tend to be of a more regular, or symmetrical design. Prominent, and sometimes decorative brick chimneys are often used to emphasise the building's particular form, symmetrical or otherwise, and are a key feature of the Arts and Crafts movement.

- Neo Classical Inspired Architectural Design

9.64 The Neo Classical inspired buildings are notable for their use of bright red brick, symmetrical square or rectangular frontages and sash windows. The use of centrally positioned porches with ionic columns is key to the architectural style. These properties appear visually grander than the others because of their regularity of architectural features and symmetrical design, but they also tend to be larger in scale.

9.65 Classically inspired dwellings are elegant, often with simple brick banding with the use of one or two rows of projecting bricks, and can feature stone or brick quoins to create a more robust appearance. Doorways with a triangular pediment are also occasionally used. Neo Classical inspired properties include, 'Woodstock', 'Gunfleet', 'South View Lodge' and 'Linden House'

- Extensions

9.66 There is increased demand for extensions in this conservation area, which could damage the low density of development that forms an integral part of the special character of the area. It is important therefore that spaces between buildings are not impinged upon and that reasonably sized gardens are not compromised.

- Relatively Unique Architecture in the Conservation Area

9.67 The Golf Club's club house is a focal point for the area, partly because of its historic interest as the earliest remaining property, dating to the 18th century, but also its unique High Victorian Gothic detailing and use of banded brown and cream brickwork. It is two storeys with three canted bays, each gabled, and a centrally positioned entrance (see picture 9.24). It is grade II listed.

9.68 An ice house lies 40 meters north-east of the club house, shaded by a yew tree on the east. When it was excavated it was found to consist of a brick main chamber with a domed roof, and a tunnel which runs from the basement of the original clock tower. Another tunnel was found leading from this basement, which it was assumed, originally led to Pinner Hill House. The ice house is also grade II listed.



Picture 9.31
Thatch roof



Picture 9.32 Decorative tile hanging



Picture 9.33
Classically inspired doorway detailing



Picture 9.34 Leaded casement



Picture 9.35
Timber casement



Picture 9.36
Stone quoins and window surrounds

9.2.5 Prevalent and Traditional Building Materials and Detailing

- 9.69** The local Arts and Crafts and Tudor Revival properties are notable for their handmade roof and façade tiles, which vary tonally from red to brown to give a visually interesting overall appearance. It is important to retain such variety in any replacement works. The use of high quality materials and other detailing is particularly important for these styles since their focus was on the skill of craftsmen. Such detailing includes Tudor arched doorways, decorative brick panelling, timber details, jetties and oriel windows supported by timber brackets. These designs are noteworthy for projecting brick chimneys along the side elevation of the property.
- 9.70** The use of varying materials and colours between floors or on different areas of an elevation serves to add interest to properties, whether this be render applied to first floors to contrast with brick on the ground, or brick banding or quoins used against white render.
- 9.71** Commonalities between architectural styles include brick or stone quoins, shutters and chimneys that project above the roof slope. Steeply sloping pitched roofs with both hipped or gable ends and sash and casement windows of high quality timber

are also unifying features. Casement windows are most common, particularly with square or diamond leaded lights. All the above add interest and focus to the designs and create elements of continuity within an otherwise assorted streetscene.



Picture 9.37 Bonnet ridge tiles



Picture 9.38 Deep red clay tiles



Picture 9.39 Box windows



Picture 9.40 Small hipped dormers

9.2.6 Streetscape

9.72 The floorscape and boundary treatments add vital elements to the semi-rural townscape qualities of the area and are considered in the following paragraphs.

