

PROPOSED DEVELOPMENT

at

1 MANOR HOUSE DRIVE

72 DUCKS HILL ROAD (A4180)

NORTHWOOD

HILLINGDON

TOWNSCAPE CHARACTER REVIEW

and

LANDSCAPE DESIGN STATEMENT



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1.0 INTRODUCTION

- 1.1 In July 2019 Barry Chinn Associates Ltd. were instructed by Engine Room architects to produce this review of the townscape character associated with the proposed re-development of 1 Manor House Drive, Ducks Hill Road, Northwood, Hillingdon.
- 1.2 The application site is approximately 0.09 hectares in size and is currently occupied by a single private dwelling, fronting on to Ducks Hill Road and accessed from Manor House Road. To the front of the dwelling is a parking area and a tree lined highway boundary comprised of a row of ten Leyland Cypress and one Oak tree covered by a tree preservation order (TPO). To the rear is a garden enclosed by a two metre high wall and clipped laurel hedge.

2.0 BASELINE TOWNSCAPE CHARACTER

- 2.1 *National Character Areas (NCA)* – This classification divides England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geo-diversity, cultural and economic activity. Originally produced by The Countryside Commission in 1999, Natural England revised the NCAs and republished all 159 areas in April 2014. The application site lies in NCA Profile 115: Thames Valley, which is summarized below:

'The Thames Valley is a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings'.

- 2.2 *Hillingdon Landscape Character Assessment (2012)* – Commissioned from Land Use Consultants by the London Borough of Hillingdon. The application site falls within the *Inter War Suburbs / Metroland* townscape character area, with a further five different character areas in close proximity. The key characteristics of these six distinct areas are summarised below and illustrated on Figure 1 in Appendix A.

2.3 **Character Area 1 – Inter War Suburb / Metroland** (location of site)

- *The early use of development plans influenced by the 'garden suburb' movement had an impact on the style, layout and density of development in the north of the Borough.*
- *This character type evolved with the extension of the Metropolitan Railway in the north of the Borough from Harrow on the Hill to Uxbridge in the early 1900s and the gradual establishment of stops along the line, becoming known as "Metroland".*
- *Medium density residential suburbs consisting of a distinctive network of curvilinear streets (crescents), linear streets (avenues) and 'dead ends' (closes). Pockets of late 19th*

century Victorian and Post War terraces and more recent housing provide variety in character within the suburbs.

- *Built form is defined by suburban style semi-detached two storey houses in pebbledash or colour render. Brick is also a common building material.*
- *Residential streets often delineated by grass verges and small street trees.*
- *The leafy suburban character is reinforced by well vegetated domestic front gardens with ornamental shrubs, bounded by low brick walls and clipped hedges.*
- *Views are channeled down streets, framed by the regular facades of houses.*
- *Quiet and peaceful residential suburbs with a spacious character due to the relatively wide street proportions.*
- *Interspersed with publicly accessible greenspaces including parks (e.g. Hillingdon Court Park) and recreation grounds and cut by accessible river corridors (River Pinn and Yeading Brook). Hillingdon Court park is a highly valued local open space surrounded by residential development.*
- *Accessible landscape on settlement edges includes open countryside, golf courses, Country Parks (e.g. Stockley) and nature reserves (e.g. Ruislip Woods). Often connected to the suburbs by footpaths and long distance paths*

2.4 Character Area 2 – Northwood Historic Core

- *This type forms the historic core of settlement, usually associated with a church, green or common. The archaeology of these areas is particularly important.*
- *A considerable time depth is apparent with built development having evolved from the medieval period to the present day, often along historic routes.*
- *A tight urban grain is created by relatively high density development with buildings often drawn close to street frontages.*
- *Built vernacular is varied, including timber framed buildings, red brick with some white render. A concentration of listed buildings and 'historic assets'.*
- *Materials include red brick, purple brick, white render and slate roofing.*
- *A variety of land uses (ecclesiastical, retail, commercial and residential) creates an active and vibrant townscape.*
- *Greens and commons provide important open spaces providing focal points at the heart of settlement.*
- *Variety and rhythm created by varying building lines and roof heights, and texture created by the varied materials palette and facade detailing, contribute to a colourful and vibrant environment.*
- *Attractive views between buildings and around corners to reveal interesting rooflines and building angles*
- *Beyond the historic core 20th century residential development dominates.*

