September 2015

Hayes Village Conservation Area Appraisal

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Supported by
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Turley
Heritage

Acknowledgements

This document has been produced by the local community, led by Justine Bayley, chair of the Hayes and Heathrow Villages Conservation Area Advisory Panel, with the support of Turley Associates, the Council's Conservation Team and Historic England. The local group included Robin Brown, Linda Chapman, June Cracknell,
Siobhan Daly, Min Emo, Maureen Ferris, Olive Lever, Dinesh Majithia, John Peterson, Andreas Ramlingum, Geoffrey Stevens, Jim Stirling and Alison White.

Foreword

"Hayes Conservation Area is surrounded by various transport systems and business areas, yet it seems to have a green, village feel to it. Since getting involved with the Community Heritage Initiative Partnership Scheme (CHIPS), it has given me a greater appreciation of some of the unique features and history of this area that I feel need to be preserved and protected for our own and future generations."
Siobhan Daly

"I think it has really opened everyone's eyes to what Hayes has to offer, and it is good that people who live here and have knowledge about the area, have been asked to do the groundwork. We are finally getting a voice, and I feel very strongly that projects like this instill a real sense of togetherness."
Linda Chapman

"Because of this, I am starting to see things that I didn't pay much attention to before. It has been a big task, but I have thoroughly enjoyed it, and we are all in this for the same reason – we are proud of where we live. The ultimate goal is to improve the area and raise its profile, and while that does include development and improvement over time, this shouldn't be at the expense of important areas in our local history."
Maureen Ferris

"The Hayes Conservation Area is a very cosmopolitan community with Barra Hall, St Mary's Church and the Village Hall playing a very important part in bringing people together. It is really uplifting to see groups of school children, history trail walkers and people new to the area appreciating the buildings and green open spaces. It is so important to retain, maintain and publicise the oldest part of Hayes and to pass on the history of the area."
Alison White

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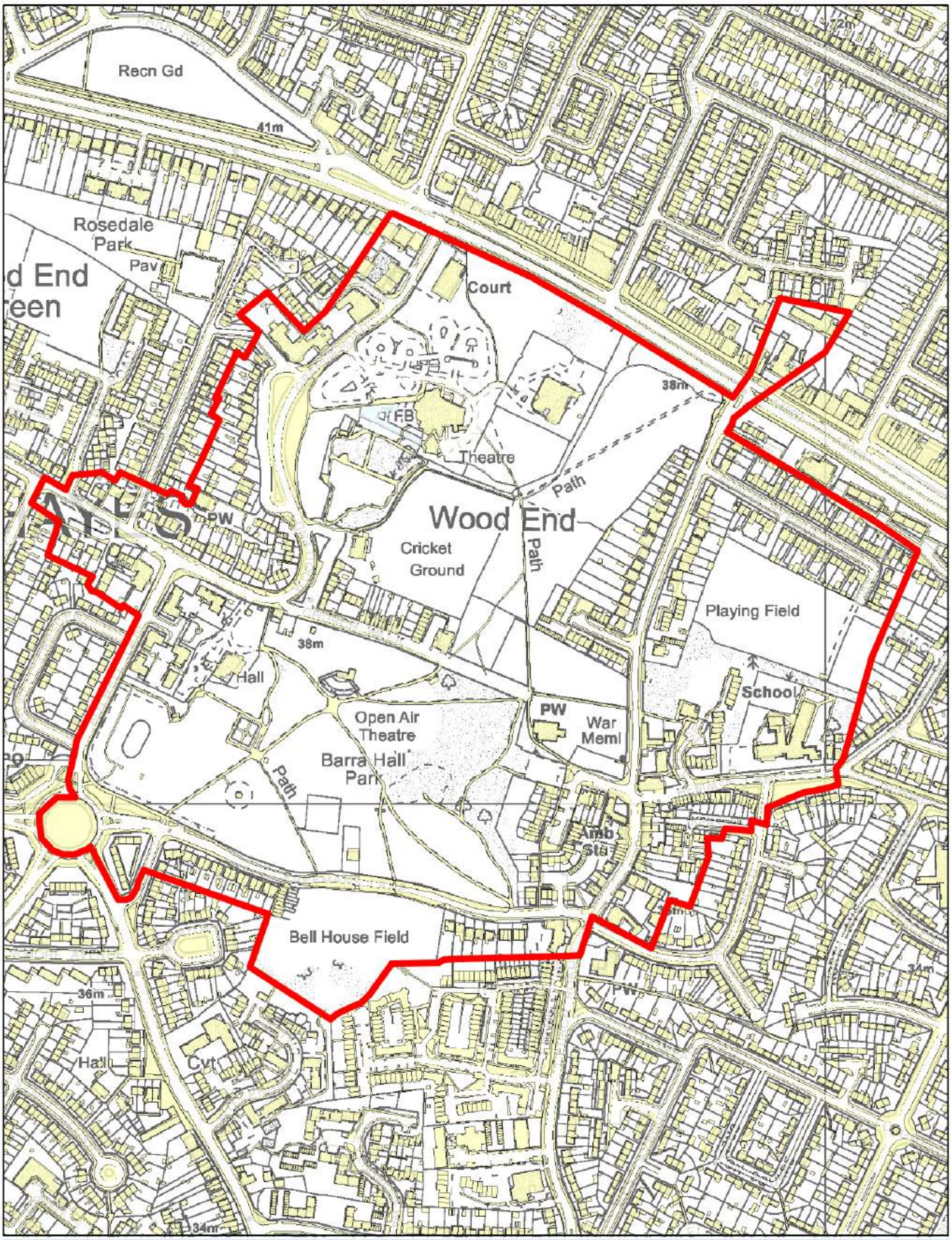

Hayes Village Conservation Area

0 150 300 600 Meters

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1. Introduction

Hayes Village Conservation Area

The Hayes Village Conservation Area was first designated in 1970 by the London Borough of Hillingdon. As a result of this appraisal and the Community Heritage Partnership Scheme, the Hayes Village Conservation Area was reviewed and has been altered for reasons addressed on page 33 of this document. The boundary extensions have included areas that are considered to be of special architectural or historic interest, with character or appearance to which is desirable to preserve or enhance (map on page 5).

Conservation Area Appraisal

The purpose of this character appraisal is to provide a description of the significance of Hayes Village Conservation Area, in terms of its architectural and historic interest. It seeks to increase public awareness and involvement in the preservation and enhancement of the area. It will help to provide a framework for future planning decisions within the area and provide an opportunity to identify potential for its improvement.

A review of the current planning policy context, the purpose of Conservation Areas, and the purpose and status of this Conservation Area appraisal, is set out in Appendix 3.

Some of the working party visiting the Manor House

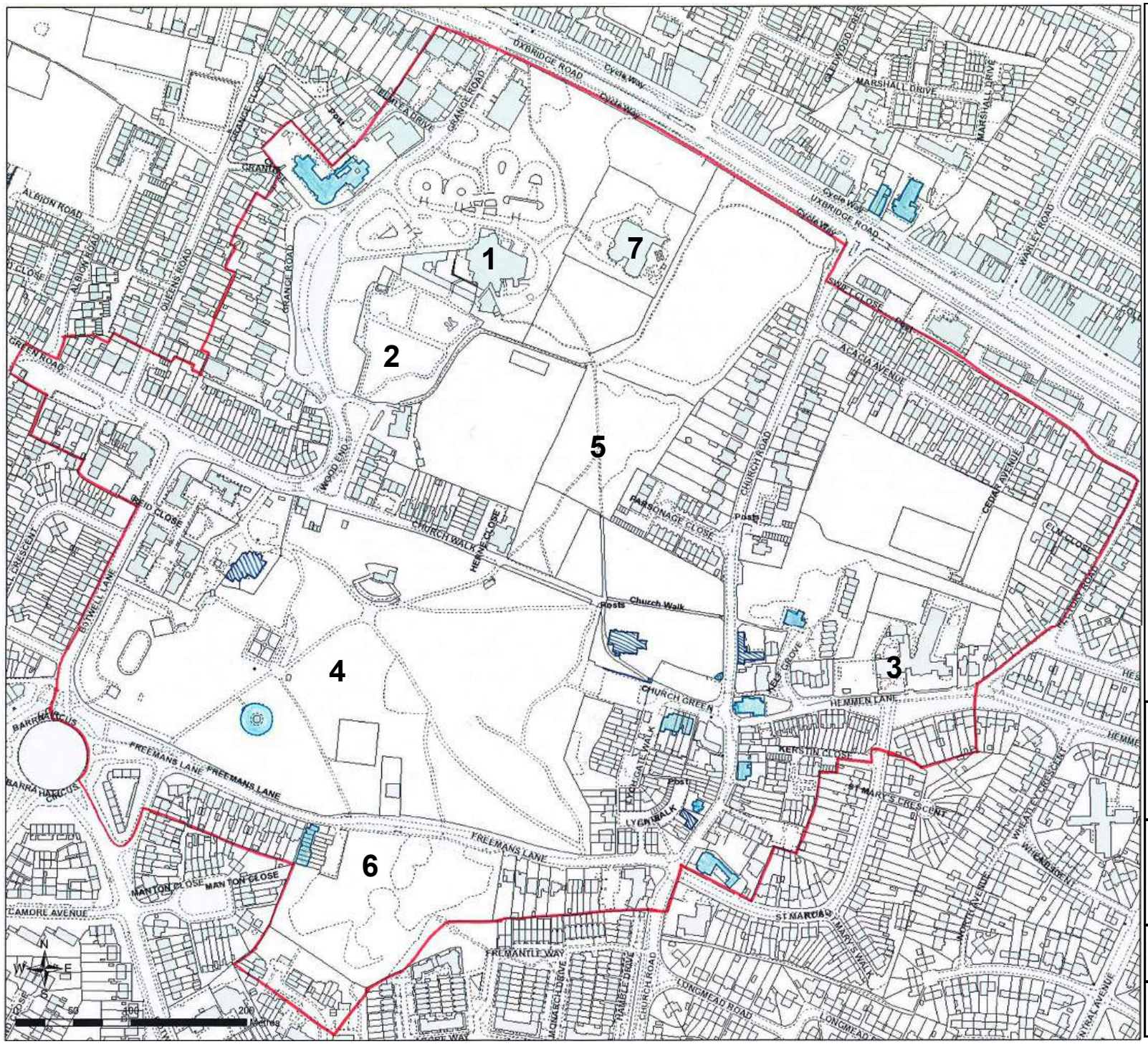
2. Summary of special interest

Essential features and significance

The essential features and significance in terms of the special interest of the Hayes Village Conservation Area can be summarised as:

- It retains built evidence of the mediaeval village at Hayes, centred on the Church of St Mary and the hamlet at Wood End Green, which retains a strong sense of the former rural village character of the area.
- There are distinctive areas of interconnected open and wooded green spaces, including Barra Hall Park, which provide a setting for the village and a valuable community resource for the Borough.
- It has a richly varied townscape of historic buildings and building groups, dating from the medieval period and the 18th, 19th and 20th centuries.
- The area has an historic association with the noted author and journalist Eric Blair (George Orwell).