- Floorscape

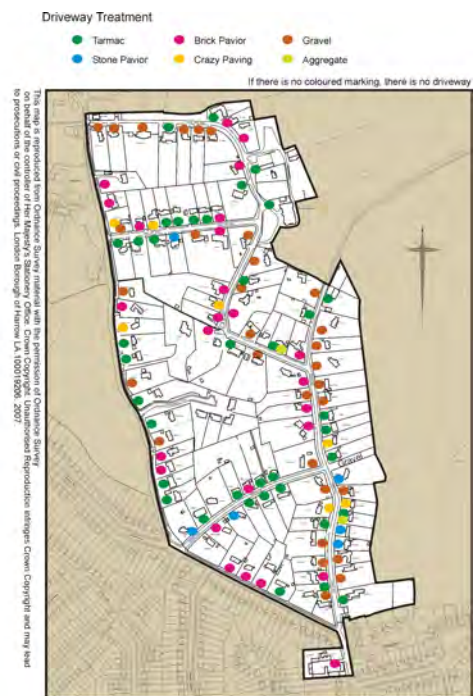
9.73 There are only a few short stretches of pavements which helps maintain the informal 'country lane' feel to the road layout. Likewise the absence, or restrained use of, road markings help to retain this semi-rural atmosphere. The grass verges of differing widths that exist throughout the estate considerably soften the edge of the road and add variety to the character of the area. Hillside Road is flanked by grass verges to

begin with, but these merge into the front gardens of some houses. In places small culverts are situated between the boundaries of gardens and the grass verge. Sometimes trees are planted on the verges, other times they are demarcated by roadside stones or posts. The overall impression is of a soft floorscape which complements the high degree of tree cover, often apparent overhead.

- 9.74** Where verges are absent, the associated dwellings are nearer the road, disrupting the building line, and often with less planting. Such locations are generally not in keeping with the overall character of the area. Also, Park View Road contains houses with large open driveways that disrupt the green verge and other characteristic dense greenery at regular intervals, with the houses standing on slightly higher ground. In general, the more modern of houses have more open gardens with less planting.
- 9.75** Where driveways exist most are of informal materials, such as shingle and gravel, which do not distract from the softness of the verges. However, at intervals around the estate the street scene is disrupted by the introduction of unsympathetic access-ways, in terms of design and materials, with the use of large expanses of red brick pavements in some instances. The bright colour and hard urban form of inappropriate treatments, combined with a lack of screening, imposes on the soft street-scene. Likewise, by designing these treatments so they interrupt stretches of grass verges they detract from the characteristic soft and semi-rural character of the area.
- 9.76** The sloping gradient of the driveways along Potter Street Hill could prove problematic if shingle or gravel were used, therefore here gravel or shingle should be bound but used sparingly so that rain water is allowed to soak away into the soft landscape that would be expected either side. Driveways with scope for enhancement are highlighted on the map above. The top of Pinner Hill and the footpath which runs from South View Road northwestwards to Potter Street Hill, is well planted and differs from the remaining conservation area as it becomes an unmade route and is particularly sheltered. This provides an especially undeveloped and semi-rural quality to this area. The latter also provides good views across the estate.



Picture 9.41 Grass verges and pavements



Picture 9.42 Driveways



Picture 9.43 Boundaries



Picture 9.44 Uncommon gates

- Boundary Treatments

- 9.77** Boundary treatments are important to the conservation area as they add to the informal and soft landscaped character. These vary from above eye level hedges to dense clusters of shrubs, often on the top of banks. The boundary between houses is usually just as well planted, with dense clusters of mature trees facing onto the road.
- 9.78** In places, wooden fences have been introduced. These fit in with the soft character of the area, but care should be taken to ensure these are not installed at the expense of removing characteristic greenery. Fences though fit in considerably better than the use of iron or other treatments of hard modern materials. The latter have a harder urbanised feel that detracts from the character of the area.
- 9.79** Informal treatment of boundaries and grass verges contribute greatly to the soft quality of the area. Potter Street Hill and higher up Pinner Hill have particularly well planted boundaries with well-screened houses. The northernmost section of South View Road is perhaps the most densely planted, with narrow verges, giving a sense of enclosure, not unlike that of dense woodland.
- 9.80** However, along Park View Road and Hillside Road the lack of verge and boundary planting, together with the introduction of a brick wall, serves to open up the street scene and detract from the roadscape to some extent. Likewise, green boundary treatments become less dense which, combined with the loss of the verge and the imposition of newer buildings and large extensions close to the road, causes the building line to change and the street scene to open.
- 9.81** Properties either have an open driveway or use a timber gate, that in most cases is usually left open. Both these features preserve the soft and informal character of the area. However, there have been a small number of instances where metal gateways or other more solid and ornately decorative materials have been installed. These can be inappropriate as they tend to present a harder and more urban feel, which in most cases is at odds with the semi-rural character of the area.



