



MANOR LODGE, NORTHWOOD,
RICKMANSWORTH

Landscape & Visual Appraisal

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1. INTRODUCTION

1.1. Background

- 1.1.1. ES Landscape Planning Ltd was instructed by Merchant Land Investments Ltd to assess the landscape and visual implications arising from the proposed development of Manor Lodge, Northwood. The site location is illustrated on Plan SLP.001.

1.2. Approach

- 1.2.1. The purpose of this assessment is to objectively assess the proposed development in the context of the existing landscape character, visual environment and landscape related policy environment.
- 1.2.2. This Landscape and Visual Appraisal (LVA) will take the following format:
- Review of the site's context in terms of landscape related policy, existing landscape character and the receiving visual environment;
 - Introduction of the proposed development, including the proposed landscape strategy;
 - High – level appraisal of the likely landscape and visual effects upon the existing receptors / resource and in relation to landscape related planning policy; and
 - The conclusions of the assessment will be set out.
- 1.2.3. While this appraisal does not represent a full Landscape and Visual Impact Assessment (LVIA), it has been prepared in accordance with guidance within Guidance for Landscape and Visual Impact Assessment Third edition (GLVIA3), prepared by the Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute (LI) in 2013. The methodology is included within Appendix 1 for reference.

2. BASELINE ASSESSMENT

2.1. The Site

- 2.1.1. The site is located adjacent to the A404 Rickmansworth Road, within Northwood, London Borough of Hillingdon. The site lies within the built up area of Northwood, adjacent to Northwood College, with which it shares a boundary, and directly opposite Northwood Golf Club. The site lies approximately 800m to the south west of Northwood town centre and 750m from Northwood railway station. Rickmansworth town centre lies approximately 4km to the north west.
- 2.1.2. The site currently comprises Manor Lodge, a single, unoccupied residential property, accessed via the A404 Rickmansworth Road. The lodge is set within a generous garden, currently unmanaged and overgrown, set back from the A404 with several mature conifer trees and an established yew hedge along the site's south western boundary.
- 2.1.3. The site boundaries are a combination of well-vegetated edges and close board timber fences, which delineate the existing plot and provide a degree of enclosure to the property. The south western boundary is defined by a line of mature conifers and yew hedge that separate the property from the A404, whilst the south eastern boundary with Kiln Farm comprises a mature managed hedgerow. The north western boundary with Moray House comprises an approximately 1.8m high brick wall, and the boundary interface with the Northwood College grounds comprises a 1.8m high close board timber fence.

2.2. The Site's Setting

- 2.2.1. As shown on the site location plan (11077LSLP.001) The site is set within the built up area of Northwood, Hillingdon – a predominantly residential area approximately 6km south of Watford and 20km north west of central London. To the north of the site lies the grounds of Northwood College, set within a wider area of residential settlement.
- 2.2.2. To the east of the site lies predominantly residential dwellings within Northwood, beyond which lies Pinner Green and Headstone. To the immediate south and west lies Northwood Golf Club, with Haste Hill Golf Club located directly adjacent. Further south, beyond the two golf clubs, Ruislip Woods, a local nature reserve, is located on the northern edge of Ruislip, approximately 750m south of the site at its nearest point.

- 2.2.3. Further west of the site, the local character changes from an urban environment to a predominantly rural setting, comprising agrarian fields, well connected pockets of woodland and a network of rural lanes, between the western edge of Northwood and the eastern edge of Harefield.
- 2.2.4. **Vegetation** – Vegetation on site largely comprises mature trees along the south western site boundary, with a managed hedgerow that defines the south eastern boundary with Kiln Farm. Within the site itself, vegetation is limited to low level amenity grassland which forms the lodge's private garden and is currently unmanaged and overgrown. Within the wider setting to the north and east, vegetation cover is limited to domestic gardens within residential properties, with some isolated local greenspaces scattered throughout the settlement. To the south and west, there is a higher degree of vegetation cover associated with the two golf courses, with the linear areas of short mown amenity grassland framed by mature tree belts. Woodland cover increases further south at Ruislip Woods, with the local nature reserve forming an expensive area of woodland and woodland understorey mosaic, whilst to the west of Northwood lie the agrarian fields and woodland blocks.
- 2.2.5. **Topography** – Topography across the site is largely flat, with the site sitting at approximately +63m AOD. The landform rises slightly to the north at Northwood College, to approximately +65m AOD, gently rising to the north and east. To the south and west, the landform drops slightly to approximately +57m AOD at Northwood Golf Club, remaining largely flat across the golf course landscape to where it meets Ruislip Woods.
- 2.2.6. **Public Rights of Way (PRoW)** – The site is not publicly accessible. The nearest PRoW is footpath R16, approximately 260m north west of the site, which provides a footpath connection along the golf course's western boundary through to Ruislip Woods. A footway runs along both sides of the A404, adjacent to the site.

2.3. Landscape Related Policy Background

- 2.3.1. The site is covered by the policies of the adopted London Plan, March 2021, the overall strategic plan for London which sets out the integrated policies over the next 20-25 years. The policies of relevance to landscape and visual matters and the type of development proposed are summarised below:

- **Policy D4: Delivering good design; and**

- **Policy G7: Trees and woodlands.**

2.3.2. In addition to the adopted London Plan, the site is also covered by the policies of the adopted Hillingdon Local Plan: Part 1 – Strategic Policies, November 2012; and, Part 2 – Development Management Policies, January 2020. The policies of relevance to landscape and visual matters and the type of development proposed are summarised below:

- **Policy EM1: Climate Change Adaptation and Mitigation; and**
- **Policy DMHB14: Trees and Landscaping.**

2.3.3. The site is not covered by any qualitative landscape designations. The site lies adjacent to the Northwood / Green Lane Conservation Area, which extends to the north east of the site.

2.3.4. There are no listed buildings on site or within the immediate setting of the site. The nearest listed building is Dyke Cottage (Grade II Listed), approximately 230m north west of the site. Due to the dense roadside vegetation located along the northern edge of the A404, there is unlikely to be any intervisibility between the listed building and the site. There are also three locally listed buildings within the surrounding townscape, including 30 and 32 Maxwell Road and Northwood College which lie to the north east of the site.

2.4. **Landscape Character**

2.4.1. The European Landscape Convention (ELC) defines landscape as “...an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”.

