

Eastcote Park Estate

Conservation Area Appraisal



HILLINGDON
LONDON

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Eastcote Park Estate

1.0 INTRODUCTION

Introduction

1.0 Eastcote Park Estate was designated an Area of Special Local Character in 1988. It was so designated because of the design quality of the houses, their garden settings, mature gardens and the creative curving layout which offers attractive views into and out of the estate.

1.1 Following a review of Areas of Special Local Character in 2006 and the support



View looking south along St Lawrence Drive

shown by local residents during a period of public consultation, the Council resolved to upgrade the designation to that of a Conservation Area in March 2007.

Planning Policy context

1.2 This appraisal is set within the wider Conservation Area Policy guidance contained in Hillingdon's Unitary Development Plan, the forthcoming Local Development Framework and within national policy provided by PPG 15 and the 1990 Town and Country Planning Act (see below). The appraisal will be a material consideration in determining planning applications within the Conservation Area.

1.3 In sections 69-71 of the 1990 Act, Local Authorities have been given the duty of designating Conservation Areas and formulating proposals for the preservation and enhancement of their Character and Appearance. Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15 1994) sets out further advice on methods of appraisal of Conservation Areas. In Part 1, Section 4.4, the Guidance states that :-

"The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it."

Nature of this appraisal

1.4 As of 1st April 2006 the Government set a new Best Value Performance Indicator (BVPI 219b) requiring Local Planning Authorities to complete Conservation Area appraisals. The aim of a Conservation Area Appraisal is to define the Area's special architectural and historic character, and highlight areas requiring enhancement. The appraisal also offers an opportunity to reassess the Conservation Area boundary and to determine whether adjacent areas should be included. The appraisal will identify what makes the area important and it is intended that this will form a framework for the consideration of applications in the area. It will therefore be useful for applicants, agents, owners as well as members of the public who live or work in the area.