Barra Hall from Barra Hall rose garden



Map 1

Heritage Assets

Conservation Area boundary

Listed Buildings

Locally Listed buildings

Local features

1 Beck Theatre

2 Norman Leddy Gardens

3 Dr. Triplett's School

4 Barra Hall Park (historic park)

5 St Mary's Field

6 Bell Field

7 Grassy Meadow Centre

London Borough of Hillingdon Resident Services

Civic Centre, Uxbridge, Middx.
UB8 1UW
Telephone no.: 01895 250111

Date:
January 2015

Scale:
1:5,000

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3. Location and setting

Location

The Hayes Village Conservation Area is in the south-east of the London Borough of Hillingdon. It is bounded to the north by the Uxbridge Road (A4020) and to the south by Freemans Lane. Church Road, an old north-south route, runs through the east of the Conservation Area, which is bounded to the west by Botwell Lane, Wood End Green Road and Wood End/ Grange Road.

The topography of the area is fairly flat. Characteristic features include old field boundaries, walls and hedges.

Setting

The Conservation Area is surrounded by predominantly low rise residential areas, mostly developed following WWI. One of the defining features of the area is its open spaces. Residents make good use of these, both the formal ones, for example Barra Hall Park, Dr Triplett's School fields and the cricket field, and the more informal ones, for example St Mary's Field and Bell Field. These spaces are important to the community and they are used for annual events, such as the carnival in Barra Hall Park and the Fayre on the Village Green.

There are also water gardens around the Beck Theatre and in the Norman Leddy Gardens.

Grassy Meadows

View of St Mary's Church from Barra Hall Park

Norman Leddy Memorial Gardens

4. General character and use

Character

Hayes Village is an exceptional green oasis in a sea of suburban development. The open spaces and trees within the Conservation Area are just as important as the individual buildings in defining its character. There is considerable variety within the townscape of the area and this falls into different sub -areas, each acting as a backdrop for the next. The Conservation Area is probably the oldest part of Hayes, and much of its layout survives in a form that is recognisably that of a century or more ago.

The Listed Buildings are important, but the character of the Conservation Area is also derived from other buildings that make a positive contribution to its appearance. Some of these are Locally Listed, and more key buildings are recommended to be added to the Local List of Buildings of Architectural or Historic Importance. These are noted on page 30 and included on Map 5.

Uses

The buildings within the Conservation Area are predominantly residential, with a few commercial properties (mainly along the southern part of Church Road) and some community buildings (for example Dr Triplett's School, the Village Hall, the Beck Theatre and Barra Hall). Historically, there were more commercial buildings in the village centre on Church Road, such as shops and public houses. Earlier still, the area was farmed and many of the ancient field boundaries survive within the landscape.

Church Road, looking north towards the Village Hall

Barra Hall Park

5. Archaeology

Hayes Archaeology

The Hayes Archaeological Priority Area (APA) falls within the Hayes Village Conservation Area (Map 2).

Whilst there is currently no formally adopted London-wide definition of an APA, this is a term generally used to identify those areas designated by Councils in order to protect archeological remains. These are areas where the Greater London Historic Environment Record (GLHER) holds specific evidence indicating the presence, or likely presence, of heritage assets of archaeological interest.

In 2014 the Council commissioned an archeological study to support the development of the Local Plan Part 2 . This concluded that the archaeology of the Hayes area was fairly limited for the prehistoric periods, with occasional isolated areas of settlement. Activity increased in the early mediaeval period and was focused on small settlements at Botwell, Yeading and Hayes, with a few other moated settlements in the area. These settlements grew in the later mediaeval period, with the built up areas gradually merging into each other.

The Hayes APA was, therefore, designated for the information it could potentially contain relating to the Saxon/ early mediaeval development of the village.

Planning Guidance

The National Planning Policy Framework (NPPF) definition of Archaeological Interest states:

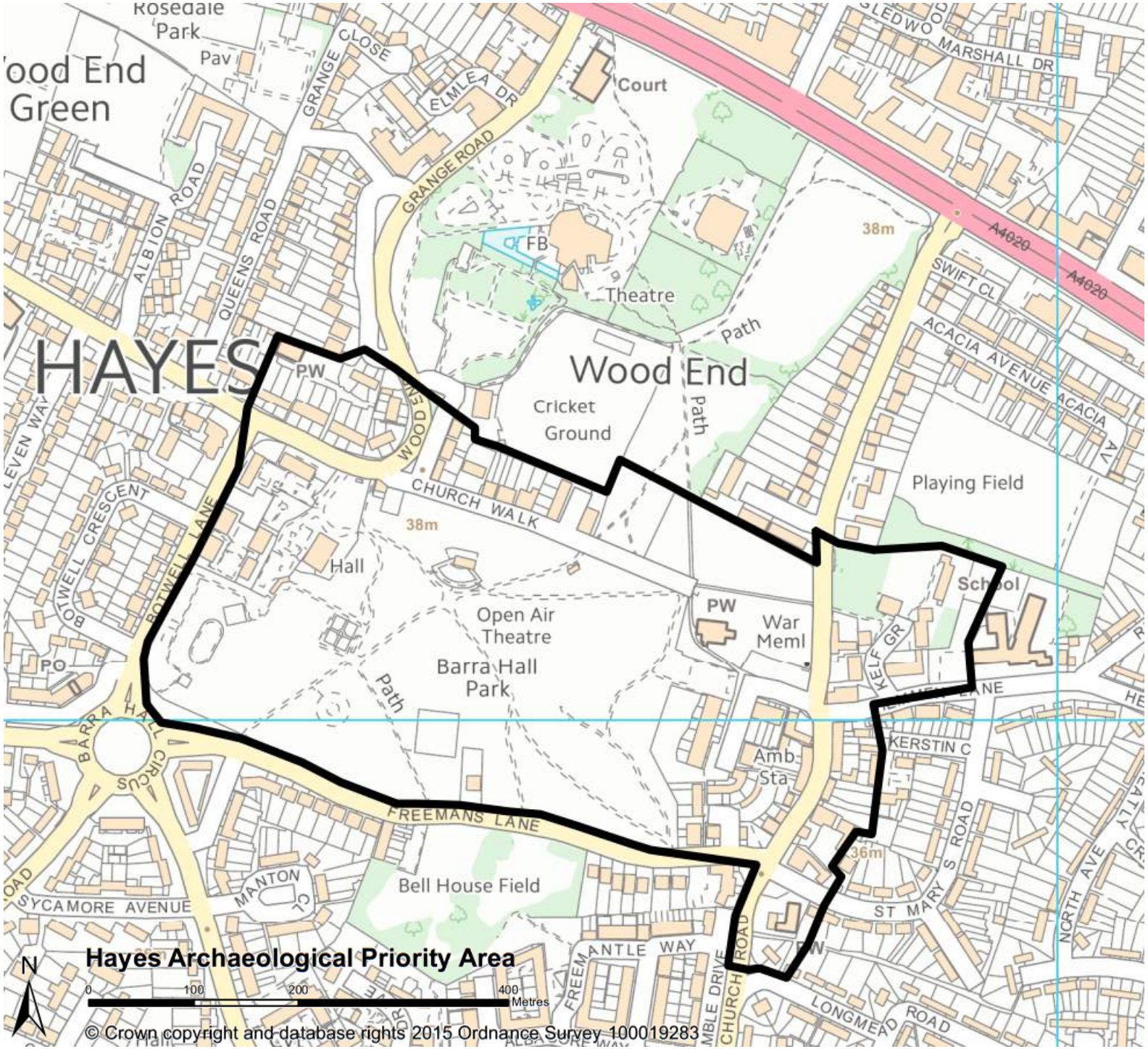
'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage asset with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.'

APAs will be regarded by the Council as a material consideration when determining planning applications.

The Council refers all applications within APAs to the Greater London Archaeological Advisory Service (GLAAS), which is part of Historic England's London office, for advice.

Applicants proposing development in these areas will be expected to assess the archaeological implications of proposals, submitting where appropriate, a desk based assessment and where necessary carrying out a field evaluation to support their application.

For more information on the Council's policies on archeology, please see the relevant section of the 'Local Plan Part 2, Development Management Policies' on the Hillingdon Council website: http://www.hillingdon.gov.uk/12566



Map 2

Archaeology

Hayes Archaeological Priority Area (APA)

London Borough of Hillingdon Resident Services

Civic Centre, Uxbridge, Middx.
UB8 1UW
Telephone no.: 01895 250111

Date:
August 2015

Scale:
On map

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6. Historical development

Hayes Village probably originated as one of several Anglo Saxon hamlets in the locality. Others included Botwell to the south and Hayes End to the west. These were connected by lanes, still evident today, which threaded their way across the predominantly flat agricultural landscape.