2.4.2. As set out within “An Approach to Landscape Character Assessment” (Christine Tudor, Natural England; October 2014) “**landscape character may be defined as a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse. Landscape Character Assessment (LCA) is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive.**”

- 2.4.3. As part of the baseline assessment, published landscape character assessments have been identified and reviewed and these form the basis of the assessment of the landscape character of the site.

Borough Landscape Character Assessment

- 2.4.4. In 2013, Allies and Morrison Urban Practitioners were commissioned by the London Borough of Hillingdon to undertake a Townscape Characterisation Study of the borough, to analyse the characteristics and special attributes of the borough's townscape, identify distinctive elements and provide a useful tool for shaping the future development of the character areas. At borough level, the site is located within the Northwood character area, part of the Northern Metropolitan Neighbourhoods, described as having a *“significant range of styles and accommodation types, from the maisonettes of The Glen (1950's) to the large suburban terraced style streets of Chester Road”*. For further information, refer to Appendix 2: Extract from Hillingdon Townscape Character Study.

ESLP Landscape Character Assessment

- 2.4.1. ESLP have also undertaken an assessment of the localised landscape character, and this has been informed by the published assessments prepared by Hillingdon London Borough Council.
- 2.4.2. As noted above, the site currently has a high degree of containment within the local landscape, due to the surrounding urban context, within which the site is located. This predominantly residential area, together with the mature vegetation along the site's south western and south eastern boundaries, as well as within the adjacent land uses, contains and integrates the site into its existing context.
- 2.4.3. The prevailing land use within Northwood is residential, with some occasional education sites and Northwood Golf Club. The streetscene along the A404, within the context of the site, is mostly residential, comprising a combination of 2 storey semi-detached and terraced dwellings, with occasional 3 storey semi-detached dwellings and flats. Moray House lies next door to the site and comprises a 4 storey apartment building. Along the south eastern part of the A404, these residential dwellings sit tight up against the road, with shallow front gardens, infrequent garden vegetation and a strong sense of enclosure within the streetscape. Along the north western section of the road, within the immediate context of the site, the settlement pattern becomes more informal, with the properties demonstrating a varied set back

from the road with some deeper front garden plots and a higher degree of roadside vegetation, creating a greener character to the road corridor. There is a higher proportion of flats adjacent to the site, set well back from the road edge, albeit the strong plot boundary vegetation maintains the sense of enclosure along the street. For the most part, properties along the A404 front onto the road, with the exception of properties at Myrtleside Close, whose rear gardens back onto the A404, providing variations in orientation along the road edge. The varied building set backs are evident on the Site Location Plan (SLP.001).

- 2.4.4. Building height, scale and appearance do vary within the setting of the site, with a mixture of contemporary units and late 19th / early 20th century dwellings.
- 2.4.5. There is a much higher proportion of green infrastructure in the vicinity of the site due to the presence of Northwood Golf Club. The north eastern boundary to the golf course has a strong vegetated edge, which limits views into and across the course and maintains the sense of green enclosure along the A404. For the most part, views are contained to along the streetscene and of immediately adjacent land uses, due to the well vegetated nature of the A404, which limits views out across the surrounding landscape to filtered glimpses.

2.5. The Visual Environment

- 2.5.1. As part of the initial desk study and the subsequent site visit, a number of key views have been identified which are taken from publicly accessible locations showing the site in its localised and wider landscape context. The viewpoints seek to reflect the views of the site by more sensitive receptors, such as walkers on the local public right of way network, however, the viewpoints are considered representative and not exhaustive.
- 2.5.2. The viewpoints are illustrated on the Viewpoint Location Plan (11077L.VLP.002) within Appendix 3. The photographs were taken in December 2022. The day was clear and visibility was good.
- 2.5.3. The photographs were taken with a Canon 35mm equivalent digital SLR. The camera is a full frame model so, in line with Landscape Institute TGN 06/19 – Visual Representation of Development Proposals, the photographs were taken at 50mm, with a fixed focal length lens. The photographs are presented in Appendix 3 at a scale whereby they can be viewed at a distance of 260mm to represent the view from the particular location. The extent of the site is indicated on the photographs to assist the

viewer's understanding of where the site sits within the context of the view. It must be noted that the photographs are illustrative and do not replace visiting the viewpoints in person.

- 2.5.4. As part of the baseline visual assessment, key receptors have been identified and this has informed the overall assessment of sensitivity of the view. Table 1, below, identifies the locations, receptors and sensitivities of the key viewpoints.

Table 1: Baseline Visual Assessment

Viewpoint	Location	Key Receptors	Receptor Sensitivity
1	View from the A404 Rickmansworth Road, approximately 115m north west of the site	Motorists Pedestrians	Low
2	View from the A404 Rickmansworth Road, approximately 80m north west of the site	Motorists Pedestrians	Low
3	View from the A404 Rickmansworth Road, approximately 20m west of the site	Motorists Pedestrians Employees	Low Negligible
4	View from the A404 Rickmansworth Road, approximately 20m south of the site	Motorists Pedestrians Patrons of Northwood Golf Club	Low Medium
5	View from the A404 Rickmansworth Road, approximately 60m south of the site	Motorists Pedestrians	Low
6	View from the A404 Rickmansworth Road, approximately 100m south east of the site	Motorists Pedestrians	Low
7	View from the A404 Rickmansworth Road, approximately 150m south east of the site	Motorists Pedestrians	Low
8	View from the Maxwell Road, approximately 70m east of the site	Motorists Pedestrians	Low
9	View from entrance to Moray House, approximately 30m west of the site	Residents of Moray House	High