Eastcote Park Estate

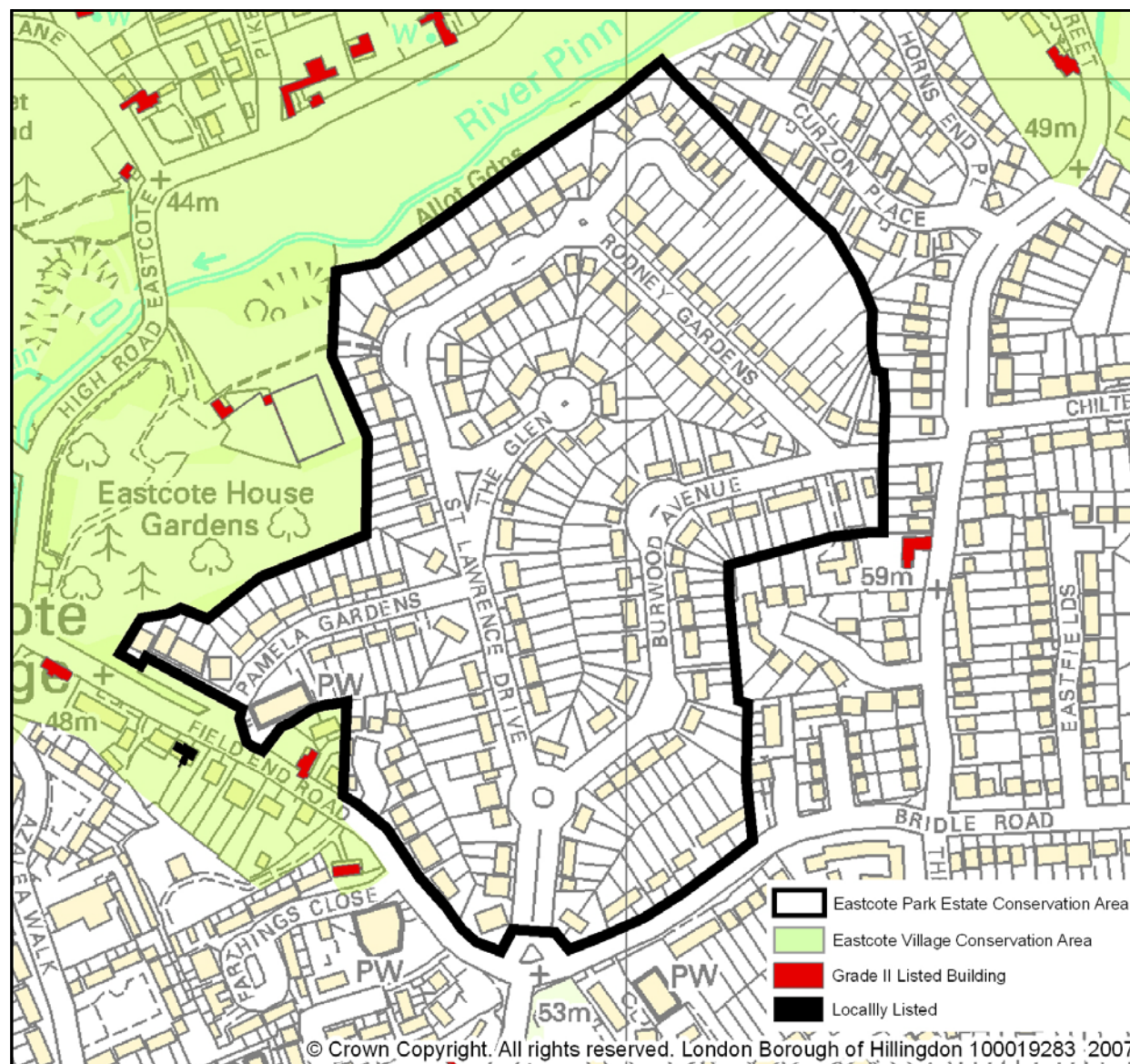
2.0 ASSESSING SPECIAL INTEREST

General Character and Plan Form

2.0 Eastcote Park Estate was laid out as a single planned estate in the 1930's. The plan form is based on one principal access from Bridle Road, following a loop formation. There are two other access points, one on to Field End Road and one on to Cheney Street. This plan form limits traffic within the area and helps create a sense of enclosure and tranquillity. The location next to the parkland further adds to this suburban 'bliss'. The centre of the area is TQ109886.

2.1 Approximately 90% of properties within the estate are semi-detached and on similar sized plots and this provides a definable character type throughout the area.

Map of the Conservation Area and surrounding Listed Buildings



Eastcote Park Estate

3.0 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

The Origins and Historic Development of the Area

3.0 The Eastcote Park Estate is located next to the Eastcote Village Conservation Area, the boundary being Eastcote House Gardens (OS maps attached). It was built on part of the parkland of Eastcote House and stands on a gently sloping hillside. Comben & Wakeling Ltd developed the Eastcote Park Estate in the 1930s, with C.V. Galley having designed the bungalows in St Lawrence Drive, Rodney Gardens and on Field End Road. It was designed as an area of affordable housing for workers in London, along with several other estates in west London. The mature parkland trees have been retained along the street and within the private gardens.

3.1 The only surviving parts of the land belonging to Eastcote House are the Old Coach House and the walls and Dovecote to the east, all of which are C17th and Grade II Listed. The River Pinn defines the boundary to the north west of the Estate.

3.2 To the south west of the site is Park Farmhouse, on Field End Road, a C16th Grade II Listed property.

3.3 The only modern additions to the estate are the 1990's development to the north at Dovecote Close and the infilling to the south with the development of Robarts Close in the 1980's.

3.4 The boundary of the Eastcote Park Estate Area of Special Local Character overlapped with the Eastcote Village Conservation Area in two locations: The Eastcote Park Estate Conservation Area boundary has omitted these small areas.

Designations	
Area of Special Local Character:	Designated 1988
Conservation Area:	Designated 2007
Archaeological Priority Area:	None
Scheduled Ancient Monuments:	None
Listed Buildings:	1 Park Farmhouse Grade II
Article 4 Direction:	None
Green Belt:	Yes surrounding
Tree Preservation Orders:	TPO: 378, 355, 603 & 232

Eastcote Park Estate

4.0 SPATIAL ANALYSIS

The Character and Inter-relationship of Spaces within the area

4.0 One of the important features of Eastcote Park Estate is the setting of the houses and the views between them. This, together with the winding road layout, green verges and street trees, creates an attractive street scene. These views, which are identified on page 8, are an integral part of the Area's character and should not be compromised.

4.1 The majority of properties are semi-detached though there are a few clusters of detached bungalows throughout the area and an occasional detached house. The layout of the houses along curving streets has created important views between the properties so trees in the rear gardens are visible from the street. Some of the privately owned trees are afforded the protection of being included in Tree Preservation Orders.