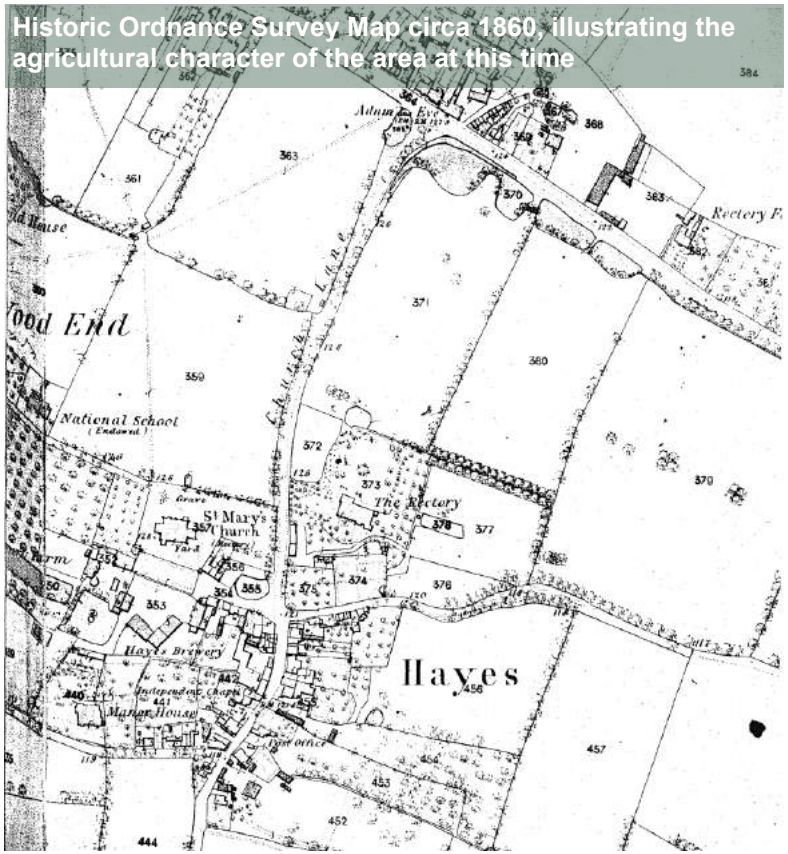
The name comes from the Anglo-Saxon term “Haes” or “Haese”, meaning land overgrown with brushwood. Hayes Village, together with the adjoining hamlet of Wood End to the west, lay just south of the important ancient route between London and Oxford, the present Uxbridge Road.

Hayes is mentioned in a grant of land by Wiglaf, King of Mercia in 831 to the Archbishop of Canterbury. Wood End, however, is not historically recorded until the early 16th century, although it was probably settled earlier. In the Domesday Book (1086), Archbishop Lanfranc is named as Lord of the Manor of Hayes.

The church of St Mary the Virgin, Grade II*, is the oldest building in Hayes (12th century in parts). This, along with its setting and village streetscape, provides Hayes with tangible evidence of the more distant past. The only discernible links to the past in Wood End are found in the meandering narrow roads, echoing lost field boundaries and rural lanes.

Lych Gate, Church Green Inn, 1905

Former Rectory, now known as the Manor House and much altered, c1934



Historic Ordnance Survey Map circa 1860, illustrating the agricultural character of the area at this time

Wood End Green Road (date unknown)

By the 1596–8 survey for Roger, Lord North, Wood End had twenty-five dwellings surrounded by fields, while Hayes Village (then known as Cotman's Town) had twelve. By the time of Roque's Map (1754) Hayes Village had grown significantly and had begun to merge with Wood End and Hayes End.

The first stirrings of something that would eventually come to challenge the area's quiet rural life came with the Grand Junction Canal in 1796 and the associated later brickfields, cottages and docks. This, however, bypassed the Hayes Village and Wood End areas, as did the Great Western Railway of 1838, both routed south of Botwell.

In 1874, Hayes was described as an *"irregular, commonplace collection of houses, many farms, few good residences, fewer resident gentry"* (James Thorne, Handbook to The Environs of London).

Not until the London United Tramways Co. extended its line from Southall to Uxbridge in 1901–1903 was there some development around Hayes Village, in Hemmen Lane and Church Road.

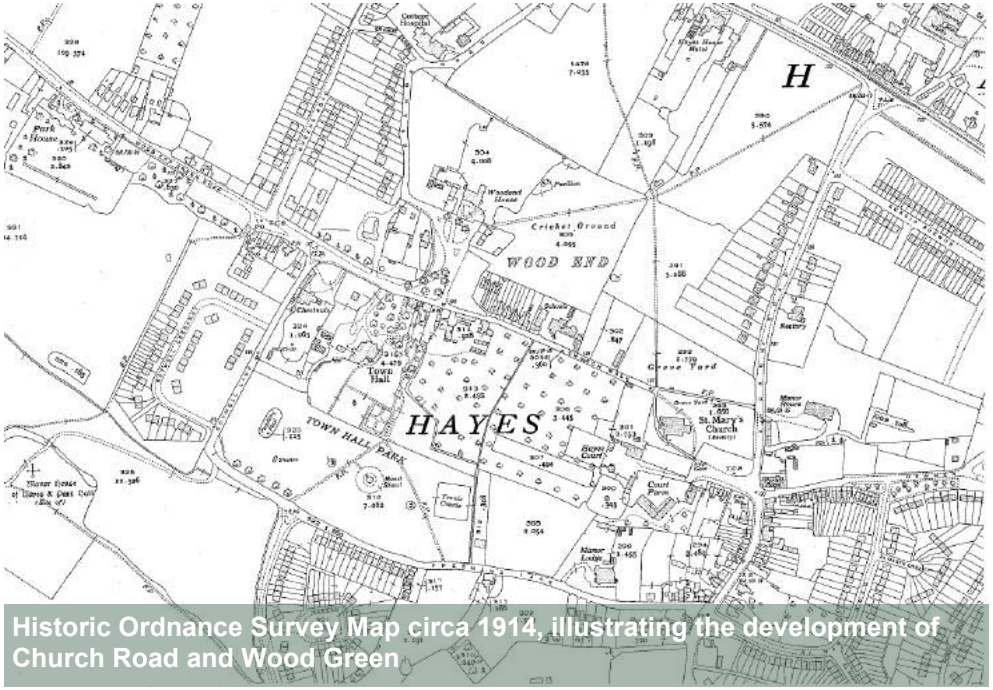
The industrialisation of Botwell, brought about by the canal and railway at the start of the 20th century, was consolidated in the interwar period with extensive housing development that lapped around the edges of Hayes Village and enveloped Wood End. The area was transformed.

When Hayes Council bought Barra Hall to use as its town hall in 1924, the grounds were laid out as a public park, preserving the large expanse of open land that presently occupies much of the Conservation Area.

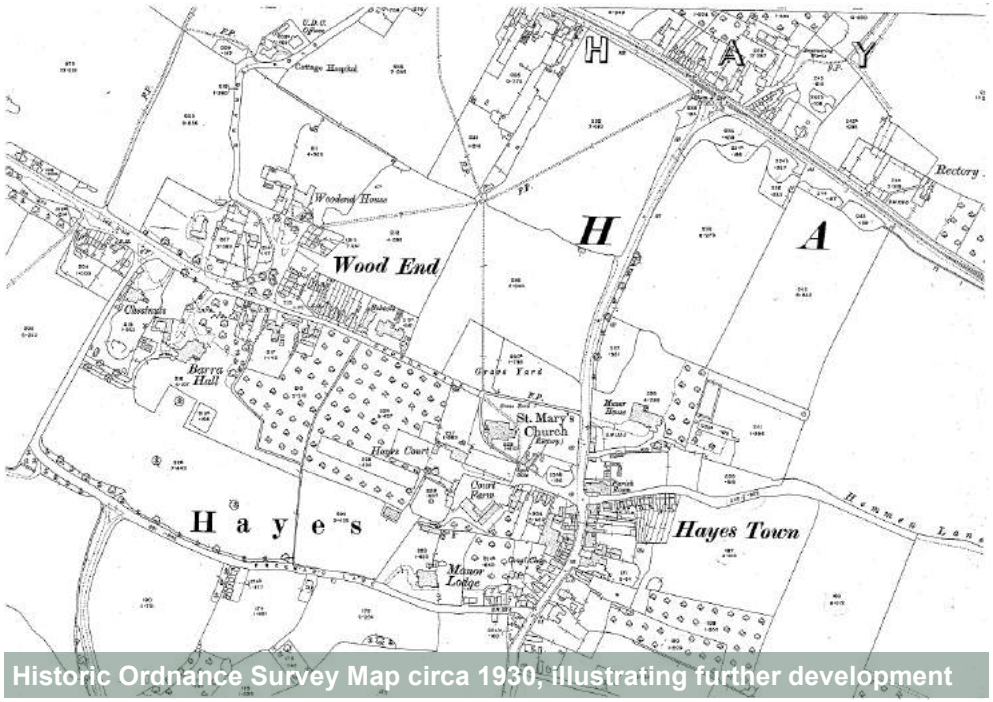
George Orwell, who adopted this pseudonym while living here at this time (1932–3), worked as a schoolmaster at The Hawthorne High School for Boys, situated in Church Road (now The Fountain House Hotel).

Orwell hated his time in Hayes, camouflaging it lightly as West Bletchley in Coming Up for Air, and as Southbridge in A Clergyman's Daughter and saying of it:

"Hayes ... is one of the most godforsaken places I have ever struck. The population seems to be entirely made up of clerks who frequent tin-roofed chapels on Sundays and for the rest bolt themselves within doors".



Historic Ordnance Survey Map circa 1914, illustrating the development of Church Road and Wood Green



Historic Ordnance Survey Map circa 1930, illustrating further development

Nevertheless, the Victoria County History (published 1971) painted the following word picture of Hayes Village:

"The area lying between Wood End and the parish church at Hayes, however, remained in the 1960s almost unaffected by the spread of building elsewhere. The extensive graveyard and, adjacent to it, the grounds of former private houses with established trees gave the church a surprisingly peaceful setting.

South-west of the church is Hayes Court, a farm-house owned by the Minet family from 1766 until 1967; an octagonal 18th-century dovecote stands near the main residence, which was rebuilt c.1800. The house stood derelict in 1968, when there were plans to build on the site. A small green south-east of the church is faced by a range of four yellow brick cottages dated 1867.

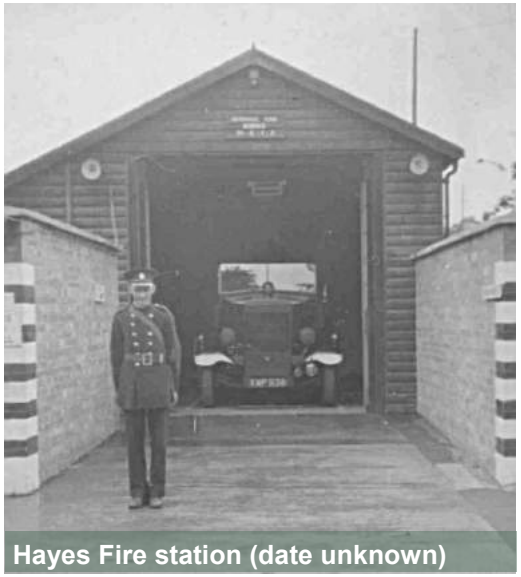
Until 1914 these cottages overlooked a pond, as did others, demolished by 1935, which stood next to the lych gate. Church Road contains the former Rectory, now called Manor House, and several 19th-century buildings, including the refaced Wistowe House, and there are some weather-boarded cottages in Freeman's Lane."