10	View from Myrtleside Close, approximately 70m north of the site	Residents of Myrtleside Close	High
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- 2.5.5. As illustrated by the Photographic Record, views of the site are well contained within the local context, due to the mature roadside vegetation and deep set front gardens along the A404 and by the intervening built form. Key views of the site are those from the A404, immediately adjacent to the site boundaries (Viewpoints 3 & 4).
- 2.5.6. As noted above, there are no PRoW's within the site or the immediate setting of the site. There is no intervisibility with the site and the nearest PRoW's that surround Northwood Golf Club, due to the intervening mature vegetation within the golf course and along the A404.
- 2.5.7. Sequential views from along the A404 will be experienced by motorists and pedestrians who are less sensitive to change in this already heavily urbanised setting of Northwood. Views into the main body of the site only occur as the receptor reaches Viewpoint 3, where gaps in the boundary vegetation allow for filtered and partially screened views of Manor Lodge and the surrounding garden vegetation.
- 2.5.8. As the receptor continues to head south east away from the site, the vegetated setting of the site filters and eventually screens views towards the main part site, with only views towards the boundary vegetation remaining at Viewpoints 6 & 7.
- 2.5.9. The existing roofline to Manor Lodge is visible from Maxwell Road (Viewpoint 8), seen above and through the roadside vegetation and rear garden vegetation at Kiln Farm, albeit seen in the context of existing properties along Maxwell Road within this already urbanised setting.
- 2.5.10. Views towards the site from Myrtleside Close (Viewpoint 10) are largely screened by the mature dense boundary vegetation between Myrtleside Close and Moray House, although there is potential from heavily filtered glimpses through to the roof line of Manor Lodge. The surrounding built form, including Moray House and buildings associated the Northwood College, heavily influence the view and provide already urbanising characteristics within which the site is located.
- 2.5.11. Section 4.3 of this LVA will assess the potential effects of the proposals upon these views.

3. THE PROPOSALS

- 3.1. The development proposals would consist of the demolition of the existing and vacant Manor Lodge building on site and the construction of 6 semi-detached dwellings, with accompanying parking and landscaping.
- 3.2. Site access would remain via the A404. The proposals would utilise the second existing vehicular access point to the south of the site, more recently used as a pedestrian access point, to facilitate a one way looped arrangement.
- 3.3. A total of 12 car parking spaces are proposed, between the new dwellings and the A404, behind the proposed landscaped frontage to the site. Permeable paving to the car parking bays and driveway is proposed, beneath which a below ground attenuation tank would be located, as part of the drainage strategy for the site.
- 3.4. The proposals would require the loss of a small number of existing conifer trees, located along the site's south western boundary, adjacent to the A404. These trees would be replaced with new, extra heavy standard, native tree planting, behind which the new dwellings would be located. The existing yew hedge along the site's south western boundary would be retained and incorporated into the landscape frontage to the site. Together, the retained hedge and proposed tree planting would ensure that the proposed dwellings remain set back from the road edge, maintain the strong green link along the A404 and help to integrate the new dwellings into their existing landscape and visual context.
- 3.5. Elsewhere within the site, ornamental planting, which is identified as being positive for pollinators, would be introduced to create visual interest and a pleasant setting for the properties. The bike stores and small outbuildings to the front of the properties would incorporate green roofs which are also considered positive in terms of new habitat creation. New planting along the rear boundary of the site would create a degree of separation between the proposals and the neighbouring college, as well as extending the green corridor along this edge. The soft landscape principles are illustrated on the Landscape Strategy Plan which accompanies this LVA.

4. ASSESSMENT OF LANDSCAPE & VISUAL EFFECTS

4.1. Background

- 4.1.1. In line with the guidance in GLVIA3, it is appropriate to assess the effect of the proposed development upon the baseline landscape character and visual environment as identified in Section 2 of the LVIA.

4.2. Effect upon Landscape Character

Local Landscape Character Assessment

- 4.2.1. As noted within Section 2, the site is located within the Northwood character area, identified within the Hillingdon Townscape Characterisation Study. However, the published assessment provides only limited characteristics associated with this character area, predominantly focussing on the range of built form styles within the urban environment.
- 4.2.2. With regards to the proposed development, the nature of the proposed development is in keeping with the existing residential land use of the site, as well as with the surrounding land uses. The demolition of the existing on site building, which is currently unoccupied, and the proposed construction of 6 high quality semi-detached dwellings, would not be at odds with the existing townscape character, nor would it detract from the overall characteristics of the local landscape.
- 4.2.3. The proposals would be set back from the A404, with new tree planting and retention of the existing yew hedge, to maintain the current composition of the streetscene as being well vegetated, with the associated built form not appearing prominent. The proposals would not introduce any uncharacteristic features into the local landscape and overall it is considered that the proposals would be sensitively located within the site and its urban context, to ensure that the existing character of Northwood is not adversely affected.
- 4.2.4. The published townscape character assessment does not include an assessment of sensitivity, however, given the settled nature of Northwood, the scale and type of development proposed, it is considered that the proposals could be integrated into the landscape without detriment to the characteristics of the character area and, as such, would result in a negligible / no change magnitude of change to the Northwood character area and the overall effect would be None at both years One and Fifteen.

ESLP Landscape Character Assessment

- 4.2.5. As set out within Section 2 of this LVA, ESLP has also undertaken an assessment of the localised landscape character. It is acknowledged that the proposed demolition of a single dwelling and the construction of 6 semi-detached dwellings would change the character of the site itself, although the existing land use would remain unaffected. Once completed, there would be a greater presence of built form on site, however, the proposals have been informed by the local landscape setting and would not introduce any new or uncharacteristic features into the landscape context. Furthermore, the proposals would remove the existing vacant property, which in its current state does little to contribute positively to the local landscape. Residential built form is present along the length of the A404, which already exhibits variations in building set backs from the road and orientations, as noted above in Section 2. The proposals would not be at odds with the existing localised urban context.
- 4.2.6. The preservation of the existing yew hedge and the proposed tree planting to the site's boundary interface with the A404 would ensure that the well-vegetated streetscene is maintained, providing a degree of filtering and softening to the buildings from this facing edge from Day One. The proposals would result in the loss of an area of amenity lawn and several existing conifers along the south western boundary, but would be replaced with a mix of native trees, which would provide greater biodiversity benefits, a more attractive frontage to the new dwellings and mitigation for the loss of existing landscape features.
- 4.2.7. The proposals would be set back from the A404, ensuring that the built form does not appear prominent or overbearing in the streetscene and maintaining the varied set-backs from the road edge. The site lies within an urban setting and the proposals are commensurate in scale with the existing dwellings along the A404. The proposed buildings would adopt a high quality and sympathetic palette, and would be of architectural merit to the local area.
- 4.2.8. It is considered that the proposals would not adversely affect the character of the landscape setting. Given the current state of the site and the detracting nature of the existing building, it is considered that the potential enhancements arising from the landscape scheme, as well as the high quality design of the new dwellings, would be a positive contribution to the local context. It is concluded that the proposals would give rise to a low magnitude of change within the context of the site, with the removal of the existing conifers representing an adverse effect at Year One. However, by Year

Fifteen, the landscaping would have established and the sylvan nature of the streetscene restored and the proposed built form integrated into the road corridor. It is considered that the proposals would represent a Minor Beneficial effect at Year Fifteen.