2.5 **Character Area 3 – Northwood Retail Centre**

- *This type comprises principal shopping areas, with a high density concentration of retail developments, from small shops to larger shopping centres and supermarkets.*
- *A focus for shopping, leisure/recreation and retail, often centred around transport nodes.*
- *Modern and traditional shop fronts, often with housing above. Typically front directly onto pavement.*
- *Interspersed within historic features, civic buildings and occasional listed buildings.*
- *Built character is a mix of modern and historic vernacular, often with red brick with some white render, and a large number of purpose built modern buildings.*
- *Good permeability for vehicles and pedestrians, which often creates a busy character with strong sense of movement.*
- *A mixed sense of enclosure. Dense built form is interspersed with areas of open space, typically landscaped with paving, with streetscape including street trees, benches and other street furniture.*
- *Beyond the town centre core residential development dominates.*
- *Views often linear along high streets or central pedestrian shopping areas.*

2.6 **Character Area 4 – Harefield Wooded Undulating Farmland**

- *A smoothly undulating tributary valley landform of the River Colne, underlain by London Clay Formation, with occasional Lambeth Group following the valley floor. Some sand and gravel formations on higher ground in the north and west.*
- *A mosaic of farmland and woodland, comprising medium sized sinuous fields of pasture and rough grazing, and some areas of paddock. Some areas of 19th century enclosure in the south. Field boundaries are commonly defined by a dense network of hedgerows with mature trees (oaks), and occasional wooden post fencing.*
- *A tributary to the River Colne flows from north east to south west, feed by several smaller streams, which flow from numerous ponds/lakes located on higher valley slopes. A smaller tributary to the River Pinn winds through the landscape in the south east.*
- *Bayhurst Wood Country Park and Ruislip Wood National Nature Reserve comprise two large areas of ancient woodland in the south of the area, both SSSIs with significant biodiversity value. Common species include common or sessile oak, hornbeam, beech, aspen and sweet chestnut.*
- *Settlement density is low, comprising scattered farmsteads, and only one linear row of housing in the north, along Northwood Road. Modern settlement edge of Harefield and Northwood are prominent in the west and east, respectively.*
- *Few roads cross the landscape, often ancient. A number of local footpaths pass through the area, with several marked routes, including The Hillingdon Trail long distance footpath. Bayhurst Wood Country Park and Ruislip Wood National Nature Reserve provide recreational opportunities and numerous footpaths providing easy public access.*

- Historic parkland is found at Harefield Place, Grade II listed remains of a 17th- century country mansion and gardens of a later age. Breakspear House, a Grade I listed manor house is a noticeable feature in the landscape from the south.
- Varying degrees of enclosure, with open fields contrasted with dense woodland areas. Open rolling fields allow for panoramic vistas, with long views towards across the landscape and glimpses of distant urban settlement. Bayhurst Wood provides a prominent backdrop to many views south.
- A uniform landscape, with high woodland cover and low settlement density, which contributes to a sense of intimacy and tranquillity and a strong rural character.

2.7 ***Character Area 5 – Northwood Hills Clay Golf***

- Gently undulating landform on Lambeth Group and London Clay geology, rising to the north-west and to Haste Hill in the south and cut by small tributary streams. Regionally important gravel pits at Hogs Back and Northwood
- A golf course landscape (Haste Hill and Northwood Golf Clubs) comprising a mosaic of grassland, heathland, small streams, wooded linear strips and copses.
- Areas of species rich grassland occur alongside closely mown amenity grass fairways. The Haste Hill Rough and Northwood Golf Course are Sites of Borough Grade I Importance valued for their neutral and acid grassland and heathland.
- Belts of woodland and tree lines fairways. Woodland in the north on a former gravel pit site comprises mature ash dominated woodland and is a Site of Borough Grade II Importance.
- Contained by the modern suburban edge of Northwood to the north, east and west which is screened from within the area by densely wooded boundaries.
- There is no settlement within the landscape and the only buildings are golf club houses. Northwood Cemetery is located in the east.
- Crossed by a number of footpaths often enclosed by woodland and linking the edge of Northwood to Ruislip Woods and the Cemetery.
- Evidence of past land uses including gravel pits in woodland (The Gravel Pit) and a trackway used for removing firewood and timber from Copse Wood and gravel from the pits.
- Some short distance open views down fairways but a strong sense of enclosure prevails with woodland restricting views out. Important views from Haste Hill to Northwood.
- A designed golf course landscape which has a mature, well established and strong natural character. A sense of tranquillity and peacefulness due to the presence of enclosing woodland, small streams and species rich grassland.