Wood End House

Regrettably, the 1960s saw the demolition of several notable buildings in what was to become the Conservation Area (in 1970). These included Hayes Court, mentioned previously, Wood End House, Dr Triplett's School and The Chestnuts - the 18th century home of composer Stephen Storace.

The 1970s saw changes to Wood End with the new amenities of the Beck Theatre (opened 1977) and the Botanic Gardens, within the grounds of the demolished Wood End House. The gardens were renamed the Norman Leddy Memorial Gardens in 1993, in memory of the late Mr Leddy, who worked for the Council and played an important role in the gardens' design. A new road improvement scheme for Grange Road in 1975 took land, but opened up wide roadside verges.

Hayes Town Hall, Barra Hall Park, (date unknown)


Hayes Fire station (date unknown)

Church Road (date unknown)

7. Spatial analysis

Through routes

The main routes for vehicles are around or towards the fringes of the Conservation Area. They include the Uxbridge Road (A4020) to the north and Freemans Lane to the south, both running east to west. Church Road runs through the eastern part of the Conservation Area and the continuation of Botwell Lane marks part of the boundary to the west. Wood End Green Road and Grange Road are also to the west of the Conservation Area, both running roughly north to south. Church Road acts as the historic spine running through Hayes Village. Wood End Green Road leads from the west and becomes Church Walk, a pedestrian route through the green heart of the area to the parish church.

Key pedestrian routes are Church Walk, Lych Gate Walk, and the network of footpaths through Barra Hall Park, Grassy Meadows and St Mary's Field.

Green spaces

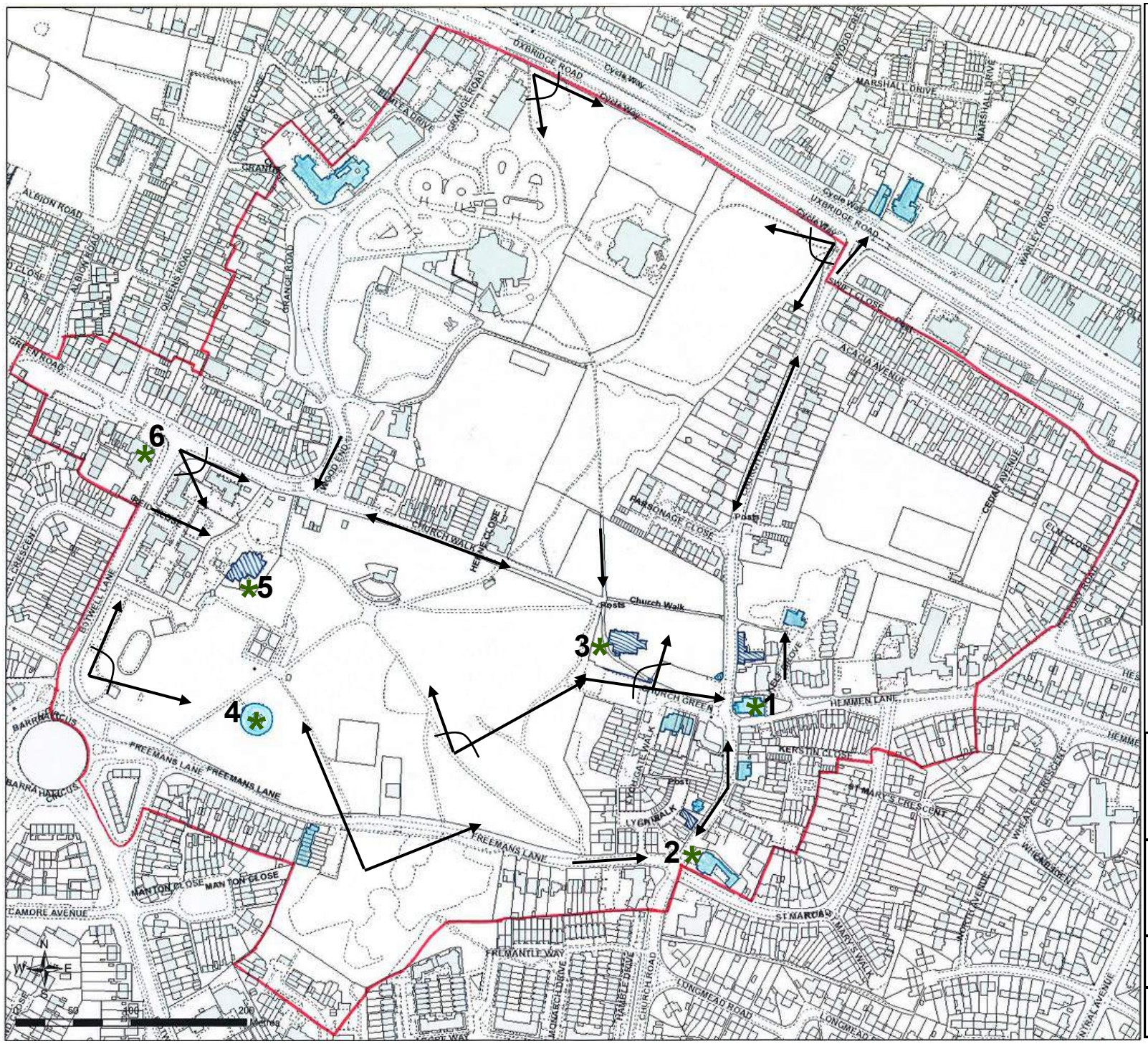
The centre of the Conservation Area is dominated by areas of green open space. The main areas are Bell Field, Barra Hall Park, the Botanical Gardens, the area round the Beck Theatre, the cricket field, St Mary's Field, Grassy Meadows and the playing fields of Dr Triplett's School. The buildings appear generally subservient to the mature trees and well established greenery, that are such a notable feature of these open spaces.

Barra Hall Park (previously known as Town Hall Park), was formerly the grounds of Barra Hall, which is a key local landmark and an important focus for views from within the adjacent parkland. Whilst it is not included in the Historic England Register of Parks and Garden, it is included within the London Parks and Gardens Trust Inventory of Historic Green Spaces. The Beck Theatre, in contrast, is less visually prominent , as the building is screened by the generous planting that surrounds it. Similarly, the Council's Grassy Meadows Day Care Centre is well screened and appropriately subordinate to the enveloping landscape, which is a defining feature of the Conservation Area.

Key views

The trees, open spaces and surviving historic field boundaries are a constant feature in most of the views across the Conservation Area and contribute positively to its significance. Some streets, particularly the southern part of Church Road, provide important townscape views. There are also good views of St Mary's Church, a significant local landmark, from a number of directions, although some of these are partly obscured by trees, especially in the summertime. A number of the key views and vistas within and from outside the Conservation Area are illustrated at MAP 3.

View of St Mary's Church across the Churchyard



Map 3

Views and Vistas

Conservation Area boundary

Listed Buildings

Locally Listed buildings

* 1 Local landmark

Important views

Important views & vistas

1 St. Mary's Church Hall

2 Fountain House Hotel

3 St. Mary's Church

4 Band stand, Barra Hall Park

5 Barra Hall

6 Former Grange PH

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8. Character analysis

8.1 Architectural quality and built form

The majority of the surviving buildings of quality date from the 19th century. There are also some 18th century houses and buildings with earlier origins, such as the former Manor House and St Mary's Church. The 18th and 19th century buildings are in a variety of building styles, which contribute to the charm of the Conservation Area. There are also considerable numbers of detached and semi-detached houses from the 1920s and 30s, and some more recent housing of more variable quality.

Most of the more recent additions make a neutral contribution to the appearance of the Conservation Area and sustain its character. The new development located on the corner of Grange Road and the Uxbridge Road is of a contemporary design and replaces earlier, mainly commercial buildings of little architectural merit. The location of the building marks one of the entrances to the Conservation Area and it has a distinctive contemporary appearance.

Most houses retain their original gardens, with relatively little subsequent in-filling or backland development. The exceptions to this are the very large houses that existed in the mid 19th century, most of which have either been completely demolished (for example Wood End House) or have had part of their land developed (for example the Manor House). Barra Hall on the other hand retains much of its original large garden and setting.

In general, buildings are set back from the street frontage, with front gardens forming an important part of the streetscape of the area. Along the southern part of Church Road, houses open directly onto the pavement, though in some cases there are small spaces to the front. The boundary walls of the former Wood End House (to the west of Grange Road), Church Walk Cottages, Old Dr Triplett's School and Manor House Stables are all important features of the Conservation Area.

The iron fences and lych gate to St Mary's Churchyard and the railings and gates to Barra Hall are also notable features. The boundary wall to the Minet Estate in Church Road has historical and visual importance.

Typical 1930s housing at Wood End Green Road

St Mary's Church

The old village core, around the southern part of Church Road, is tightly developed. Elsewhere the building layout is less dense and provides a lower level of enclosure to the street scene. This highlights the contribution made by the trees and hedges to the local skyline. There are also gaps between buildings that allow views through to the rear gardens and beyond.

There is a regular rhythm to the frontages of the later 19th century terraces (e.g. in Hemmen Lane and Church Walk), but the majority of the properties have more varied elevations, which contribute to the diversity of built form within the area.

Most buildings are of two storeys and this is an important feature and characteristic in terms of the appearance of the Conservation Area. Although in some cases, houses have additional attic rooms with small dormers in the roof.

In Hayes Village, the roof forms and chimneys of buildings are an important element in terms of animating the skyline. The variety of roof lines in Church Road is one of its positive features. In other areas, rooflines are more regular, with the exception of an old large roof extension to the northernmost property of Bell House.

The majority of the old buildings and boundary walls are made of local brick. These are mainly of yellow/brown London stocks, while a range of brick types has been used for more recent buildings. A few older houses and some more recent ones are partly or completely rendered.

1970s development at Lych Gate Walk

Attractive terraces at 221-233 Church Road

8.1.1 Church Road (southern part) Church Green, Lych Gate Walk and Hemmen Lane

The appearance of Church Road between Hemmen Lane and St Mary's Road has changed little over the last century, and its meandering route provides ever changing views. The varied roof forms and chimneys are prominent features. The greenery, which is generally such a dominant feature of the Conservation Area, is absent in this area because most of the buildings adjoin the footway and have no front gardens.