- 4.2.9. In conclusion, the proposals could be integrated in this landscape setting without any notable adverse landscape effects upon the Northwood character area or the localised landscape setting of the site. Indeed, it is considered that the proposed development presents an opportunity to enhance the landscaped setting of the site and introduce six new high quality homes into this localised context.

4.3. Effect upon the Visual Environment

- 4.3.1. As mentioned above in Section 2, views towards the site are highly localised to the immediate setting of the site and boundaries with adjacent residential properties, as a result of the surrounding townscape and mature vegetated setting.
- 4.3.2. For Viewpoints 1 & 2, there would be a short term change to the baseline view with the removal of the mature conifer trees along the site boundary to facilitate the new buildings, however in the long term, these would be replaced with new tree planting that in time would integrate with the existing vegetated streetscene, resulting in a Negligible Adverse effect at Year One, changing to an effect of None by Year Fifteen as the landscaping matures and the vegetated streetscene is restored.
- 4.3.3. For Viewpoints 3 and 4, there would be a greater degree of intervisibility between the receptors and the proposed development due to the removal of the mature conifer trees, which partially screens views towards Manor Lodge. In the short term, views of the built form would be brought slightly closer to the receptors location, albeit commensurate with the local urban context and seen in the context of the surrounding built form, resulting in a Medium magnitude of change and a Moderate / Minor Adverse effect for motorists and pedestrians at Year One. Views from Northwood Golf Club are likely to be completely screened by the intervening vegetation, therefore there would be no change to the baseline view for golf club patrons upon completion of the proposed development. In the long term, once the new planting has matured and provides a more robust vegetated edge to the development, the new built form would be heavily filtered and partially screened from the receptor's location. This would result in a Negligible Adverse magnitude of change and an overall Negligible Adverse / None effect for all receptors.

- 4.3.4. For receptors of Viewpoints 5, 6 and 7, there would be a short term change to the baseline view with the removal of the mature boundary conifers and Manor Lodge building, which would be replaced with new tree planting, as well as the introduction of 6 new high quality homes brought slightly closer to the A404. The changes to the view would be seen in the context of the surrounding residential properties within the immediate streetscene, resulting in a Low magnitude of change and a Minor Adverse effect at Year One. In the long term, once the mitigation planting has matured and provides a robust green edge to the development, the proposed buildings would be largely screened by the layering of front garden vegetation to adjacent properties along the A404. There is potential to see the roof lines to the new buildings through and above the intervening vegetation, but these would be integrated into their urban setting which is already characterised by built form and varying roofscape. It is considered that the proposals would be barely perceptible by Year Fifteen and, as such, the overall effect upon these views would be None for all receptors.
- 4.3.5. Receptors at Viewpoint 8 would experience oblique, transient views towards the proposed development, with the existing Manor Lodge replaced by the new high quality homes. For the most part, views towards the site are partially screened and heavily filtered by the intervening roadside and rear garden vegetation. Once completed, it is likely that only the rooflines to the new buildings would be visible through and above the intervening vegetation, representing only a small glimpse of this oblique, predominantly transient view and would be perceived within the surrounding townscape setting. It is considered that the proposals would result in an overall effect of Negligible Adverse / None upon this view.
- 4.3.6. Residential receptors who overlook the site from Moray House, represented by Viewpoint 9, would experience some oblique views into the site. Upon completion, the existing disused Manor Lodge and unmanaged grounds would be replaced with 6 new high quality homes, using materials that are sympathetic to their local context. The removal of the mature conifers adjacent to the A404 would represent an alteration to the site's landscape features, but would only form a small component of their already heavily urbanised view. In the long term, once the mitigation vegetation has matured and provides a strong, robust green edge to the development, and as a result of the new high quality homes being visually more appealing than the current unmanaged Lodge and grounds, it is considered that there would be a Negligible Beneficial magnitude of change, resulting in an overall Minor / Negligible Beneficial effect by Year Fifteen.

- 4.3.7. Views for residential receptors on Myrtleside Close, represented by Viewpoint 10, would experience no change to the baseline view as a result of the proposed development, due to the intervening mature vegetation and existing built form at Moray House and Northwood College, which screen views towards the site. Properties along Myrtleside Close do not directly overlook the site, and at most have rear garden and upper storey, oblique, screened views towards the site. In the short and long term, it is considered that these receptors would experience a No Change Magnitude of Change and an effect of None.
- 4.3.8. It is acknowledged that the proposals would be visible from the A404, within the localised context of the site, and from the adjacent residential properties, however, where visible, the proposals would be seen in the context of the surrounding townscape which characterises the A404 and surrounding urban context. The proposals would be commensurate in scale with the surrounding built form and would not appear at odds in terms of height, scale, mass or finishes. The proposals would not disrupt the existing streetscene, nor would they appear prominent, particularly once the new boundary tree planting has matured and provides an additional layer of softening to the well vegetated A404. Built form already characterises the site and the proposals would remove the disused building and areas of unmanaged grassland, which do little to contribute to the localised visual environment, replacing them with 6 new high quality buildings, designed to integrate sympathetically into their visual environment.
- 4.3.9. It is concluded that, while the proposed development would introduce additional components into the localised visual environment, this would be balanced with the removal of the existing vacant Manor Lodge and unmanaged grounds, and would not be at odds with the existing features within these views. In the long term, the proposals would not affect the overall perception of built form along the A404, with a well vegetated streetscene and built form set back from the road edge. It is considered that the proposed development could be integrated into the receiving visual environment without any notable adverse visual effects. Indeed, for residential properties that overlook the site, it is considered that the proposed development would give rise to positive effects upon the character and appearance of the site and its localised setting.

4.4. Effect upon Landscape Related Policy

- 4.4.1. In terms of the effect upon national and local landscape related policy, the site and its setting are not covered by any qualitative landscape designations.