Picture 9.45 Open driveways



Picture 9.46 Farmyard gates



Picture 9.47 Timber gates



Picture 9.48 Ornate metal gates

- Street Furniture

9.82 The street furniture of the area comprises two traditional pillar boxes which form a pleasing aspect of the street scene. The few telegraph poles in the area are not intrusive, mainly due to their siting and the extensive tree cover around them. Importantly there is a grade II listed cast iron post dating to 1861 outside the lodge of the east side of Potter Street Hill. This was designed by Henry Grissell as a coal and wine tax post and was cast in the Regents Canal Iron Works. It is owned by the City of London and is relatively rare, and would benefit from repair work.

9.83 The lack of street furniture is important as it enhances the semi-rural uncluttered nature of the area. Any new items should be carefully considered and only introduced where they are in keeping with the area's character and are necessary.

conservation area status (under section 211 of the Town and Country Planning Act 1990) as well as numerous Tree Preservation Orders that have been served in the area, (under sections 198 and 199 of the Town and Country Planning Act 1990).

9.86 The central area of the golf course, just outside the boundary of the conservation area, is a small area (2 ha) of ancient woodland known as Pinner Wood. This is one of the most interesting habitats of the wider area and thus provides a good setting to Pinner Hill. It is protected given its location as part of the setting to the Pinner Hill CA and its Area of Special Character and green belt status. The woodland composition varies somewhat from east to west. Initially the canopy is dominated by ash and oak standards with an understorey of hawthorn, but moving further west the land rises towards Pinner Hill and the soils become rather more acidic. Hornbeam takes over as the main canopy tree, with some oak and beech, while birch colonisation occurs in the more open areas. The shrub layer is sparse, although coppiced hazel stools and small holly bushes occur sporadically. Typical woodland-floor species include male and broad bucket-ferns, bracken, and violets.

9.87 Pinner Hill itself has long been known as a locality of considerable botanical interest, formerly boasting such Middlesex varieties as tutsan, a plant of ancient woodlands now almost extinct in the county, and the long since disappeared frog orchid as well as autumn lady's tresses.

9.88 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. The Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.

9.3 Summary of Pinner Hill Conservation Area

9.3.1 Summary and Main Assets

9.89 The assets of the conservation area derive from the combination of factors that form its main characteristics. These include:

- The location of the estate within the green belt and the associated rural quality, derived from low density of development
- Individual houses in a range of architectural styles sited within large plots, with large rear gardens, often with a high degree of planting
- Street-side greenness, contributed to by grass verges and soft boundary treatments
- Informal road layout with a soft, sympathetic floorscape, adding interest and complementing the street-side greenness
- Statutorily listed and locally listed buildings, supported by a general high standard of architectural design
- Usually a high standard of maintenance of properties, grounds and verges
- Rich flora and fauna derived from the historic woodland and parkland environment and the close locality of Oxhey Wood

9.3.2 Problems, Pressures and Potential for Enhancement

9.90 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. However, the Council is mindful that Pinner Hill is a private estate.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings	Throughout	The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens. The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.
Hard boundary treatments and gates across driveways	Intermittent throughout the conservation area	Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery. Likewise, gates are not usually appropriate in this semi-rural, informal environment.
Buildings not respecting the original building line	Along Potter Street	A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside Maintenance	Throughout	Since the majority of the area is a private estate the local residents have a responsibility for maintaining the streets. The Council collects rubbish but is not involved in any other maintenance issues. Some local residents have expressed concern about getting sufficient contributions to fund grass verges and re-tarmacing. The grass verges are important in retaining the semi-rural feel to the area whilst this and the well-maintained tarmac is important in retaining the well cared for character to the area. A lack of funds may mean the special character of the area will suffer in the future.

Pressures, Issues or Potential for Enhancement:	Address:	Description:
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the area's semi-rural character. Metal railings would be inappropriate due to their hard, urban character, and high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.
Cast Iron bollard boundary marker	North west corner	This is in a poor condition suffering from rust.
Swimming pools	Throughout	A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.
Overuse of rooflights	South View Road	Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.
Litter Bins	Throughout	Litter bins impact on the character of the conservation area and would benefit from some screening.
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

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		very visually obtrusive and alter this area's special interest which is derived in part from the large gardens and the high quality architectural character.
Porches	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
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.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

9.3.3 Public Consultation

9.91 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.