Set back from the road, the Fountain House Hotel in Church Road is a local landmark in views looking east along Freeman's Lane. It also acts as a gateway feature at the entrance to the Conservation Area from the south. It has a plaque to George Orwell.

To the north of the Fountain House Hotel is number 120, a late 19th century cottage with distinctive bargeboards and tile hanging to its gables. It has the delicate chevron detailing below the pointed arches above the windows. Porch Cottages (numbers 128-134) were built in the early 20th century on the site of a grocer's shop. The roof gables and bow windows of these properties break up what could otherwise have been a large block.

Fountain House Hotel, the former Hawthornes High School for Boys

Further north is Wistowe House, built in the 18th century. The removal of its pediment has, however, reduced its impact on the street scene. It remains a residential property, although the buildings behind it have always had a mix of small-scale commercial and industrial uses.

A small number of late 19th and early 20th century shopfronts survive as part of the terrace of buildings, which runs north to Hemmen Lane. Although many of the buildings have now been converted to residential uses, these shopfronts make an important contribution to their character and provide evidence of former commercial uses within the village centre. Good examples are numbers 140 and 148; in the case of the latter, the glazed tiles, decorative metal fanlight and wide sash window identify it as a former butcher's shop. To the rear was an abattoir.

To the north of Hemmen Lane is the Village Hall, built in 1910 by public subscription and still heavily used by the local residents.

The buildings on the west side of Church Road are generally less distinguished individually, but the terrace (221-233 Church Road) is nicely detailed with red brick string courses and gauged brick arches. The Victorian pair, 209-211 Church Road, with deep eaves, a shared gable and original windows is well preserved. The double fronted property (number 213) dates from the 18th century and is a Listed Building. Collectively, these buildings make a positive contribution to the Conservation Area.

The new building at numbers 235-7 copies the form, design and scale of the adjacent buildings to the south, but the bricks used are not London stocks. These bricks will weather in time, and illustrates the importance of choosing the right materials to preserve the overall look of an area.

There is a pleasing uniformity in the terrace of brick built late 19th century cottages in Church Green, though the painting of one is regrettable. Facing them is the tree-lined village green, the site of a former pond and several domestic buildings (see photo page 9).

Opening off Church Green is Lych Gate Walk, a modern cul-de-sac development of two storey brick built terraced houses. This occupies a sensitive location between the historic centre of the village at the south end of Church Road and Barra Hall Park. It was laid out to preserve views of St Mary's. The lack of uniformity found in the adjacent roads has been mirrored in the variety of building designs here.

The Village Hall and number 148 Church Road are distinctive buildings with strong gable features, these occupy prominent corner sites and frame the gateway to Hemmen Lane from the Church.

Along the south side of Hemmen Lane are a number of modest terraces dating from the early 20th century. They are set back from the street and have small front gardens, enclosed by low brick walls or timber fences. They share a consistent building line, are two storeys in height and are brick built with shallow, hipped or pitched, slate roofs.

There is a consistency of design and use of materials within each terrace, with a subtle variety between each of the groups, such as differences in window proportion, roof shapes, and use of render. Number 4 has a terracotta date plaque (1910) depicting a cat above its central window.

On the north side of the street is Kelf Grove, a modern cul-de-sac development of two storey brick built terraced houses. This scheme provides the immediate setting for the historic former Manor House. The grassed lawns to the north and west of the Manor House are important spaces. They provide a sense of the once extensive landscape setting of this building and from them its distinctive architecture can be appreciated.

Wistowe House

1-4 Church Green

140 Church Road

148 Church Road

8.1.2 Church Road (northern part)

The part of Church Road to the north of the modern development of flats and terraced houses at Parsonage Close has a distinctive appearance. It consists mainly of large detached and some semi-detached houses dating from the 20th century and standing in substantial private gardens.

The open land at the meeting of Church Road with the Uxbridge Road acts as the northern gateway to this part of the Conservation Area. The historic group of Locally Listed buildings, the Adam and Eve public house, number 830, together with numbers 832-834 Uxbridge Road, terminate the view looking north out from the Conservation Area.

Houses frame Church Road on both sides and although they have a varied building line, they are each set back from the footway behind low brick boundary walls. The houses are brick built with varied pitched, or hipped roof forms, in plain tile with brick chimneystacks. They are predominantly two storeys in height, many with single storey side extensions or garages and with front porches. There is an overall cohesiveness in scale and form of the buildings in this sub-area, although with a variety of architectural detailing and materials.

Many have half-timbering, double height bay windows, projecting front gables and chimneys.

The spaces between buildings establish a sense of rhythm along the road and contribute to the distinctive and spacious feel of this part of the Conservation Area. They allow for glimpsed views of trees in back gardens, or into the neighbouring green areas and also of the sky. Mature trees and greenery within front gardens also make an important contribution to the character of the area. To the west, from the adjacent open spaces, such as Grassy Meadows, there are long views towards the houses and rear gardens.

Pressure for private car parking has resulted in increased areas of hard surfacing and less greenery in front gardens. The variety of front boundary treatments that currently exists detracts from the area's appearance.

8.1.3 Acacia Avenue

Acacia Avenue runs parallel with the Uxbridge Road and is right on the border of the Conservation Area. The avenue is primarily residential with houses dating from the inter-war period. There are some overlarge front porches, which detract from the appearance of the terraces.

As a result of off street parking pressure, some gardens have been completely paved and their appearance detracts from the street scene. There are two remaining street trees. "Beverley", a positive contributor, is a particularly fine inter-war property that terminates Acacia Avenue.

It features a tile hung projecting front gable, dormers and tall chimneys.

By foot, Acacia Avenue leads through to Cedar Avenue. The houses and gardens on the south side of the avenue back onto the open space of Dr Triplett's school playing fields.

Terracota date plaque on Hemmen Lane terraces

120 Church Road

8.1.3 Freemans Lane

Freemans Lane forms a natural boundary to the south side of Barra Hall Park. Looking eastwards along the road, the view is terminated by The Fountain House Hotel. On either side, at the Church Road (eastern) end of the lane, there are two small post-war housing developments, the style, construction and scale of which generally blend well with the area. When entering from Church Road, there are two landscape areas and several large trees that create a pleasing vista and entrance into the lane. On the south side of Freemans Lane, there are several large detached houses featuring double-height bay windows and projecting gables. Bell Field, was formerly part of the estate to Bell House (now the site of St Mary's Convent, Botwell Lane) and has many substantial varieties of trees and bushes. It provides an open, semi-rural appearance to the area.

At the western end of Bell Field there is a row of old workmen's cottages that have been renovated, although one has an unsympathetic roof extension. Beyond the field, on Freemans Lane, is an interesting unaltered group of 7 semi-detached properties in vaguely mock Tudor style. These have been arranged symmetrically along the street frontage.

Opposite Bell Field and on the edge of Barra Hall Park, stands a large detached house known as "Parkside".

8.1.4 Botwell Lane and Wood End Green Road

The northern part of Botwell Lane forms the western boundary of this part of the Conservation Area. There are important views from Botwell Lane looking eastwards across the open space of Barra Hall Park, and towards the roundabout at Barra Hall Circus, which itself acts as a gateway into the Conservation Area from the south-west. Although not within the Conservation Area, the two storey red brick maisonettes form an attractive edge to Barra Hall Park.

Along Wood End Green Road, the partly grassed open areas on the south side are a reminder of its rural origins, although the effect is somewhat spoiled by the junction box and litter bin. Overall, there is a good mix of inter-war and post-war housing in varying styles. At the Botwell Lane junction, there is an attractive mature pine tree, the striking cast iron gate posts and wrought iron gates to Barra Hall, some earlier slate roofed cottages and the former Grange Public House with tall chimneys and pleasant neo-Georgian touches.

1930s houses on Freemans Lane

1930s Maisonettes, Botwell Lane

Former Grange PH at the corner of Botwell Lane and Wood End Green Road

8.1.5 Church Walk

Church Walk is a quiet lane running west to east from Wood End Green Road to the parish church. There is no through traffic along this route. It has a semi-rural character, and lies close to the extensive open green spaces of the cricket field and Grassy Meadows to the north, and Barra Hall Park to the south.

Church Walk includes a charming group of 19th century cottages, some with pretty string courses and others in stucco, which are considered to be a positive contributor to the streetscape. Similarly, the surviving walls of the old (now demolished) Dr Triplett's School add to the quality of the streetscene.

There is an abundance of wildlife (foxes, squirrels and a variety of birds) within the surrounding open fields.

8.1.6 Grange Road

Significant features of the south end of Grange Road are the wide grassy verges and displays of bedding plants. The brick wall, which is set back along the west side of the road, is a surviving boundary of the now-demolished Wood End House. An access road runs behind this wall to a row of inter-war semi-detached houses.

Further north is the Locally Listed, late 19th century Cottage Hospital. This is constructed of yellow stock bricks with red brick detailing and terracotta panels, which include decorative lettering and the date 1875.

On the east side of the road are the Norman Leddy Gardens, the Beck Theatre and the Uxbridge County Court. These buildings are late 20th century additions to the area. The County Court has a sympathetic scale, design and careful landscaping, making it a positive contributor. Whereas the theatre is an important asset of community value.