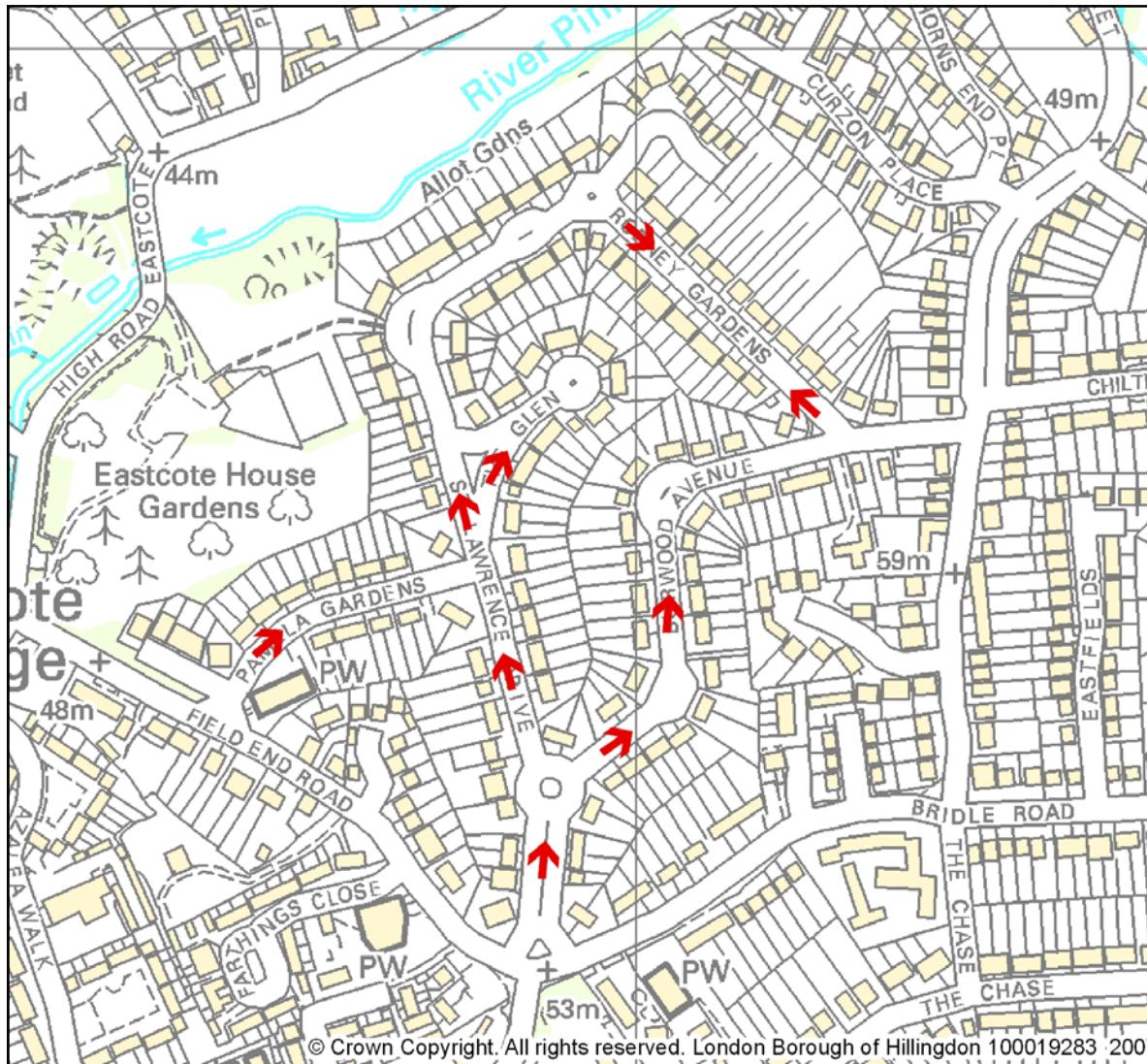
Tree Preservation Orders in the Estate

TPO 378 – 31 Field End Road
TPO 355 – Land to the rear of 12-54 Rodney Gardens
TPO 603 – Land to the rear of 12-16 Rodney Gardens & 25 Cheney Street
TPO 232 – Eastcote Methodist Church, Pamela Gardens

4.2 Along the north west stretch of Rodney Gardens is a group of properties with particularly well designed recessed garages. The relationship of houses and garages, and the pattern they make in the street scene is an important component in the character and appearance of the area.