2.8 ***Character Area 6 – Ruislip Wooded Valley***

- A gently sloping wooded valley landform with highest ground in Copse Wood and Park Wood sloping to the valley floor which comprises Ruislip Lido, streams and small ponds.
- A transition from London Clay on upper slopes to Lambeth Group on lower slopes. Alluvium deposits on the valley bottom and pockets of sand and gravel on highest ground.
- Park Wood and Copse Wood form part of Ruislip Woods SSSI and National Nature Reserve comprising structurally diverse and species rich ancient woodland.
- Woodland is predominantly hornbeam and oak, ecologically rich with a long history of coppice and standards woodland management.
- Areas of acid and neutral grassland occur including at Poor's Field which was once used for common grazing and is still grazed by cattle.. A number of tributary streams flowing through woodland and small ponds support wetland habitats.
- The expanse of woodland provides a setting to the surrounding settlements of Northwood, Pinner and Ruislip and a woodland on higher ground (Cope Wood) is distinctive in the locality.
- Ruislip Lido (formerly Ruislip Reservoir designed to feed the Grand Union Canal) opened in 1933 and has an art deco style building(re-built following a fire). The Ruislip Lido miniature railway loops round the Lido.
- Crossed by numerous paths and tracks including straight footpaths which follow the lines of woodland compartments the Hillingdon Trail long distance path. Some bridleways through Park Wood.
- Enclosure provided by the large extents of ancient woodland contrasts with the open expanse of water in the valley bottom where there are long views to wooded backdrops.
- A strong ecological, historic and recreational character with a diversity of habitats and leisure opportunities. In the woodland a sense of tranquillity and a rural character prevails with little awareness of adjacent built settlement edges.

3.0 IMPACT ANALYSIS

3.1 Anticipated Landscape Effects

The main effects on landscape character as a result of the redevelopment of no. 1 Manor House Drive are listed below:

- Removal of lawn and shrubs from the rear garden
- Stripping and stockpiling of topsoil from the rear garden
- The location of welfare facilities on site
- Demolition of the existing residential property
- Increased vehicle movements to and from the site
- Construction of a new residential building with a larger footprint, extending in to the former rear garden
- The formation of a new vehicle access and small car park at the rear of the property
- The closing up of the existing vehicle access and the creation of a new communal garden at the front of the property

3.2 **Character Area 1 – Inter War Suburbs / Metroland** (*location of site*)

This is the largest character area in the study area and includes distinct residential developments and estates from this period. The section of this character area within which the site is located, protrudes south from the historic core of Northwood, along the A4180 and is separated from the main body of the character area by the *Northwood Hills Clay Golf* character area. Within this southern projection, there are two distinct development types, which are discussed below and illustrated with photographs presented on Figures 2, 3 and 4 in appendix A.

Linear Development – Ducks Hill Road (A4180)

- 3.3 The site is located within this stretch of ribbon development along Ducks Hill Road, where the highway drops down from the top of the hill, towards the centre of Northwood. The residential buildings along Ducks Hill Road include large private houses and small apartment blocks. Due to the good transport connection to London, this location and Northwood as a whole, is a desirable area for commuters to live. This has resulted in the potential for residential accommodation, within each dwelling plot, being maximised in response to market forces. Many properties have been extended or rebuilt, with larger buildings extending up to plot boundaries. Ducks Hill Road is a busy 'A' road and therefore not typical of the quiet, leafy suburban character associated with this area. Possibly due to the proximity to the busy road and/or to add a feeling of exclusivity, the majority of plots have well defined boundaries, using railings, walls and gated access points. With the redevelopment and extending of properties along Ducks Hill Road over a period of time, a wide range of architectural influences can now

be seen from house to house. The characteristic Metroland style of half-timbered, mock-Tudor, semi-detached houses have been watered down by a range of architectural influences including Georgian, Classical and Arts & Crafts. Collectively these disparate elements and features produce an area with a low level of landscape character.

3.4 The following web sites were checked and it was confirmed that the site is not covered by any landscape policies and designations by these particular bodies:

- Hillingdon BC Local Plan Policies Map
- Natural England (Magic)
- Historic England

The London Green Belt runs up to the rear of properties on Manor House Drive, to the west of the site. Also there is a grade II listed building approximately 200 metres north-east of the site along Ducks Hill Road, at no. 60 (The Cottage) comprising of a late C18 or early C19 cottage. There is a large mature Oak tree on the highway boundary which is covered by a Tree Preservation Order (TPO). However Ducks Hill Road as a whole has little scenic quality or cultural interest and so has a low level of landscape value.