1-8 Church Walk

The Beck Theatre

Hayes Cottage Hospital, Grange Road

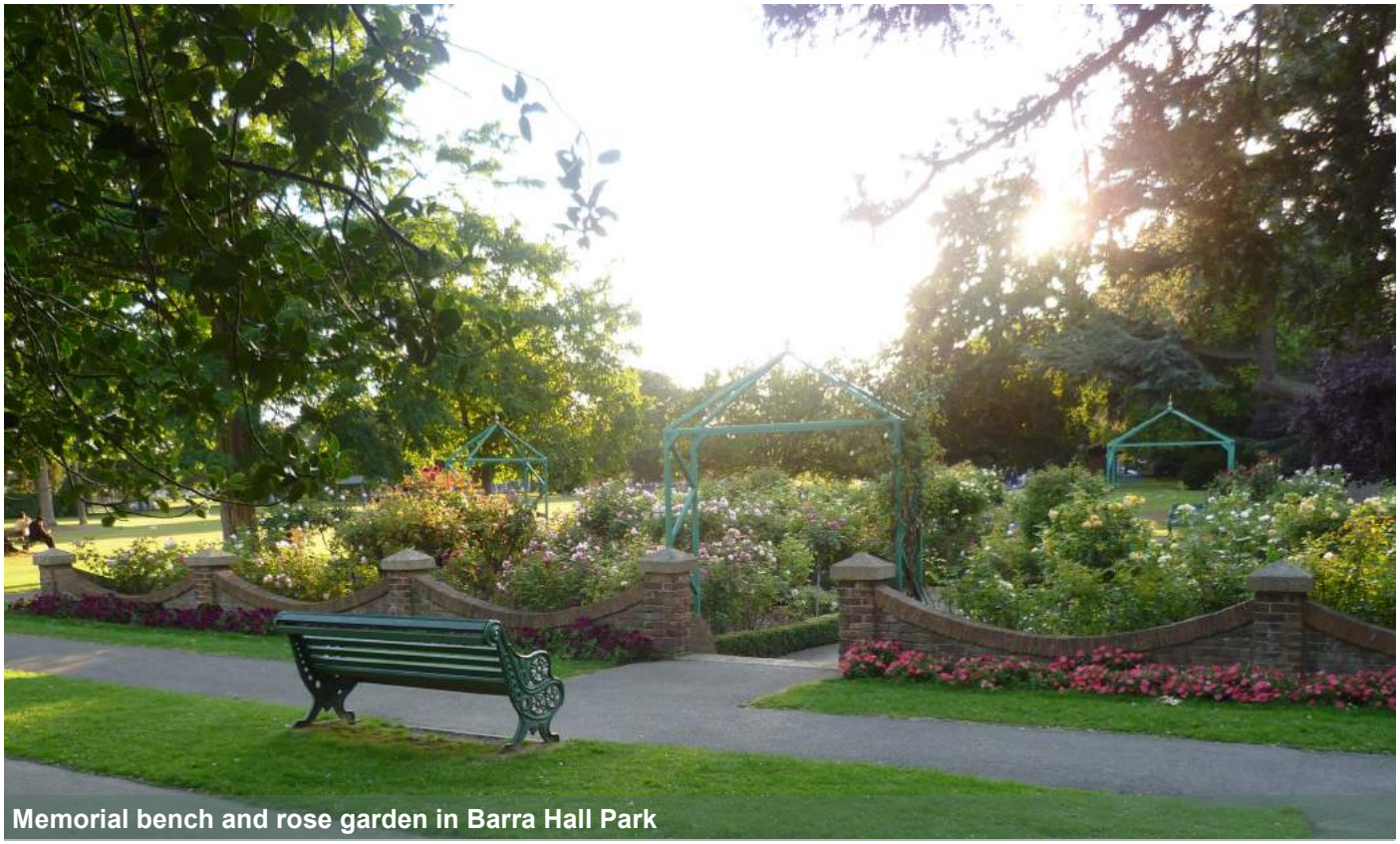
8.2 Public realm, green spaces and landscape

The Conservation Area has an atypical look and feel for suburban London. The open spaces and trees, which make up such a significant proportion of the area, have a defining role to play in its character and provide a distinctive green setting for the buildings.

Many of the old field boundaries and lanes are still evident in the landscape, and the townscape of the area has developed around the original village centre. Most of the trees are deciduous species, so their appearance varies throughout the year. Trees and green features, such as hedges, are an important contributor to the character of the Conservation Area.

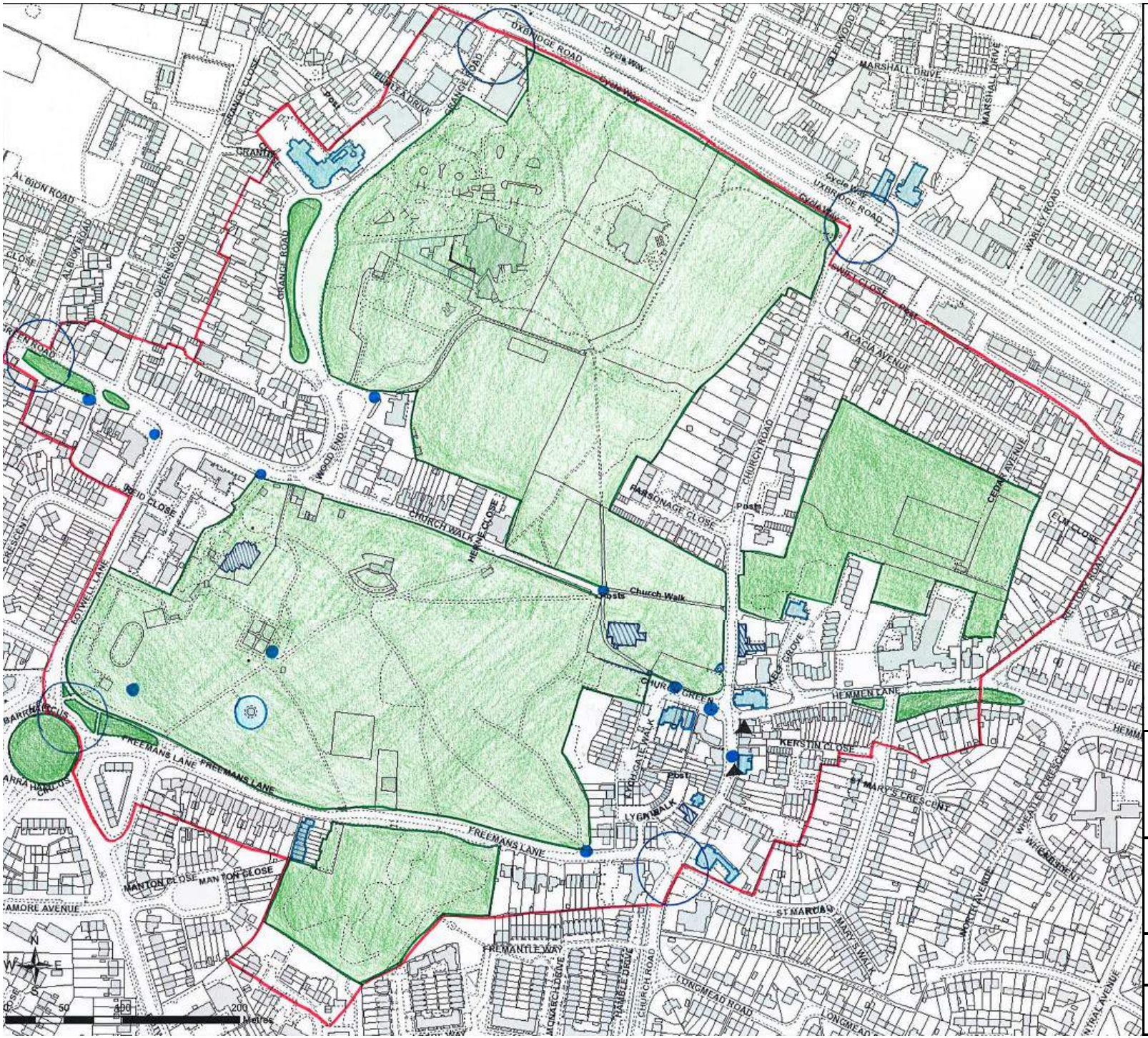
The rich biodiversity of the different landscape elements within the Conservation Area is also a key part of its importance, including the extensive and varied botanical collection within the Norman Leddy Gardens. Management plans have been prepared by the London Borough of Hillingdon for Barra Hall Park and the Norman Leddy Gardens that highlight their rich ecological diversity.

Map 4 (page 28) identifies significant green spaces and tree groups.



Memorial bench and rose garden in Barra Hall Park

Bell field



Map 4

Character Analysis

- Conservation Area boundary
- Listed Buildings
- Locally Listed Buildings
- Significant Green or Open space & trees
- Positive streetscape features
- Positive shopfronts
- Gateways

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8.3 Positive Contributors

Many of the buildings or structures within the Conservation Area make a positive contribution to its character and appearance. These are discussed in the Character Analysis section and set out here. They are shaded yellow on Map 5.

1. Numbers 2-14 Hemmen Lane
2. Numbers 140-148 Church Road
3. Numbers 128-134 Church Road
4. Number 120 Church Road
5. Ambulance Station, Church Road
6. Numbers 221-233 Church Road
7. Numbers 209-211 Church Road
8. Lych Gate Walk Estate
9. Parkside, number 36 Freeman's Lane
10. Open Air Amphitheatre, Barra Hall Park
11. The Grange PH, Botwell Lane/Wood End Green Road
12. Numbers 15-17 Wood End Green Road
13. Numbers 1&2 Barra Villas
14. Numbers 1-8 Church Walk (including boundary wall to rear)
15. Wall to former Dr Triplett's School, Church Walk
16. Uxbridge County Court, Grange Road
17. "Beverley", Cedar Avenue

Listed and Locally Listed buildings

Listed Buildings and buildings which have been included on the Local List of Buildings of Architectural or Historic Importance, are identified in Appendix 1.

A number of these buildings or features within, or adjacent to the Conservation Area are proposed for inclusion in the London Borough of Hillingdon's Local List. See proposals on page 35.