9.4 Pinner Hill Estate Conservation Area Management Strategy

9.4.1 Purpose of the Strategy

9.92 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.

9.93 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.

9.4.2 Management Proposals

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

Pressures, Issues or Potential for Enhancement:	Address:	Description:
<p>Pressure for large extensions including two storey side and rear as well as new buildings, including garages and large outbuildings</p>	<p>Throughout</p>	<p>The properties within this conservation area are detached, of reasonably large scale and set within substantial gardens.</p> <p>The increasing pressure of alteration and development threatens to damage the original character of the buildings by removing original fabric and / or by detracting attention from the original design. It also threatens to reduce the size of the large gardens that form an important setting to these properties, which would disrupt the continuity in the plan form of the area.</p> <p>The Council will consider an Article 4 Direction to control outbuildings in gardens. This will require further analysis and consultation.</p>
<p>Hard boundary treatments and gates across driveways</p>	<p>Intermittent throughout the conservation area</p>	<p>Iron railings or other urban materials are at odds with the soft, informal and semi-rural character of the area. Their formal appearance creates a harder, more urban character, particularly as their installation often involves the removal of characteristic greenery.</p> <p>Likewise, gates are usually inappropriate.</p> <p>Boundary treatments are considered further below to address the 'theft and the resulting pressure to adopt security measures' issue.</p>
<p>Buildings not respecting the original building line</p>	<p>Along Potter Street Hill</p>	<p>A number of the more modern buildings do not respect the original building line and instead are set forward of it. This appears out of keeping, particularly as it often means less of</p>

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		the characteristic dense boundary planting and less public greenery such as grass verges along the streetscene.
Streetside maintenance	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Theft and the resulting pressure to adopt security measures like CCTV and high fences/metal railings.	Throughout	Theft and burglaries are an issue in the area. The knock on effect of such a problem is the pressure for security measures which incrementally could affect the special character of the area. The introduction of CCTV cameras or high urban fencing are elements which are at odds with the semi-rural character of the area. Metal railings would be inappropriate due to their hard, urban character. Wooden fencing with trellis along the top clothed with greenery could be appropriate but high fences would be inappropriate where they result in the removal of green boundary treatments and where they act as a barricade to the property and views towards it. This is particularly true on the front boundary to any property. Vegetation with natural thorns or spikes can act as a useful deterrent.
Street lighting	Throughout	The street lighting throughout the area is varied. If the opportunity arises for this to be updated a significant enhancement could be made here. Continuity of the streetlamps is most important.
Schoolchildren passing through the area drop litter	Throughout	This detracts from the well-maintained character of the area. The Council intends to write to neighbouring schools to make them aware of the issues.
Pressure for hard surfaced front gardens/forecourts/driveways	Throughout	Pinner Hill Estate Conservation Area relies on its informal semi-rural character, derived partly from its quality and density of planting and greenery. Pressure for hardsurfacing therefore could detract from this quality thereby compromising the character of the area. Similarly, the use of inappropriately hardsurfaced access-way designs and

Pressures, Issues or Potential for Enhancement:	Address:	Description:
		<p>treatments also detract from the soft, rural qualities of the area. For example, where hard and/or vivid materials have been used for such development, often together with a lack of remedial planting, the informal and soft character of the area is lost and the sustainability is damaged.</p>
Cast Iron bollard boundary marker	North west corner	<p>This is in a poor condition suffering from rust and would benefit from restoration. The Council will make the City of London aware of its state of repair and will look at funding options, such as a grant from Harrow Hill Trust to raise money to aid in its protection.</p>
Swimming pools	Throughout	<p>A large amount of soft landscaping in the gardens of properties is characteristic of the conservation area. Swimming pools reduce the amount of soft landscaping. They create a harder appearance to the gardens and reduce the permeability of the land.</p>
Overuse of rooflights	South View Road	<p>Occasional overuse can create cluttered and obtrusive roofslopes at odds with the otherwise traditional character of the architecture.</p> <p>The Council will consider an Article 4 Direction that would control alterations to the roof. This would require further analysis and consultation</p>
Litter Bins	Throughout	<p>Encourage the screening of litter bins. Where possible encourage additional planting to enhance the area.</p>
Outbuildings	Throughout	<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 for outbuildings so that any new outbuildings would preserve the character of the area.</p>
Porches	Throughout	<p>Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.</p>

Pressures, Issues or Potential 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 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 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>
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.