3.5 Although some of the typical Metroland components have been watered down (as discussed in 3.3 above) those features which are present (large dwellings, distinct boundaries etc.) are in a good state of repair and well kept, giving a medium level of landscape condition.

3.6 As discussed above, Ducks Hill Road is not a typical example of the *Inter-War Suburb / Metroland* character area, which are laid out using development plans, as this area has evolved as ribbon development along the A4180 as it approaches Northwood. However the following landscape component will be affected by the development and are therefore considered as landscape receptors:

- Medium density residential suburb
- Suburban style semi-detached two story houses
- Leafy suburban character
- Publicly accessible green spaces
- Accessible landscape on the settle edge

3.7 Many of the housing plots along Ducks Hill Road have been redeveloped in recent years. This trend is ongoing, with several plots close to the application site currently undergoing

redevelopment. The gradual redevelopment of plots gives a transitional feel to the road, with the presence of older buildings, plots being developed and newly completed projects. The street scene therefore does not have a cohesive pattern of components, giving the overall landscape character of Ducks Hill Road a low level of sensitivity to change.

- 3.8 There will be a small scale increase in the residential density, due to the move from the more typical single, detached, two story dwelling, to apartment accommodation. The retention of the existing trees along the site's boundary with Ducks Hill Road will ensure there is no effect from the proposals on the leafy approach along the A4180 in to Northwood. Access to green spaces will also be unaffected, with 'The Gravel Pits' site of importance for nature conservation (SINC) and Ruislip Woods in close proximity. Due to the small proportion of minor landscape elements affected, the proposals will provide only a low magnitude of change.
- 3.9 Due to the low level of landscape sensitivity of the Ducks Hill Road street scene to this particular development, plus the low magnitude of change brought about by the proposals, there will be a negligible adverse importance of effect.

Metroland Development Plan – Copse Wood Way

- 3.10 To the east of Ducks Hill Road is a planned development arranged around a loop of suburban roads, including Copse Wood Way, The Broadwalk and Linksway. Unlike Ducks Hill Road, this planned development is typical of the *Inter War Suburb / Metroland* character area. Designed as a whole, based on a development plan, the area retains much of the garden suburb character within its style, layout and density. This is evident in the low density, very large properties, arranged around a distinct layout of curvilinear streets. The suburban style detached two / three storey properties, incorporate a range of architectural styles including Mock-Tudor, Arts & Crafts and Neo-Georgian, with the occasional modernist addition. The Copse Wood Way development has retained its character of a quiet, leafy suburb, with wide streets and large front gardens. This character is reinforced by the surrounding publicly accessible green spaces at The Gravel Pits to the north and Ruislip Woods to the south, plus footpaths across the golf course to the east. These recognisable components combine together to produce a distinct area with a medium level of landscape character.
- 3.11 The London Borough of Hillingdon Local Plan policies map identifies the *Copse Wood Way* development as an 'Areas of Special Local Character'. Within this review document the area is considered to have a medium level of landscape value.

- 3.12 The majority of the properties in this desirable location are well maintained, resulting in a high level of landscape condition.
- 3.13 Due to the distinct pattern of elements which make up the character of this area, it would have a medium to high level of sensitivity in general. However due to the large plots, which face inwards around the circular estate road, Copse Wood Way has a feeling of separation from its surroundings. Therefore any changes to the application site and Ducks Hill Road in general have a negligible effect on Copse Wood Way. Consequently for this particular proposal at 1 Manor House Drive, Copse Wood Way has a low level of sensitivity to change.
- 3.14 The scale of change to the Copse Wood Way residential estate experienced as a result of the proposed development will be negligible, giving a low magnitude of change.
- 3.15 The very minor changes to the application site, in the adjacent Ducks Hill Road streetscape will have a negligible / neutral importance of effect.