Eastcote Park Estate

4.0 SPATIAL ANALYSIS



Arrow to show the particularly impressive views within Eastcote Park Estate

Key Views and Vistas

4.3 The combination of the curving streets, the green verges and islands and the natural topography of the area create many interesting and attractive views. Those of particular merit are:-

1. From Pamela Gardens looking NE
2. St Lawrence Drive (from Bridle Road junction) looking north
3. St Lawrence Drive looking in a northerly direction down the hill
4. From the grass verge on St Lawrence Drive towards The Glen
5. From St Lawrence Drive looking north towards Rodney Gardens.
6. From the round island at the start of Burwood Avenue looking north east
7. From 11 Burwood Avenue looking N
8. From 15 Rodney Gardens looking down the hill in north-westerly direction
9. From the foot of the Burwood Hill up in a south-easterly direction.

Eastcote Park Estate

5.0 CHARACTER ANALYSIS

Definition of Character Areas or Zones

5.0 The principle behind the layout of the estate was to avoid “ugly repetition” by combining a variety of house type design with the laying out of front gardens and grass verges. The estate comprises several house types, which are mixed throughout the area.

House Types:-

A5 type – Consisting of projecting flat fronted, double height bays, with scalloped



A5 House Type within Eastcote Park Estate

parapets, hipped roof, Ipswich style windows and oriel windows over the front entrance. Brick finish with brick detailing around the windows and doors. Most now have garages attached though these were not part of the original design.

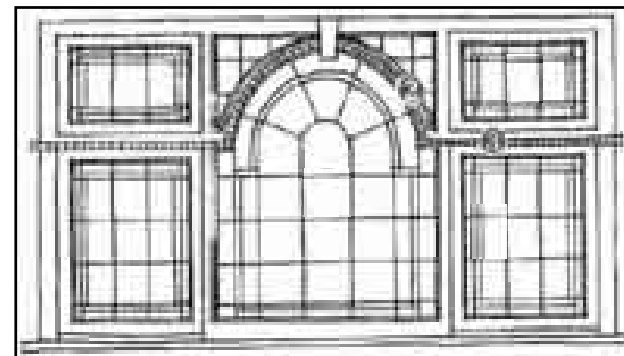


A6 House Type within Eastcote Park Estate

A6 type – Consisting of a black and white gable projecting over the brick ground floor to create the impression of a jetty. They have hipped roofs, Ipswich style windows and square oriel windows above open timber entrance porch. Most houses have an attached garage built later than the

original house.

A10 type – ‘Art Moderne’ type in smooth white render and green pantiled roof. Consisting of a flat fronted elevation with recessed porch, hipped roof with splayed eaves, and garages included in the original design. Ipswich windows.



Ipswich style window as seen on A10 type.

B4 type – Consisting of an extended gable front on a hipped roof, corner window to the first floor, open porch to the ground floor. No integral garage in the original design but many have subsequently had them built. Brick finish to ground floor with white render and black timber and stucco finish to first floor.

Eastcote Park Estate

5.0 CHARACTER ANALYSIS



B4 House type



B6 House Type

B6 – Projecting gable front on first floor with hipped roof, bay window at ground floor with open porch under the first floor. A garage has been attached at a later date in many cases. Brick finish to ground floor with white render and black timber frame detail to first floor.



Art Moderne style house

5.1 The last semi-detached house type is in the Art Moderne style. It has a hipped roof, and distinctive curved projecting front, rendered in white with tile decoration. The windows follow the line of the curve around the building to create attractive corner windows.

5.2 The other house types present within the area are the bungalows to the east end of Burwood Avenue. These are gable ended to the road with their roof slopes extending almost down to ground level. Their large stone chimneys extend to the height of the roof ridge.



Bungalows looking southeast from Rodney Gardens towards Burwood

5.3 The bungalows along the north side of Rodney Gardens form another house type. These bungalows have brick at ground floor level and are either tile hung or have mock Tudor timber finish at first floor level.

Eastcote Park Estate

5.0 CHARACTER ANALYSIS



Bungalows to the west end of Rodney Gardens



Modern 1990s development in Dove close

5.4 To the north-east of the estate is Dovecote Close, an area of modern development characterised by detached houses with integral garages built in the mid 1990's.