- 4.4.2. National and local policy seek to achieve high quality and sustainable development which protects and enhances the natural and built environment. Policy D4 requires proposals to ensure that all proposed developments maintain a high standard of design quality through to completion. As set out above, it is considered that the proposals could be integrated into the receiving landscape and visual environment without any long term adverse effects. Indeed, the proposed landscaping would enhance the localised character, while the high quality design of the proposed dwellings would contribute positively to the localised townscape setting. It is considered that the proposals comply with Policy D4.
- 4.4.3. Policy G7 requires that *“wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed”*, while Policy DMHB14 states that *“where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision”*. While it is acknowledged that a small number of conifers would be removed from the site boundary adjacent to the A404, the proposed landscape strategy would replace these trees with appropriate medium / large scale species that would provide both aesthetic and biodiversity benefits, ensuring that the landscape positively contributes to the vegetated character of the local area. It is considered that the proposals comply with Policies D7 and DMHB14.
- 4.4.4. Policy EM1 requires development proposals to design *“developments to minimise the probability and impacts of flooding”* and give *“preference to development of previously developed land to avoid the loss of further green areas”*. The proposals seek to redevelop an existing residential parcel of land, therefore helping to avoid further development pressures on Hillingdon’s green areas. The proposals would incorporate an area of permeable paving, between the proposed dwellings and the south western boundary, under which an attenuation tank would be located, to assist with managing additional surface water runoff that might arise as a result of the proposed dwellings. Therefore, it is considered that the proposals would comply with Policy EM1.
- 4.4.5. In September 2022, pre-application planning advice was sought for the proposed development, from which a series of planning policy related considerations were received from Hillingdon Council. Whilst the policies above have been addressed within this LVA, the following responses address additional comments received, considered to be of relevance to landscape and visual matters:

- **Policy DMHB12: Streets and Public Realm** – requires development to be well with the surrounding area. The landscape and visual analysis above has outlined the existing settlement pattern in the context of the site and it is considered that the proposed development would be commensurate with the surrounding land uses, scale, offset from the road and character of properties along the A404.
- **Policy DMH6: Gardens and Backland Development** – states that backland development may be acceptable so long as neighbouring residential amenity is maintained and that trees, shrubs and wildlife habitat must be retained or re-provided. The above landscape and visual appraisal has identified that there are likely to be no notable adverse landscape or visual effects as a result of the proposed development, replacing the existing vacant and unmanaged property with high quality residential development and associated mitigation landscaping. With regards to the potential loss of visual openness, as noted above the site and its surrounding context are well contained due to the built up character of Northwood and the well vegetated nature of the A404. It is considered that the site and its surrounding context are not visually open, therefore the proposed development would not contribute to any notable harm to the long term visual amenity for identified receptors.

4.4.6. It is considered that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

5. SUMMARY AND CONCLUSIONS

- 5.1. ES Landscape Planning Ltd (ESLP) was instructed by Merchant Land Investments Ltd to assess the landscape and visual implications arising from the proposed development at Manor Lodge, Northwood.
- 5.2. The site is not publicly accessible or subject to any qualitative landscape designations.

Effect upon Landscape Character

- 5.3. It is acknowledged that the proposed dwellings would change the character of the application site introducing a higher proportion of residential built form into this previously developed land parcel. However, the proposals have been informed by their landscape setting and would not introduce any new or uncharacteristic features into the landscape context. Residential built form is present within the immediate and wider setting of the site and presents a variety of orientations and set-backs from the A404, with which the proposals would be in keeping.
- 5.4. The proposals would be set back from the A404, behind a newly planted landscape buffer between the dwellings and the road. Whilst the removal of boundary vegetation alongside the A404 would represent a change in the short term, in the longer term the replacement tree planting would maintain the vegetated streetscene along the A404, incorporating native species that would create an attractive setting to the proposed dwellings as well as provide biodiversity benefits to mitigate the loss of the conifers and the small area of amenity lawn. The proposals are commensurate in scale with the existing dwellings along the A404 and the buildings would be of particular architectural merit, with a robust landscape strategy to compliment the built form.

Effect upon the Visual Environment

- 5.5. As demonstrated by the visual assessment, views towards the site are highly localised as a result of the limited PRow network and high level of containment from the mature roadside vegetation and surrounding built form.
- 5.6. It is acknowledged that the proposals would be visible from nearby locations along the A404 and from adjacent residential properties, however, the proposals would be seen in the context of the other properties along the A404 which characterise the localised townscape. The proposals would be commensurate in scale with these existing properties

and would not appear at odds in terms of height, mass or finishes. Once the new tree planting has matured, restoring the vegetated character of the localised townscape, the built form would not appear prominent in the streetscene, maintaining a generous set-back from the road edge.

- 5.7. It is concluded that while the proposals would introduce additional areas of residential built form into the localised landscape and visual environment, it would not be at odds with the existing features within these views and local urban character of Northwood. It is considered that the proposals could be integrated into the receiving landscape and visual environment without any notable adverse effects.

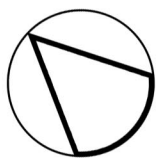
Effect upon Landscape Related Policy

- 5.8. National and local policy seek to achieve high quality and sustainable development which protects and enhances the natural and built environment. The site is not subject to any qualitative landscape designations and, as set out in Section 2, it is considered that the landscape setting of the site does not represent a “valued landscape” with reference to para 174a of the NPPF. The proposals have been carefully developed to ensure that they are sympathetic to their location within Northwood and the surrounding built environment. It is concluded that the proposals comply with the aims and objectives set out within the national and local planning policy framework from a landscape and visual perspective.

Conclusions

- 5.9. It is considered that the proposals could be integrated in this location without long term adverse effects upon the receiving landscape character and visual environment. It is concluded that the proposals are supportable from a landscape and visual perspective.