4.0 MITIGATION MEASURES – LANDSCAPE DESIGN STATEMENT

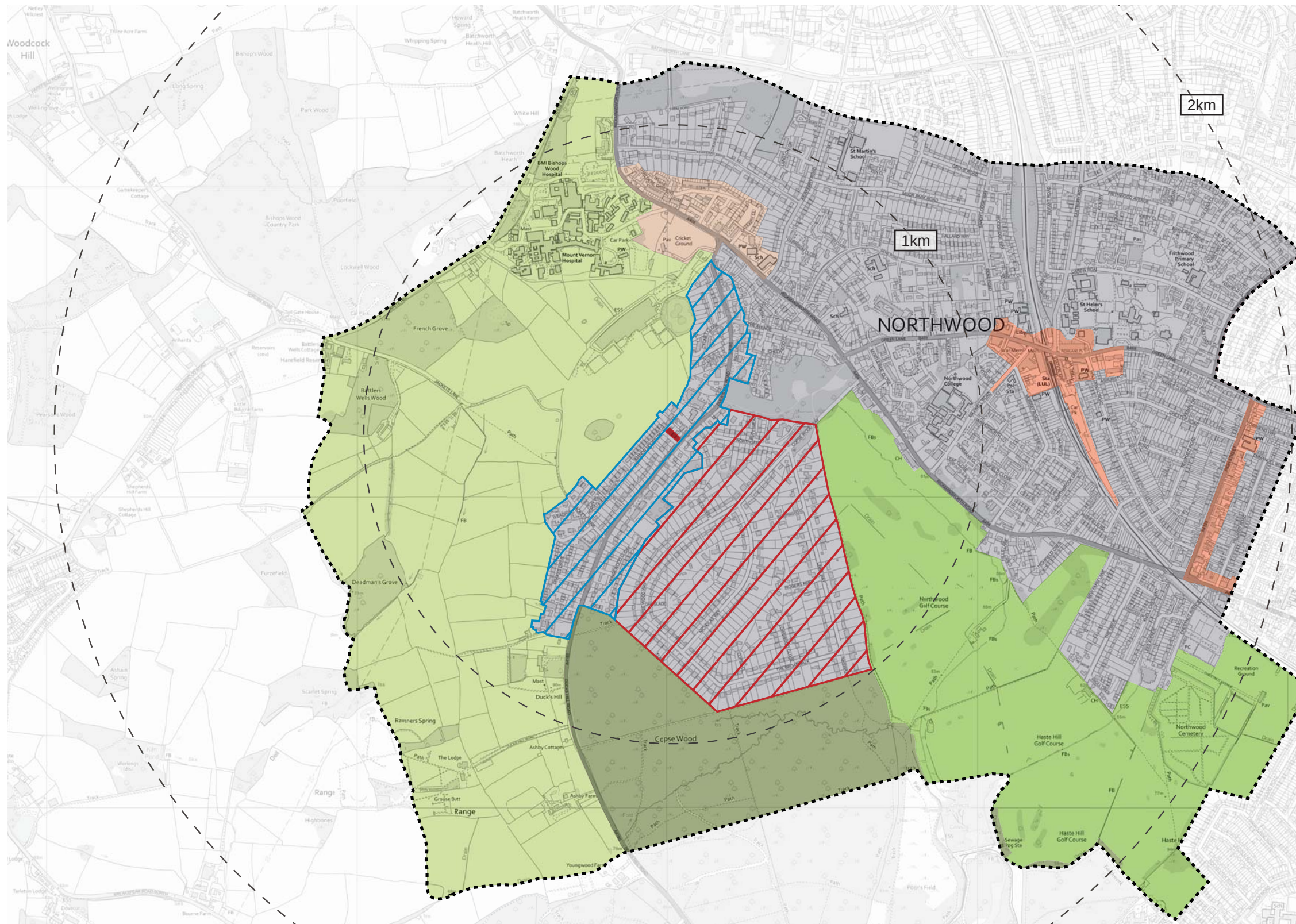
- 4.1 One of the primary aims of the mitigation measures was to ensure that any layout proposals were designed in such a way, so as to allow the retention of the existing trees along the Ducks Hill Road boundary. Any effect on the street scene brought about by marginally widening the Ducks Hill Road elevation, from that of the existing dwelling, will be reduced by the presence of the mature Oak and Cypress trees.
- 4.2 As part of the proposed development, the area between the dwelling and Ducks Hill Road will be established as a communal garden, providing a green setting for the new building. The layout of the communal garden is based on a footpath providing a continuous route around both sides of the proposed building, to maximise ease of access to the garden. As the path passes through the garden it guides people away from the windows of the ground floor apartments. The garden path has also been set outside of the existing soft landscape area around the base of the mature oak tree, so as to avoid any potential conflict with the structural roots close to the tree.
- 4.3 Units 1 and 2 will both be provided with patios directly adjacent to their apartments, which will be dedicated for use by the occupants only. Ornamental garden screens will be located to the front of the building, to provide privacy between the two patios and the adjacent footpaths. A low clipped box hedge allows views out from the two patios, while reaffirming the division of space. A seating area has been located in the eastern corner of the garden, away from the building, to provide other residents with an area in which to sit in the garden, at a comfortable distance from the patios of units 1 and 2.
- 4.4 Shade tolerant shrubs, grasses and herbaceous garden plants will be planted around the edge of the garden between the path and boundary wall, to provide a soft and colourful backdrop to the garden. At the centre of the garden, between the path and the patios is a mown lawn, providing sense of openness and allowing views across the garden. Shrub beds in this central space will be shaped to give the lawn a positive shape.
- 4.5 To the rear of the building a private parking court will be provided. The existing laurel hedge will be retained around the rear of the plot, so that it continues to soften the current boundary wall. Ground cover and climbing shrubs will be planted around the cycle store, to soften and assimilate the structure in to the garden setting.