New Development

5.5 Many of the properties within the Estate have retained their original architectural features, such as fenestration and plan form. Very few inappropriate alterations or extensions are visible to the front of properties. Front extensions and porches are unlikely to be acceptable unless it can be demonstrated that they would not detract from the special character of the property.

5.6 The characteristic hipped and relatively shallow pitched roof forms of the various house types would be compromised by major alterations such as increasing the ridge height or forming a gable from a hip.

5.7 Extensions should respect original architectural features and built form in their size, location and elevated design, and

exhibit an appropriate quality of design and materials. Side extensions will require careful consideration to ensure that the characteristic symmetry of these house types is not lost.

5.8 The wealth of architectural detail on these house types, including those features identified in paragraphs 5.5 - 5.7, is crucial to the quality and attractive character of the area. There will be a presumption that these features are retained or replaced like for like.

5.9 An intensification of development through subdivision of plots would be likely to detract from the characteristic development pattern of the area and homogeneity of types. In some cases it could detract from key views and vistas.

Eastcote Park Estate

5.0 CHARACTER ANALYSIS

The Public Realm

5.10 The traffic islands vary in shape and in the density of tree cover. They all have kerbs to define them from the surrounding road. In some cases the islands have been used to site lampposts, and this adds some character to the area at night, because the islands are lit.

5.11 The islands consist of a mix of mature trees, as in the case of St Lawrence Drive, as well as new planting. The density of trees on the islands is fairly low so that the houses are visible through the foliage.



Low front walls with soldier course and cruciform posts

The exception to this is at the entrance to St Lawrence Drive from Bridle Road where the trees are particularly dense, possibly to limit noise pollution from Field End Road.

5.12 To the west of the Estate, fronting Field End Road, there is a steep green verge of some depth containing several large oaks and other mature trees. This verge provides some privacy for the bungalows located behind it and it provides a buffer from Field End Road. The landscaping of the Estate is particularly important to its overall character and appearance.



Green verges and attractive road form

5.13 The public realm is enhanced and complemented by the quality of the private gardens. The characteristic frontages of low walls and timber posts allow open views through to flower borders, grassed areas, shrubs and trees. Some houses still have their original distinctive front boundary walls of two courses of brick topped with patterned soldier courses with cruciform topped wooden gate posts. This open front boundary treatment is an essential part of the overall character of the area.

Eastcote Park Estate

6.0 PROBLEMS PRESSURES AND CAPACITY FOR CHANGE

The extent of intrusion or damage

6.0 The Church to the south of Pamela Gardens has limited landscaping to its frontage, and the space would benefit from enhancement. The entranceway to the park at the corner of St Lawrence Drive and Rodney Gardens is also in need of refurbishment and enhancement.

Conclusion

6.1 The majority of houses in the Eastcote Park Estate have been well modernised and maintained and constitute an area of high quality, attractive housing. Alterations and extensions have generally been in sympathy with the character of the area and with each house type. The layout of the street scene, with the green islands and the views downhill to the north are important to the character of the area. The Eastcote Park Estate has some of the most visually pleasing residential road layouts in the borough.

6.2 Unsympathetic alterations to the layout, or to the designs of individual houses could have a damaging effect on the appearance of the street scene or on



Inappropriate treatment to the car park of Eastcote Methodist Church

the character and identity of the area as a whole. It is for this reason that appropriate management of the area is necessary.

7.0 RELEVANT PLANNING POLICY

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Guidance Note 15: Planning and the Historic Environment 1994

Planning Policy Statement 1: Delivering Sustainable Development 2005

The London Plan: Spatial Development Strategy for Greater London 2004

Hillingdon Unitary Development Plan Policies (adopted 1998)

BE 4: New development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area. Applications for planning permission should contain full details, including siting and design, or replacement buildings. Applications for consent for demolition will depend upon the submission and approval of such details.