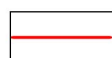
PLANS



Not to Scale



Key



Site Boundary

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**Manor Lodge,
Rickmansworth Road
Site Location Plan**

Client: Merchant Land Investments

Drawing Ref: 11077L.SLP.001 Rev. -
Date: April 2023 Drawn: SR Checked: AM

NORTHWOOD COLLEGE GROUNDS

PROPOSED PRIVATE REAR GARDENS

BOUNDARY WITH MORAY HOUSE

BOUNDARY WITH KILN FARM

14no. Cryptomeria japonica at 3m centres
(outside of site within college grounds)

Native species-rich hedgerow

Closeboard
timber fence to
plot boundary

Green roof mix

Ornamental
shrub mix

Green roof mix

1no. Carpinus betulus

Ornamental
shrub mix

3no. Quercus ilex

Ornamental
shrub mix

1no. Carpinus betulus

NOTE:
All trees along site frontage
proposed as semi mature specimens

Retained yew hedge

INDICATIVE PLANTING PALETTE

PROPOSED TREES

Cryptomeria japonica (Japanese cedar)
Carpinus betulus (Hornbeam)
Quercus ilex (Holm oak)

PROPOSED NATIVE SPECIES-RICH HEDGEROW

Viburnum lantana (Wayfaring Tree)
Prunus spinosa (Blackthorn)
Corylus avellana (Hazel)
Acer Campestre (Field Maple)
Cornus Sanguinea (Dogwood)
Ilex aquifolium (English Holly)

ORNAMENTAL SHRUB MIX

Euonymus fortunei 'Silver Queen' (Spindle 'Silver Queen')
Festuca glauca (Blue fescue)
Helleborus argutifolius (Holly-leaved hellebore)
Lavandula angustifolia 'Vera' (English lavender 'Vera')
Pennisetum orientale (Oriental fountain grass)

LAWN

Rolawn 'Medallion' Turf

GREEN ROOF MIX

Emorsgate Seeds Wild Flowers Mix EM6F



Quercus ilex



Prunus spinosa



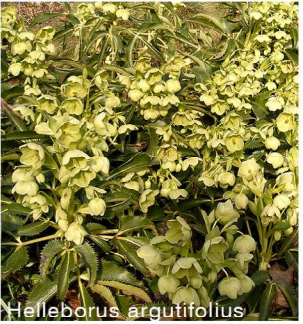
Carpinus betulus



Cryptomeria japonica



Lavandula angustifolia 'Vera'



Helleborus argutifolius



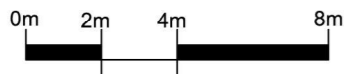
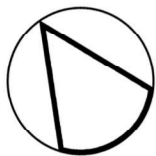
Green roof mix



Festuca glauca



Euonymus fortunei



APPENDIX 1

ES Landscape Planning Assessment Methodology



LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1. BACKGROUND

- 1.1. This methodology, and the assessment to which it applies, has been prepared in accordance with the following guidance:
 - Guidelines for Landscape and Visual Impact Assessment Third Edition – GLVIA3 (2013) - Landscape Institute and the Institute of Environmental Management and Assessment;
 - Photography and Photomontage in Landscape and Visual Impact Assessment (Technical Guidance Note 06/19), published by the Landscape Institute (2019).
- 1.2. The purpose of this methodology is to set out a clear and transparent approach to the assessment of landscape character and visual effects, in line with guidance set out by GLVIA3.
- 1.3. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and assessing how a proposed development could affect the elements that make up the townscape and its distinctive character.

2. THE LVIA PROCESS

2.1. The main stages of the LVIA process are outlined below. The process comprises:

- the baseline study;
- the description of the proposed development; and
- the assessment of effects.

2.2. This process seeks to provide a clear and transparent method that will assist in identifying the potential effects of a development on the receiving landscape and the visual environment.

Stage 1 - Baseline Study

2.3. The baseline assessment sets out the existing landscape character and visual environment conditions against which any future changes resulting from new development can be measured or predicted and assessed.

Landscape

1. The scope of the assessment is defined.
2. Landscape related planning policy, including any landscape designations, is identified and outlined.
3. The landscape baseline is established through an initial desk study, which includes an assessment of published regional and local Landscape Character Assessments, where available, and subsequently a site visit to identify the value and susceptibility of the landscape resource (receptor) to a change of the type proposed, at community, local, national or international levels, as appropriate.

Visual

1. The scope of the assessment is defined.
2. The visual baseline is identified as the extent of visual receptors within the study area, and establishes the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals. The

use of Zones of Theoretical Visibility (ZTV) models can be a useful tool, assisting in identifying the theoretical visual extent of a proposal, where appropriate. However, it must be noted that these are not definitive, and do not replace viewing the site “in the field” as set out in GLVIA3, but can assist in scoping out those areas where topography will contain views of a development. Photographs from the key viewpoints are taken and presented in accordance with best practice guidance, illustrating the baseline situation.

Stage 2 - Description of the Development / Design Proposals

- 2.4. The baseline study will highlight opportunities and constraints for the integration of the proposals into the receiving environment. The various components of the proposals at each phase of the development process, which will potentially give rise to effects on the landscape character and the visual environment, need to be identified. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design in response to the local landscape and visual environment.

Mitigation of landscape and visual effects

- 2.5. Paragraph 4.21 of GLVIA3 states that “*measures proposed to prevent / avoid, reduce and, where possible, offset or remedy (or compensate for) any significant adverse landscape and visual effects, should be described*”. In practice, such mitigation measures are generally considered to fall into three categories:
- Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;
 - Standard construction and operational management practices for avoiding and reducing environmental effects;
 - Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.

Stage 3 - Description of Effects

- 2.6. The assessment should then identify the level of effect as a result of the different components of the proposals upon both landscape and visual receptors.

- 2.7. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.
- 2.8. The assessment will identify the type of effect experienced by the receptor, as set out in Table 1 below:

Table 1: Interpretation of Effects

Type of Effect	Interpretation
Direct	A direct effect will be one where a development will affect the character of a landscape or a view, either beneficially or adversely.
Indirect	An indirect effect will occur as a result of elements associated with a development, i.e. a development may result in an increase of traffic on a particular route.
Short, medium or long term	This relates to the anticipated duration and magnitude of effects associated with a development. Within this assessment, the potential effects are typically assessed during the Construction Phase, then at Years 1 and 15, following completion of the development.
Temporary or Permanent	This relates to whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial or adverse.
Beneficial or Adverse	<p><u>Beneficial effects</u> would typically occur where a development would positively contribute to the landscape character or view.</p> <p><u>Adverse effects</u> would typically occur where there key landscape elements are lost, or the proposal detracts from the quality and / or character of a landscape or view.</p> <p><u>Neutral effects</u> can occur where changes neither add nor detract from the quality and character of a landscape or view.</p>

Assessing cumulative effects

- 2.9. Cumulative effects are additional effects caused by a proposed development in combination with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual

effects caused by two or more developments being visible from one viewpoint (in combination) and / or from a route where the viewer has to move to another viewpoint to see the same or a different development (sequentially). The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and at which planning stage this is appropriate. It is generally considered that existing and consented developments, and those for which planning applications have been submitted but not yet determined, should be included. The assessment of cumulative effects must be considered as part of an Environmental Impact Assessment (EIA) but does not have to be assessed as part of a non-EIA project.