5.0 SUMMARY OF EFFECTS

- 5.1 Although the site is considered to be within the *Inter War Suburb / Metroland* character area, it is actually more defined by its location within the ribbon development along the A4180 highway between Ruislip and Northwood. The baseline condition of this area is one of transition as older properties are gradually being modernised and/or replaced. As the road drops down from Ducks Hill towards Northwood, the character becomes leafier due to an increase in tree cover and the woodland at The Gravel Pits. The presence of trees along Ducks Hill Road is an important characteristic element of the streetscape and so has been considered as an important landscape receptor.
- 5.2 The landscape character of Ducks Hill Road has a low sensitivity to the proposed development and could accommodate the changes without great effect on the baseline condition. A slightly larger building footprint and higher density of occupancy will provide a degree of impact, off set to some extent by the retention of the trees on the Ducks Hill Road frontage.
- 5.3 The effect on the landscape character of Ducks Hill Road will be adverse, but only to a negligible level of importance. As the communal garden at the front of the proposed building grows to maturity, it will provide a green space between the road and the new building. The combination of the new communal garden and retained trees will present a green setting on to Ducks Hill Road and help assimilate the building in to the streetscape, minimising any residual effect.

Appendix A

Figure 01	Landscape & Townscape Character Areas
Figure 02	Landscape & Townscape Photographs – Ducks Hill Road 1 of 2
Figure 03	Landscape & Townscape Photographs – Ducks Hill Road 2 of 2
Figure 04	Landscape & Townscape Photographs – Copse Wood Way
1986/19-01C	Landscape Concept & Cross Section, drawing



KEY



Application Site



Study Area

Townscape Character Areas

1: Northwood Inter War Suburbs/ Metroland (including the application site)



1a: Ducks Hill Road



1b: Copse Wood Way



2: Northwood Historic Core



3: Northwood Retail Centre

Landscape Character Areas

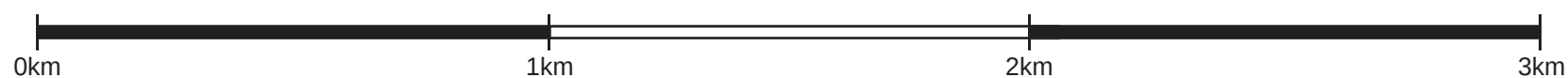
4: Harefield Wooded Undulating Farmland



5: Northwood Hills Clay Golf



6: Ruislip Wooded Valley



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1 Manor House Drive, Northwood
Figure 01

Townscape/Landscape Character





1 Manor House Drive - Existing dwelling



76 Ducks Hill Road - Arts & Crafts inspired house style



Ducks Hill Road - looking up the hill.
 Townscape Character elements:
 - Large dwellings
 - Little space between houses
 - Well defined boundaries
 - Front gardens replaced with parking areas
 - Mixture of house styles



Ducks Hill Road - Hoarding around a plot being redeveloped



Large apartment building, Ducks Hill Road



1 Manor House Driver / Ducks Hill Road - Oak tree with TPO



Ducks Hill Road - Rustic Cottage (listed building)



Ducks Hill Road - Photograph showing typical Metroland house styles: Half-Timbered Mock Tudor and Arts & Crafts inspired

1 Manor House Drive, Northwood
Figure 03 - Ducks Hill Road 2 of 2
Townscape / Landscape Character



Linksway, off Copse Wood Way - Large gated properties using historical house styling.
To the right half-timbered Mock Tudor style.



Linksway, off Copse Wood Way - Garden Suburb style house, with a very large open front garden



Copse Wood Way - The occasional modernist house style has been allowed in Copse Wood Way, adding to the wide range of historical styles.