Hillingdon Design and Accessibility Statement (adopted July 2006): Residential Extensions
Residential Layouts
Shop Fronts
Public Realm (draft)
Accessible Hillingdon
Transport Interchange

Any relevant Conservation Policy in the forthcoming Local Development Framework

8.0 REFERENCES

Bowlit, E, M. 1991. 'C.V. Galley' Ruislip, Northwood and Eastcote Local History Society 1991/2 pp6-8

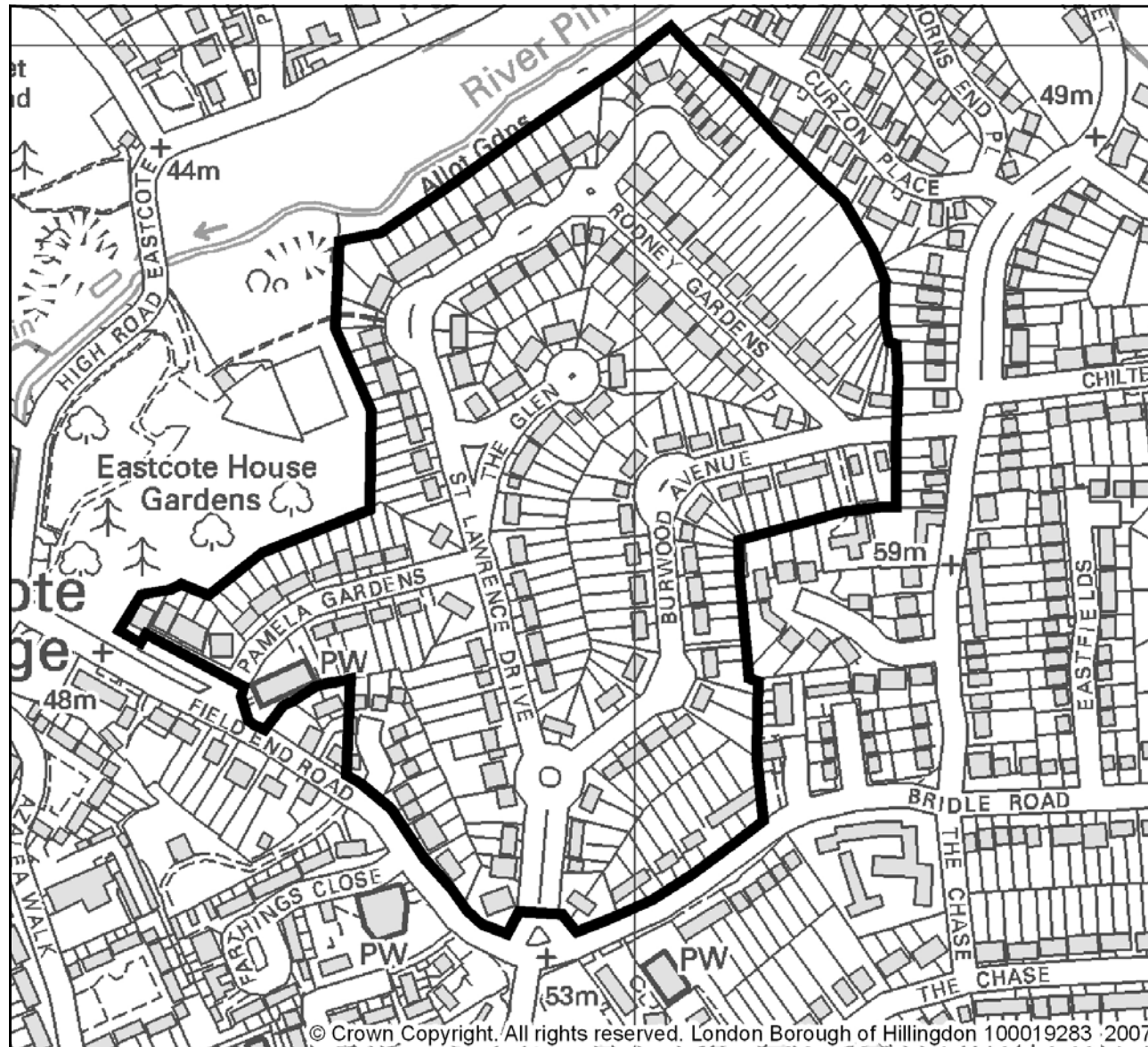
Comben & Wakeling Ltd. July 1934. *Some Modern Homes: Eastcote Park Estate, Eastcote.*

English Heritage 2006 *Guidance on Conservation Area Appraisals.*

London Borough of Hillingdon. 1998. Hillingdon Unitary Development Plan (adopted 1998)

Eastcote Park Estate

9.0 MAP OF EASTCOTE PARK ESTATE CONSERVATION AREA



Eastcote Park Estate

10.0 TRANSLATIONS

If you require this or other Local Development Framework documents in large copy print, audio cassette, Braille or languages other than English, please ask an English speaker to phone 01895 250111 on your behalf.