Stage 4 - Significance of Effects (EIA only)

- 2.10. A final judgement on whether the effect is likely to be significant will be made, as required by the EIA Regulations. These conclusions should draw out the key issues and outline the scope for reducing any negative / adverse effects.

3. ASSESSING THE EFFECT OF DEVELOPMENT

- 3.1. The purpose of the LVIA is to provide an objective assessment of the potential effects of the proposals upon the identified landscape and / or visual receptor. GLVIA3 states that *“Assessing the significance of landscape and visual effects is a matter of judgement. It is vital that the basis of such judgements are transparent and understandable, so that the underlying assumptions and reasoning can be examined by others”*.
- 3.2. This section sets out the basis for assessing landscape and visual sensitivity, the magnitude of proposed effects, and the overall assessment of significance.

LANDSCAPE SENSITIVITY

- 3.3. The sensitivity of a particular landscape in relation to new development is categorised as very high, high, medium, low or negligible. This takes into account the **susceptibility** of the receptor to the type of development proposed and the **value** attached to different landscapes by society.

Susceptibility of the Landscape Receptor

- 3.4. GLVIA3 defines the **SUSCEPTIBILITY** of a receptor to change as being the ability of the landscape receptor to accommodate the proposed development without undue negative consequences upon the baseline situation.
- 3.5. A judgement as to the level of susceptibility (High, Medium, Low or Negligible) is made in relation to each criterion, and these judgements contribute to an overall judgement of susceptibility for the landscape receptor.
- 3.6. A landscape deemed to be highly susceptible is likely to be small-scale, with a mosaic of natural habitats and limited human influences, while a less susceptible landscape receptor is likely to be simpler, with noticeable human influences and fewer natural / semi-natural habitats present.

Value of the Landscape Receptor

- 3.7. Following the publication of GLVIA3, it is now generally agreed that the **VALUE** of a landscape receptor can be determined by a range of factors set out within Box 5.1 of GLVIA3. These include:

- Landscape quality (condition);
- Scenic quality;
- Rarity and representativeness;
- Conservation interests;
- Recreation value;
- Perceptual aspects; and
- Associations.

- 3.8. The Box 5.1 criteria are used to determine the value of landscape receptors. The resulting value levels under each factor are recorded, and an overall judgement of the level of value is reached.
- 3.9. A judgement as to the value of the landscape receptor is made in relation to each factor (High, Medium, Low or Negligible) and these factors contribute to an overall judgement of value.

Overall Judgement of Landscape Sensitivity

- 3.10. Once judgements of the susceptibility and the value of the landscape receptor have been made, an overall judgement of landscape sensitivity is made. The following table explains each threshold, and the factors that contribute to the degree of sensitivity.

Table 2: Definition of Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscapes which would have a high susceptibility to change, and which are considered to be of high value. Such landscapes would have a high degree of intimacy, strong landscape structure, and a high sense of intactness, and contain features worthy of protection. Townscapes may include a high proportion of historic assets and be designated as a World Heritage Site. Typical examples may be nationally or internationally designated, e.g., World Heritage Sites, National Parks, Heritage Coasts or Areas of Outstanding Natural Beauty (AONB).
High	Landscapes where there is a medium - high susceptibility to change, and which are considered to be of high value. Such landscapes may be small scale, have a strong landscape structure, be relatively intact and contain features and / or

	elements worthy of protection. Townscapes may include a number of historic assets. Typical examples may be of local importance or within the immediate setting of National Parks, AONBs, Conservation Areas, etc.
Medium	Landscapes where there is a medium susceptibility to change, and which are considered to be of medium value. Such landscapes will have good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or assets of cultural value locally.
Low	Landscapes where there is a low susceptibility to change, and which are considered to be of low value. Typical landscapes will have some characteristics of interest, but human influences and some detractors will be present.
Negligible	Landscapes where there is little or no susceptibility to change, and which are of low value. Typical landscapes are likely to be characterised by extensive human influences, be of weak landscape structure, with intensive land uses present, and require landscape restoration.

VISUAL SENSITIVITY

- 3.11. As part of the assessment of visual effects, the sensitivity of the visual receptor will be assessed against the magnitude of visual change. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity, and also the value attached to particular views. The sensitivity of receptors is categorised as very high, high, medium, low and negligible.

Table 3: Visual Sensitivity Thresholds

Sensitivity	Definition
Very High	Viewers on public rights of way, within nationally designated landscapes such as National Parks or AONBs, whose prime focus is on the high quality of the landscape around, and who are very aware of its value.
High	Viewers on public rights of way, whose prime focus is on the landscape around, or residential properties which lie

	immediately adjacent to, and look directly onto the development site. Examples may include users of the public right of way network (e.g., promoted routes, national trails, footpaths or bridleways), or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views from which the proposals may be visible, and users of rural lanes and roads, including pedestrians, cyclists or horse riders. Examples may include viewers within moderate quality landscapes and / or local parks or recreation grounds.
Low	Viewers engaged in outdoor sports or recreation, whose prime focus is on their activity rather than their setting, or those passing through the area on main transport routes (A-roads, dual carriageways, motorways or the rail network), whose attention is focused away from an appreciation of the landscape through which they are passing.
Negligible	Viewers whose attention is focused on their work or activity, and who are not susceptible to changes in the surrounding visual environment.

MAGNITUDE OF EFFECT

- 3.12. The magnitude of change relates to the extent to which a proposed development will affect the characteristics and / or elements that define the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 4: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of harm or improvement, such as the introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of harm or improvement, or when constitutes a perceptible change within a landscape or view.

Low	Change resulting in a low degree of harm or improvement to a landscape or view, or which constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of harm or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change, due to the proposed development being totally compatible with the receiving environment or not visible due to intervening structures or vegetation.

Significance Threshold

- 3.13. To assess the overall significance of the effect, the magnitude of change is considered against the sensitivity of the landscape or visual receptor.
- 3.14. In formulating the significance of the potential landscape or visual effect, reasoned professional judgement, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development, is required. The matrix at Table 6 should be used as a guide for consistency rather than a prescriptive tool. Where the final judgement differs from the matrix, this will be supported by a clear explanation.
- 3.15. The significance thresholds are predicted as Substantial, Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 3.16. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects over time should be demonstrated at different stages (typically construction stage and operational stages year 1 and year 15).