Copse Wood Way - Georgian inspired house style

KEY

HARD LANDSCAPE KEY

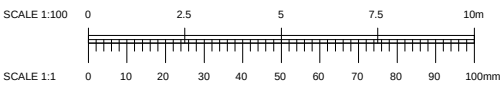
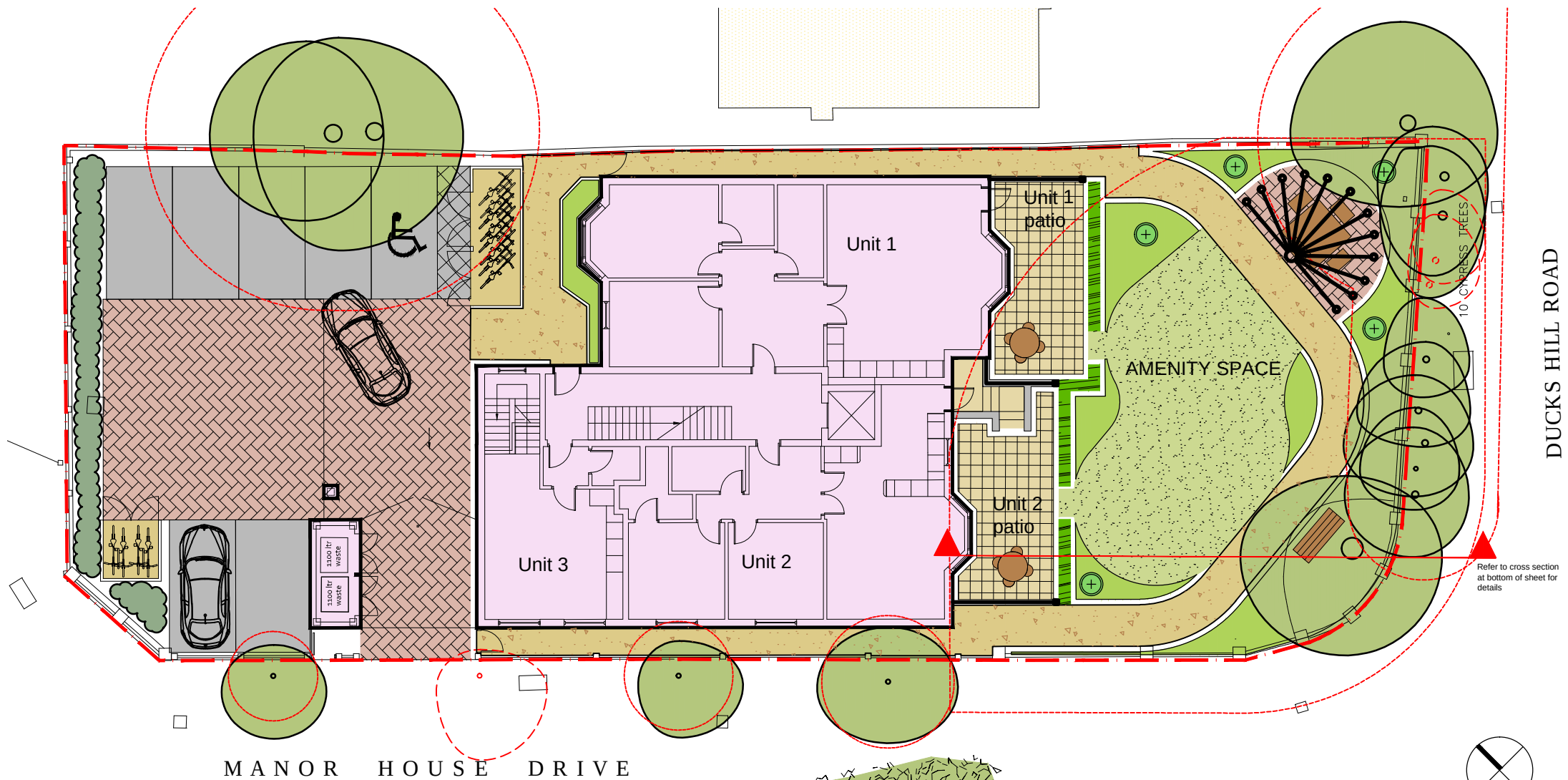
- BUILDING
- TARMACADAM SURFACING
- TEXTURED SLAB PAVING
- BLOCK PAVING
- RESIN BOUND GRAVEL/
SELF BINDING GRAVEL
- KERBING/ EDGING
- CYCLE STORAGE
- OUTDOOR SEATING AREA
- BENCHES
- SHARED OUTDOOR SEATING
- PERGOLA
- FENCE
- SITE BOUNDARY