9.4.3 Support

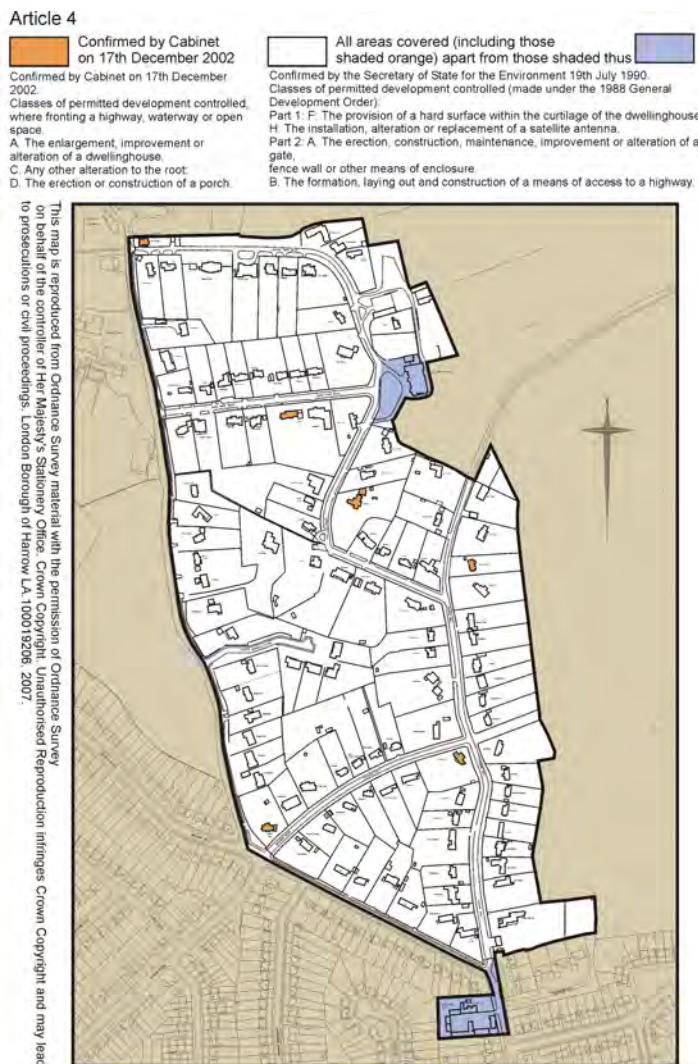
9.95 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as the Pinner Hill Estate Residents Association, and national societies such as the 20th Century Society. They should be involved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

9.96 The above enhancement and improvement proposals and other possible future schemes require funding. Much of the works would need to be completed by private owners but the council will continue to apply for grants wherever possible, for example, to the Harrow Hill Trust. There may also be scope for securing planning gain funds towards improvements to the public realm, where the Council is responsible for these.

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

9.4.4 Article 4 Direction

9.98 There is an Article 4 Direction in place to control aspects of development that could damage the special character of the area. The properties it refers to and the items of development that are controlled are shown by the map below (see picture 9.51).



Picture 9.51 Article 4 Directions

9.4.5 Guidance

Maintaining Pinner Hill 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 by all new development should:

- a) Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- b) Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- d) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- e) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as timber windows and doors, oriel windows, eyebrow windows, hanging, sloping and ridge red clay tiles, decorative bands of tiles, white render, clapperboarding, jetties, decorative brick infill panels, chimneys, Tudor arches, bargeboards, pediments, brick banding, quoins and 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 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. The front and side roofs will be protected from dormers and rooflights.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate the originals.
- 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 is carefully sited to protect streetscene views and built fabric.

Maintaining Pinner Hill Estate Conservation Area's Greenery and Open Spaces

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

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.

- d) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- e) Discourage development that adversely affects significant trees.
- f) Seek to retain, or where necessary, replace street trees.

Protecting Pinner Hill's Archaeology

- a) Harrow Council recognises the archaeological importance of Pinner's conservation areas 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 Pinner's archaeological remains.

Protecting Pinner Hill'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.
- 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 will be encouraged and wherever practicable, use of appropriate traditional materials in replacement floorscapes.