St Mary's Church Hall, Locally Listed

Barra Hall front door

Ambulance Station, Church Road

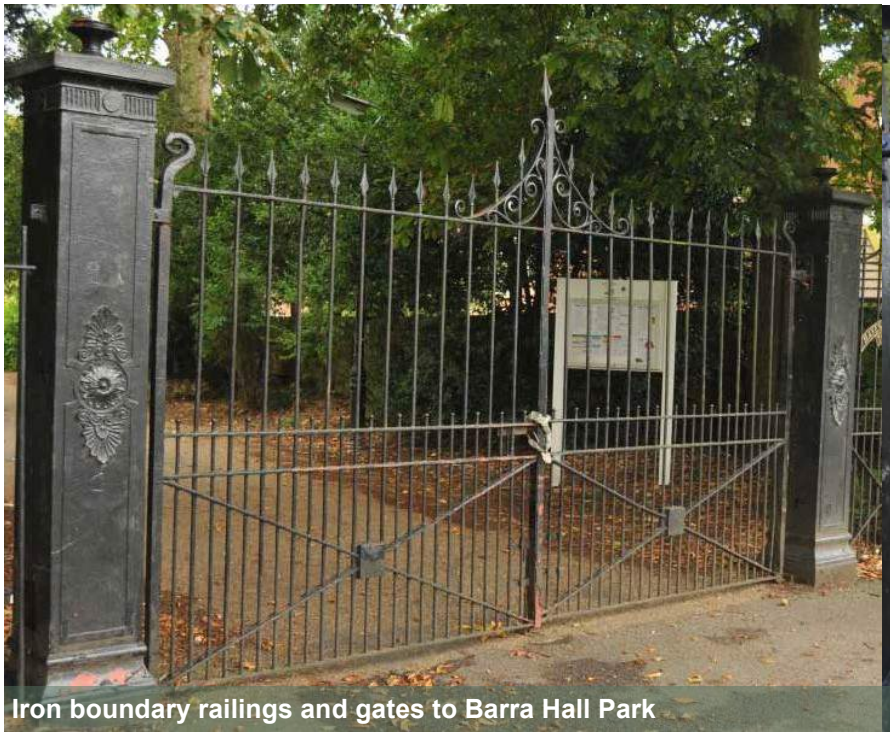
Former stable and brew house, now much altered, 820 Uxbridge Road

In addition, there are also a number of streetscape features and street furniture within the Conservation Area which make a positive contribution to its character.

These include the:

- Cast iron railings and lych gate to the Churchyard
- Iron boundary railings and gates to Barra Hall Park
- Bandstand in Barra Hall Park
- War Memorial benches in the Rose Garden within Barra Hall Park (HWM109)
- Red George V cast iron post box in the wall of the Minet Estate south of the Ambulance Station
- Red telephone box at the corner of Church Road and Church Green
- Street lamp standards outside The Grange Public House
- Street lamp standards along Church Green and the adjoining part of Hemmen Lane
- War Memorial, Church Road

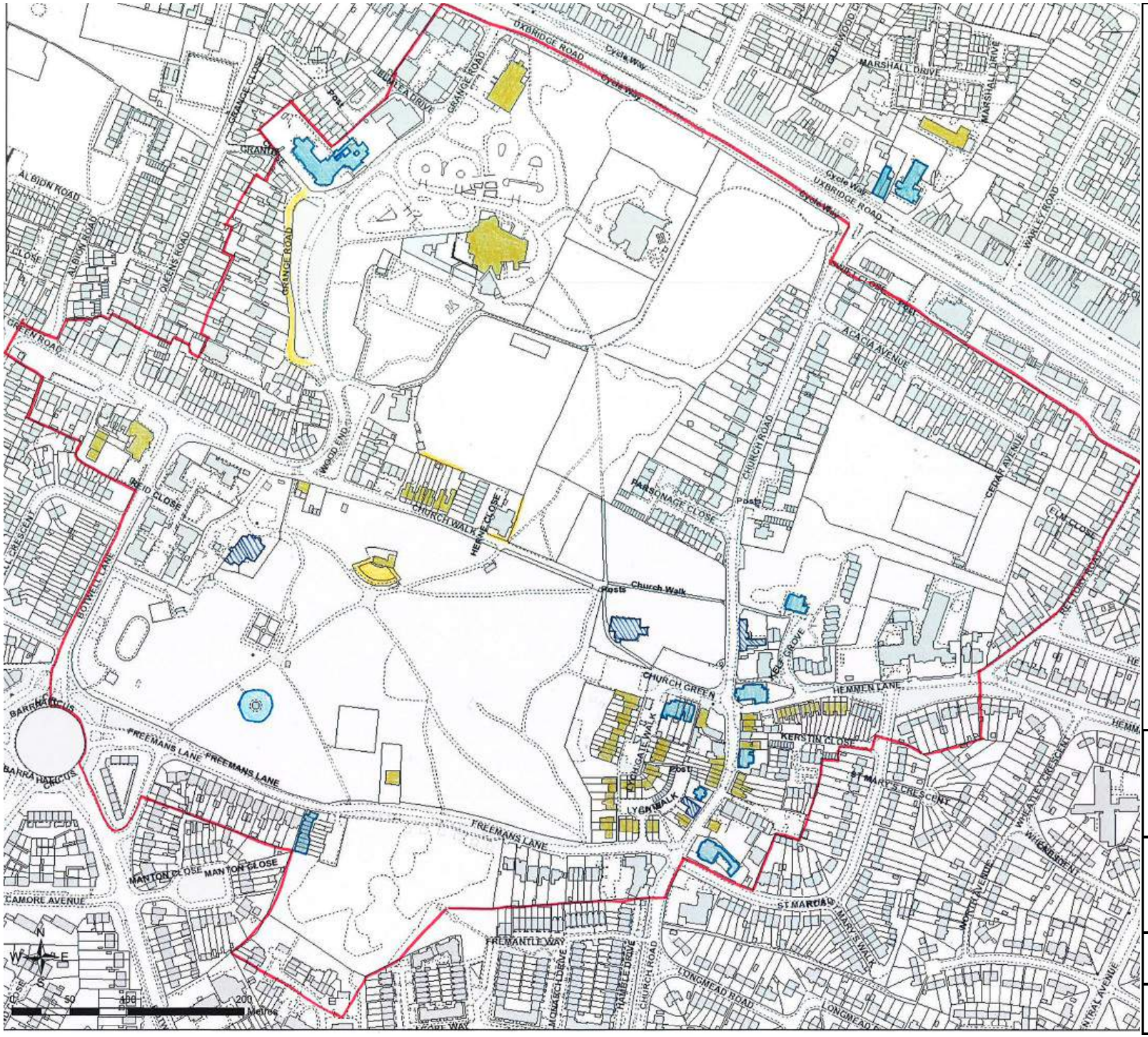
Map 4 (page 28) identifies these positive townscape features within the Conservation Area.



Iron boundary railings and gates to Barra Hall Park

Cast iron post box in the wall of the Minet Estate

St Mary's church lych gate



Map 5

Positive Contributors

- Conservation Area boundary
- Listed Buildings
- Locally Listed buildings
- Other buildings which make a positive contribution to the conservation area

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9. Challenges and pressures

There is significant pressure within the area for new development and other small scale alterations that when seen together can harm the character or appearance of the Conservation Area.

A number of issues are identified below:

1. There has been an increase in sites being sold for residential development. The open spaces and houses that contribute to the area should be protected from any further detrimental development. Proposals for new development should be compatible with the special character of the Conservation Area.

2. Careful consideration needs to be given to infill development, and on the whole, reflect the height and scale of the buildings adjacent. Plot amalgamations, or significant increases in site coverage, or the bulk of buildings, could detract from the Conservation Area's character and appearance.

3. Change of use and the loss of local shops, services and amenities has changed the village character.

4. The increasing number of houses in multiple occupation adds to the problems with parking and diminishes the feeling of living in a community.

5. The poor maintenance of prominent buildings, spaces and landscape, for example, the village hall and St Mary's Church railings and roof could benefit from repair. In addition, the area around St Mary's (particularly the graveyard) is in very poor condition and poorly maintained. This area and those around it would benefit from work to restore them to their original appearance. There has been investment in Barra Hall Park, which has achieved Green Flag status; this should be maintained. The meadowland should not be allowed to revert to scrubland.

6. Graffiti and the vandalism of buildings and other features within the Conservation Area are also of concern. Litter is a problem within all of the open green spaces.

7. There has been a number of unsympathetic alterations to buildings which include:
   - poorly carried out repairs using inappropriate materials and methods
   - the loss of original or historic materials and details
   - modern replacement metal, or uPVC windows and doors
   - the painting or cement rendering of traditional brickwork
   - replacement concrete roof tiles and the removal of chimneys, stacks and pots
   - the installation of inappropriately sited satellite dishes and TV aerials
   - overlarge roof extensions and rooflights
   - the loss of traditional boundary treatments and soft landscaping within front gardens.

8. The quality and condition of pavements, paving materials and street furniture is good in areas where enhancement schemes have been carried out. However, much of the remaining streetscape is in poor condition, with damaged slabs replaced in non-traditional and non-matching materials. Overall, there is a clutter of often poor quality and uncoordinated street furniture, utilities and signage.

10. Boundary review

As part of the Conservation Area Character Appraisal minor amendments to the boundary of the Hayes Village Conservation Area were proposed. This was to include and protect areas of special interest and to exclude those areas that no longer contribute to the significance of the area. These changes are set out below and shown on Map 6.

- **Exclude the area of Willenhall Drive on the southern edge of Bell Field, however, retain the old brick boundary wall within the Conservation Area.** Early maps show this area was originally part of Bell Field. Until recently, this was still an area of open space, but is now part of a large modern residential development that stretches to the south.

- **Include the area surrounding a group of four buildings to the north of the Uxbridge Road at its junction with Church Road.** This area includes two Locally Listed buildings, the Adam and Eve public house, nos 830 and 832-34 Uxbridge Road and a pair of adjoining buildings, nos 820-22 Uxbridge Road (previously statutorily Listed), that are now proposed for inclusion in the Local List. This historic group of buildings has a relationship with the ancient thoroughfare of the Uxbridge Road as it passes through Hayes and also helps to terminate views from the Conservation Area when looking north along Church Road. St Mary's Field and Grassy Meadows can be seen from these buildings.