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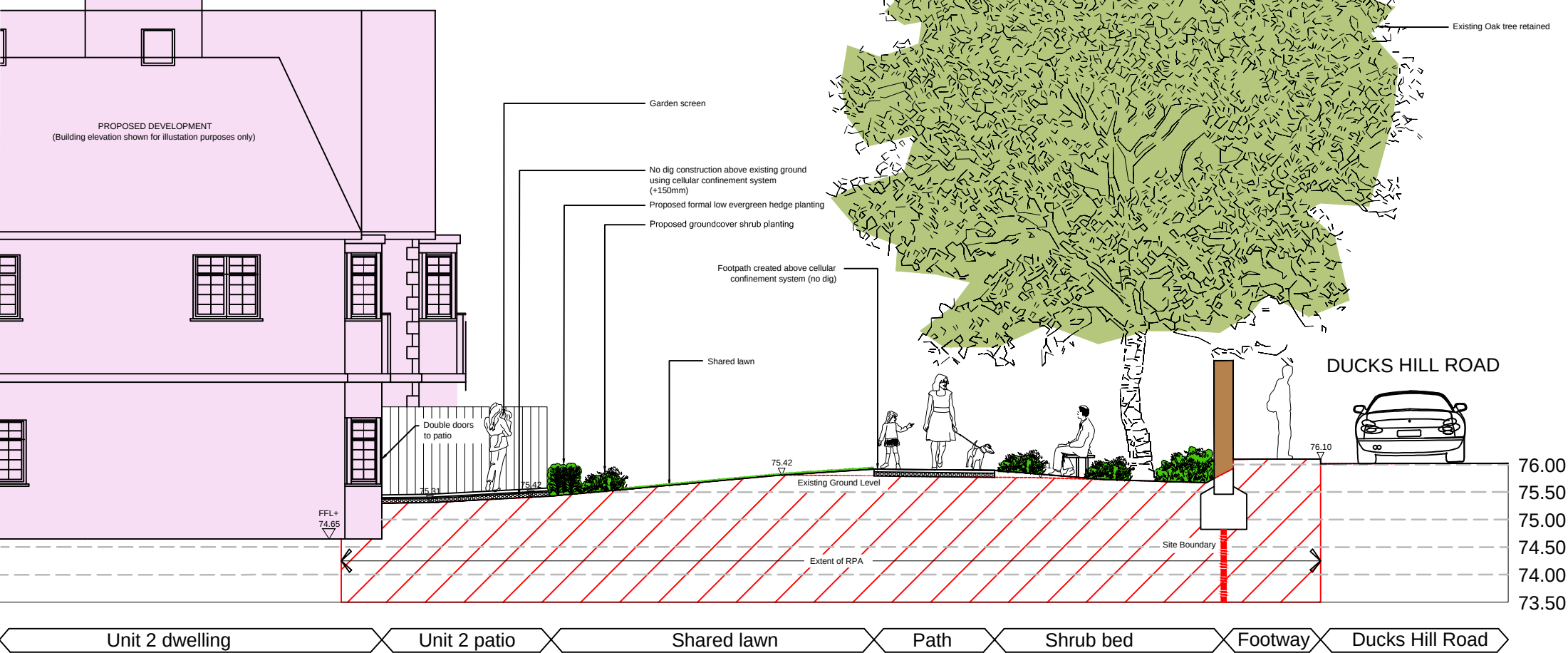
NOTES

SOFT LANDSCAPE KEY

- EXISTING TREES AND SHRUBS
RETAINED AND PROTECTED
- PROPOSED SPECIMEN SHRUB
- PROPOSED BOX HEDGEROW
- PROPOSED GROUNDCOVER SHRUB PLANTING
- PROPOSED MOWN GRASS



Indicitive section of Manor House Road Development & Landscape
Scale 1:50



C: Drawing coordinated to 'Proposed Ground Floor' drawing no. ER1901006-10 received 10/10/19. 10-10-19 HC
B: UPDATED TO NEW ARCHITECTS LATEST LAYOUT DATED 03/10/19 INCLUDING ADDITION OF UNIT 2 PATIO STEPS 03-10-19 HC
A: CROSS SECTION ADDED 06-09-19 HC
REV NOTE DATE AUTH



PROJECT
1 MANOR HOUSE DRIVE,
NORTHWOOD

DRAWING
LANDSCAPE CONCEPT PLAN &
CROSS SECTION

CONTRACT	1986-19	DRG NO.	01
DATE	27-08-19	DRAWN HC	
ISSUE	PLANNING	CHECKED GH	C
SCALE	1:100	ORIG SHEET A1	
CAD FILE	1986-19-01C-Lscp-Concept-Plan.dwg		