Documents available from Hillingdon Council's website
www.hillingdon.gov.uk

Bengali

আপনি যদি এটি অথবা স্থানীয় উন্নয়নের কাঠামো সংক্রান্ত অন্য কোনো দলিল বড় আকারের ছাপা, অডিও ক্যাসেট, ব্রেইল অথবা বাংলায় পেতে চান, তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে দয়া করে আপনার পক্ষ থেকে 01895 250111 নম্বরে ফোন করতে অনুরোধ করুন।

Chinese

如果你需要這一份或其他當地拓展構架文件的
大字體印刷、錄音帶、盲人點字版或
中文翻譯，請託一位會說英語的某人致電
1895 250111 替你提出這個要求。

Gujarati

જો તમને આ અથવા લોકલ ડિવેલોપમેન્ટ ફ્રેમવર્કના બીજા દસ્તાવેજો મોટા અક્ષરોમાં છાપેલા, ઓડિયો કેસેટ ઉપર, બ્રેઈલમાં કે ગુજરાતીમાં જોઈતા હોય, તો કોઈ અંગ્રેજી બોલતી વ્યક્તિને કહો કે તમારા વતી 01895 250111 પર ફોન કરે.

Tamil

நீங்கள் இதையோ அல்லது ஏனைய உள்ளூர் மேம்பாட்டு கட்டமைப்பு பத்திரங்களையோ, பெரிய எழுத்தில், ஒலிநாடாவில், ப்றையில் (குருட்டுக்கு) அல்லது தமிழில் பெற விரும்பினால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்குமாறு கேட்கவும்.

Somali

Haddii aad dooneysid macluumaadkan ama kuwakale oo ah Local Development Framework fawaaweyn, maqal, qoraalka indhoolaha ama Somali, fadlan weydiiso qof yaqaan ingiriska oo kudira teleefonkan 01895 250111.

Urdu

اگر آپ یہ، یا لوکل ڈیولپمنٹ فریم ورک سے متعلق دوسری دستاویزات، الفاظِ حلی میں، آڈیو کیسیٹ پر، بریل کی صورت میں یا اردو زبان میں حاصل کرنا چاہتے ہیں تو براہ کرم کسی انگریزی بولنے والے سے کہئے کہ وہ 01895 250111 پر آپ کی جانب سے ٹیلیفون کریں۔

Albanian

Ne se kerkoni kete apo dokumenta te tjera te Struktures se Zhvillimit Lokal te shtypura ne kopje te zmadhuara, audio kaseta, Breil ose Shqip, ju lutem kerkojini nje shqipfolesi qe te telefonoje per ju ne numrin 01895 250111

Arabic

إذا كنت تحتاج الى هذه الوثيقة او الى وثائق اخرى لاطار التطوير المحلي مطبوع باحرف كبيرة او مسجل على كاسيت سمعي او بلغة برايل أو باللغة العربية، رجاء إطلب من شخص ما يتحدث الإنجليزية الاتصال بنا بالنيابة عنك على 01895 250111 .

Hindi

अगर आप को यह या किसी और लोकल डिवेलपमेंट फ्रेमवर्क (स्थानीय परिणाम ढांचा) के दस्तावेज़ बड़े अक्षर में, आडिओ टेप, ब्रेल या अलबेनिअन में चाहिए तो कृपया आप की तरफ से किसी से अंगरेज़ी भाषा में इस नंबर पर फोन करें

Punjabi

ਜੇ ਇਹ ਦਸਤਾਵੇਜ਼ ਜਾਂ ਲੋਕਲ ਡਿਵੈਲਪਮੈਂਟ ਫ੍ਰੇਮਵਰਕ ਬਾਰੇ ਕੋਈ ਹੋਰ ਦਸਤਾਵੇਜ਼ ਤੁਹਾਨੂੰ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ, ਸੁਣਨ ਵਾਲੀ ਟੇਪ 'ਤੇ, ਬ੍ਰੇਲ ਵਿਚ ਜਾਂ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦੇ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਆਖੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਨੰਬਰ 01895 250111 'ਤੇ ਫੋਨ ਕਰੇ।