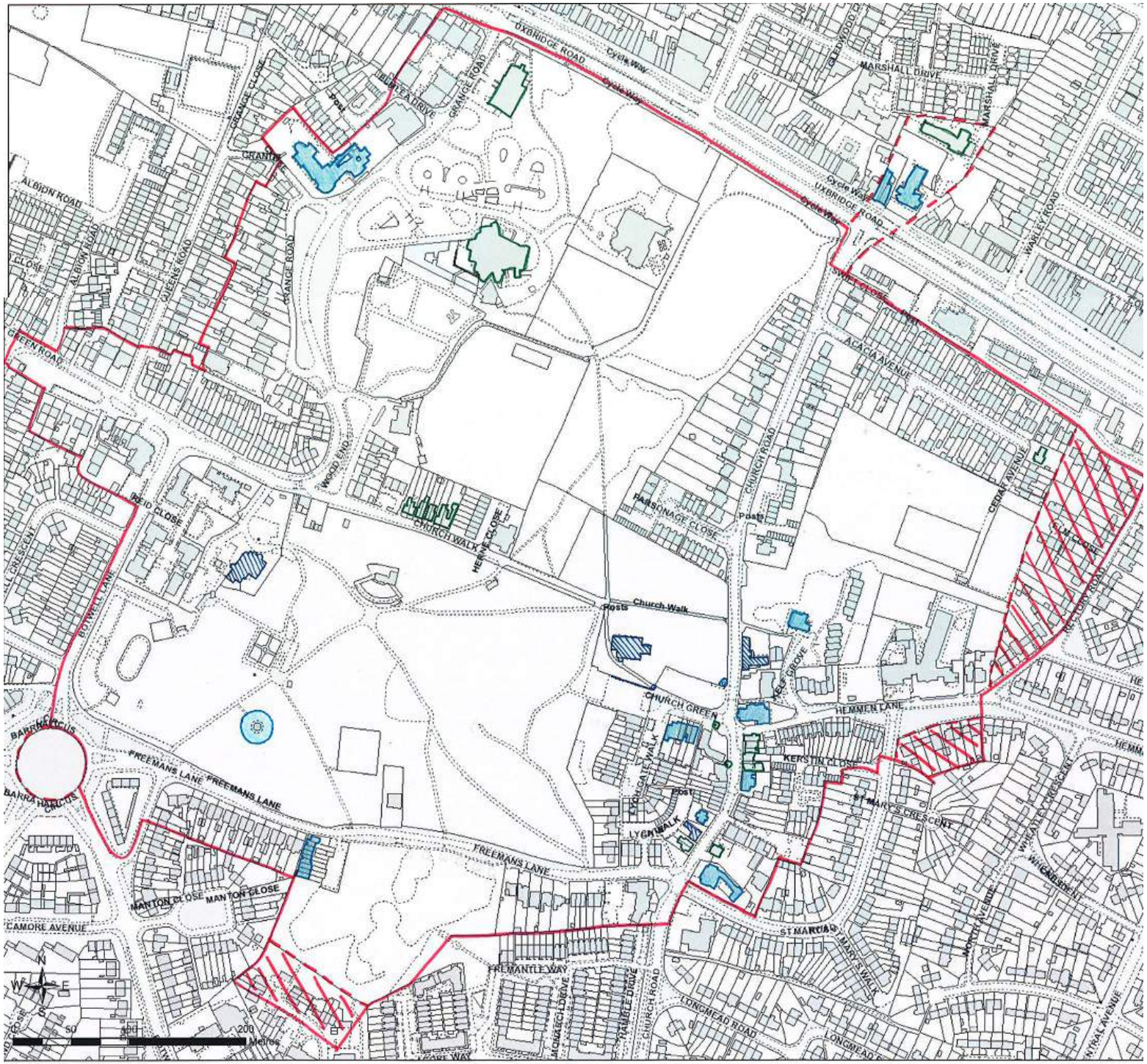
- **Include the landscaped roundabout at the meeting of Freemans Lane and Botwell Lane.** This space is visually related to the adjacent Barra Hall Park.

- **Exclude the mid 20th century terraced houses along the west side of Rectory Road and part of the south side of Hemmen Lane.** These buildings are very closely related in age and character to the nearby houses to their east and south (outside the Conservation Area), which form an integral part of the surrounding residential estate.

Boundary to Bell Field

Barra Hall roundabout

Adam and Eve Public House



Map 6

Boundary Review

- Conservation Area boundary
- Listed Buildings
- Locally Listed buildings
- Include area within conservation area
- Exclude are from conservation area
- Proposed Locally Listed buildings

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11. Proposals

General proposals

1. The installation of sympathetically positioned and well-designed information/interpretation boards within the Conservation Area, containing, for example, details of the history of the parish church, or Barra Hall Park.
2. The installation of signage at the key gateways into the Conservation Area.
3. Regular and appropriate maintenance of the street trees and trees within public open spaces.
4. The introduction of more sympathetically designed street furniture, signage and good quality floorscape materials within the Conservation Area. These should be appropriate to the distinctive character of each sub-area.
5. The preparation of a Management Plan setting out policies and guidance to ensure the conservation of the area and the retention the qualities that led to its designation.

Policies to include:

- Restricting the height of infill development to reflect the height and scale of the adjacent buildings.
- Protecting garden spaces from further development.

Proposed additions to the Local List

- The George V post box set into the wall of the Minet Estate, south of the Ambulance Station, Church Road – a distinctive item of street furniture.
- The Beck Theatre – an asset of community value recommended for the Local List by the local community (a Council owned building)
- Numbers 818-820 Uxbridge Road – two adjoining buildings that were previously statutory Listed. Number 818 is an early 19th century house, while the early 18th century former stable and brew house (number 820), now a Job centre, have been re-fronted (currently outside the Conservation Area).
- “Beverley”, Cedar Avenue - a well designed inter-war house featuring tile hanging and dormers.
- K6 telephone box, Church Green - an iconic example of street furniture.
- 140-148 Church Road – an attractive group of 19th and early 20th properties retaining original features and shopfronts.
- 120 Church Road - late 19th century cottage with distinctive bargeboards
- 209-211 Church Road - a handsome Victorian semi-detached property with a prominent gable and original windows.
- Uxbridge County Court - a respectful and well detailed 20th century building.
- 1-8 Church Walk – a highly attractive group of Victorian properties retaining decorative stone and brickwork to façades.

There are no proposed deletions to the Local List.

Enhancement proposals

1. Improved integration and management of the woody plot of land on the south side of the Uxbridge Road with the adjoining open landscapes.
2. The recent and ongoing replacement of the boundary railings to Barra Hall Park is an enhancement. New sympathetic railings should also be installed along the eastern boundary of the park, along Lych Gate Walk.

Appendix 1: Audit of heritage assets

Listed Buildings

- St Mary's Church, Church Walk – Grade II*
- Lych Gate and Wall to South of Church of St Mary, Church Walk – Grade II
- Former Manor House Stables, Church Road – Grade II
- 213 Church Road – Grade II
- Barra Hall (former Hayes Town Hall), Wood End Green Road – Grade II

Existing Locally Listed buildings

- 1-4 Church Green
- War Memorial, Church Green
- Wistowe House, 138 Church Road
- Fountain House Hotel, 118 Church Road
- Former Manor House, Church Road
- Bandstand, Barra Hall Park
- 2-9 Bell House Cottages, Freeman's Lane
- Hayes Cottage Hospital, Grange Road
- St Mary's Church Hall

The audit of identified heritage assets is illustrated at MAP 1

Appendix 2: Sources of information on the history of Hayes Village

- Kelter. C. (1996) *Hayes Past,* London: Historical Publications
- Kelter. C. (1998) Hayes: A Concise History, Hillingdon: Hillingdon Borough Libraries
- Sherwood. P. (ed.) (1996) *Around Hayes and West Drayton in old photographs*, Stroud: Sutton Publishing
- Hayes Town Chapel 1788-1988 by Julia Zouch
- Stevens. G. (2010) *Old Hayes: a 90th birthday walkabout*
- White. B. T. *Hayes trail*, Hillingdon: Hillingdon Borough Libraries
- Baker, T.F.T., Cockburn, J.S., Pugh, R.B. (eds.), Bolton, D.K., King, H.P.F., Wyld, G., Yaxley, D.C. (1971) *Victoria County History: A History of the County of Middlesex: Volume4: Harmondsworth, Hayes, Norwood with Southall, Hillingdon with Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow with Pinner*, [online]Available: www.british-history.ac.uk
- Thorne. J. (1876) *Handbook to the Environs of London*, London: John Murray
- White. B.T. (ed.), Hunt. E. (1982) *The Hayes of Elizabeth Hunt (1832-1916),* Hayes and Harlington Local History Society
- Walford. E. (1985) *Village London: The Story of Greater London*, London: Alderman Press
- Butler. C. & Meager. R. (CgMs), (2013) *Stage 1 Final Report: Archaeological Desk Based Assessment*, CgMs Limited, [online] Available: http://www.hillingdon.gov.uk/12566
- Butler. C. & Meager. R. (CgMs), (2014) *Stage 2 Final Report: Archaeological Desk Based Assessment*, CgMs Limited, [online] Available: http://www.hillingdon.gov.uk/12566
- http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=HIL002

Appendix 3: Planning policy context & purpose and status of the appraisal

Planning Policy Context

Statutory Duties and National Planning Guidance:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Town and Country Planning Act 1990
- National Planning Policy Framework 2012
- Planning Practice Guidance 2014

Historic England Guidance

- Understanding Place: Conservation Area Designation, Appraisal and Management 2011 (suite of documents)

Development Plans

The current Development Plans for the area consists of the following:

- London Plan, 2011
- Hillingdon Unitary Development Plan, 1998 (saved policies 2007)
- Local Plan– Part 1

The Purpose of Conservation Areas

Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as an:
"area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" .

They are also defined as "designated heritage assets" in the National Planning Policy Framework 2012.

The aim of Conservation Area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional , rather than national criteria. Above all, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special interest and are irreplaceable. The London Borough of Hillingdon has produced its own criteria for the designation of Conservation Areas, which is available online (http://www.hillingdon.gov.uk/residents).

The responsibility for designating Conservation Areas falls to the local authority. Local authorities also have a statutory duty to review all their Conservation Areas periodically. Historic England recommends that each area is reviewed every five years.

Conservation Area designation provides extra protection within these areas in the following ways:

- Consent is required for the demolition of buildings.
- Local Authorities have additional controls over some minor householder development normally considered as permitted development.
- Special provision is made to protect trees.
- When assessing planning applications, local authorities must pay careful attention to the desirability of "preserving or enhancing" the character and appearance of the Conservation Area and its setting.
- A local authority can include policies in its Local Plan to help preserve the special character or appearance of Conservation Areas.

The Purpose and status of this Character Appraisal

The purpose of a Conservation Area Character Appraisal is to:

- Identify the significance of the designated heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – this may be archaeological, architectural, artistic, evidential or historic interest.
- Increase public awareness and involvement in the preservation and enhancement of the area.
- Provide a framework for planning decisions, to guide positive change and regeneration.
- Highlight particular issues and features, which detract from the character or appearance of the Conservation Area and which offer potential for enhancement or improvement through positive management.

The contents of this appraisal are intended to highlight significant features but should not be regarded as fully comprehensive and the omission, or lack of reference to a particular building or feature, should not be taken to imply that it is of no significance. This may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates. Similarly, the controls that apply to elements vary and in some instances, the items that have been identified as significant cannot be fully protected by planning legislation.