Table 5: Significance of Effect

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance which has no ability to accommodate change.
Major	A high magnitude of change that materially affects a high sensitivity landscape or view which has some ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view which may have the ability to accommodate the type of development proposed. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view which can integrate the type of development proposed. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view which has the ability to accommodate change.
None	A significance of none occurs where there is no perceptible change, or the proposals are considered compatible with local character or views.

- 3.17. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix provides a guide through determining the significance of the effect based on the sensitivity of the receptor and the magnitude of change, but it is not a prescriptive tool.

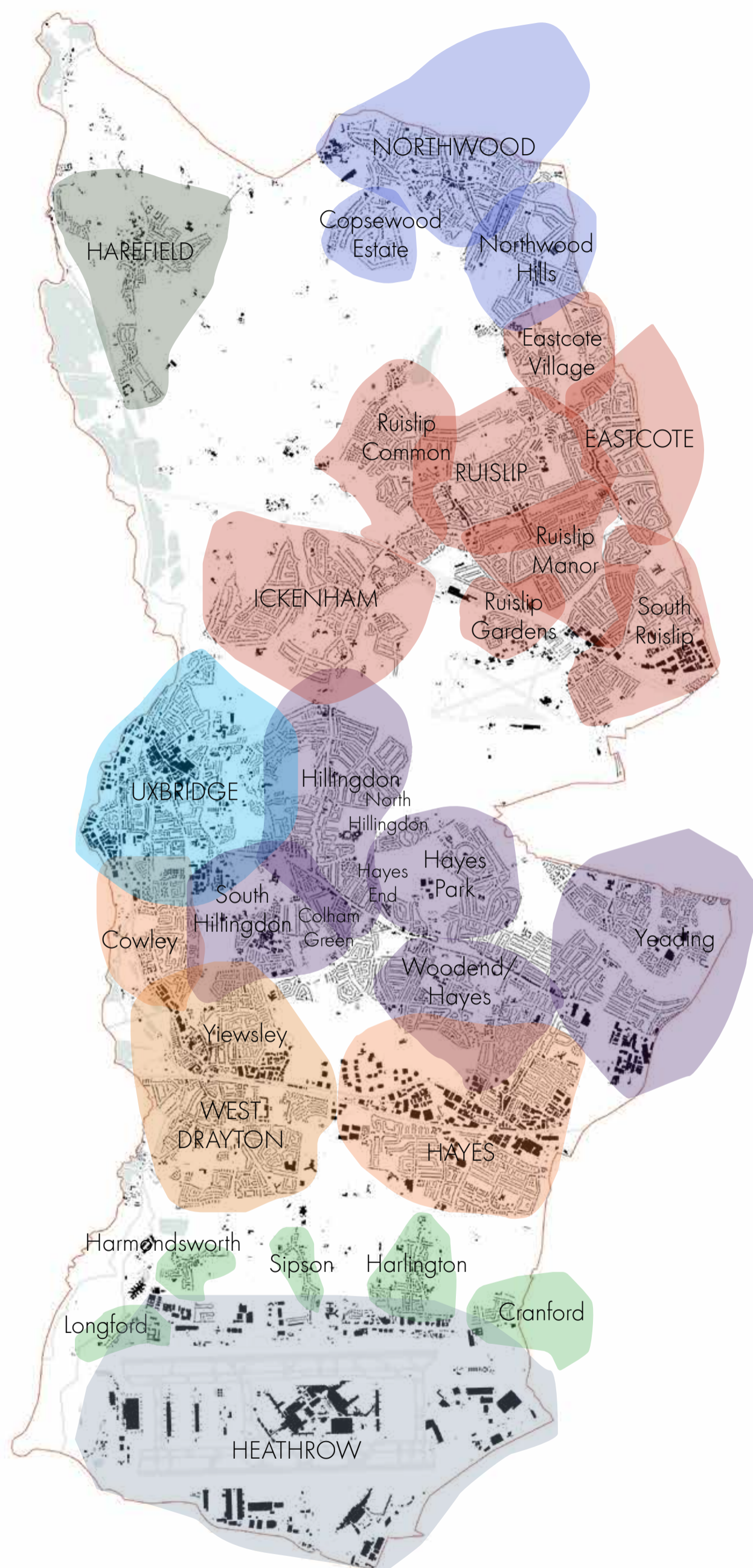
Table 6: Measuring Significance of Effect

		Sensitivity of Receptors				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 3.18. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this methodology, and with regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (updated 2017), “significant” landscape or visual effects are those effects considered to be of Substantial, Major or Major / Moderate significance, as set out within Table 6.
- 3.19. It is reasonable to say that, where development will result in substantial loss of or irreversible adverse effects over an extensive spatial area on features and / or aspects that are key to the aesthetic and perceptual character of nationally valued landscapes, these will be of the greatest significance. By contrast, effects which may be reversible or can be mitigated over a shorter duration, within a more restricted spatial extent, on features that contribute to but may not be key characteristics of a landscape which has some (or even limited) local value, are likely to be of lesser significance, depending on the circumstances. Landscape and visual assessments must make a professional and objective judgement on the significance of the effect, and whether or not these are considered significant, providing reasoned justification as to how the conclusions have been reached.

APPENDIX 2

Extract from Hillingdon Townscape Character Study



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Figure 48: Hillingdon's Places



NORTHERN METROPOLITAN NEIGHBOURHOODS

The Rickmansworth branch of the Metropolitan line opened up the most northern parts of the borough to suburban development. Formerly this area had been primarily rural farmsteads and estates. Eastbury Hall and Kirby Hall were the main estates in this area, with a series of farmsteads stretching out along the rural roads.

From the end of the 19th century, this part of the borough was transformed. The town centre of Northwood was developed around Northwood station and took on a distinct identity. The early "Metroland" suburban developments which came forward around Northwood Hills were of a lower density and a higher quality than some of the later developments further south in the borough.

Northwood

Until the late 19th century the land on which the town centre is now located was Green Lane Farm. Today, Northwood is the principal centre in this northern part of the borough and has evolved into an attractive and vibrant centre. The hillside topography gives the town centre a particular character and routes running into the centre from the surrounding residential areas provide attractive views and visual connections.

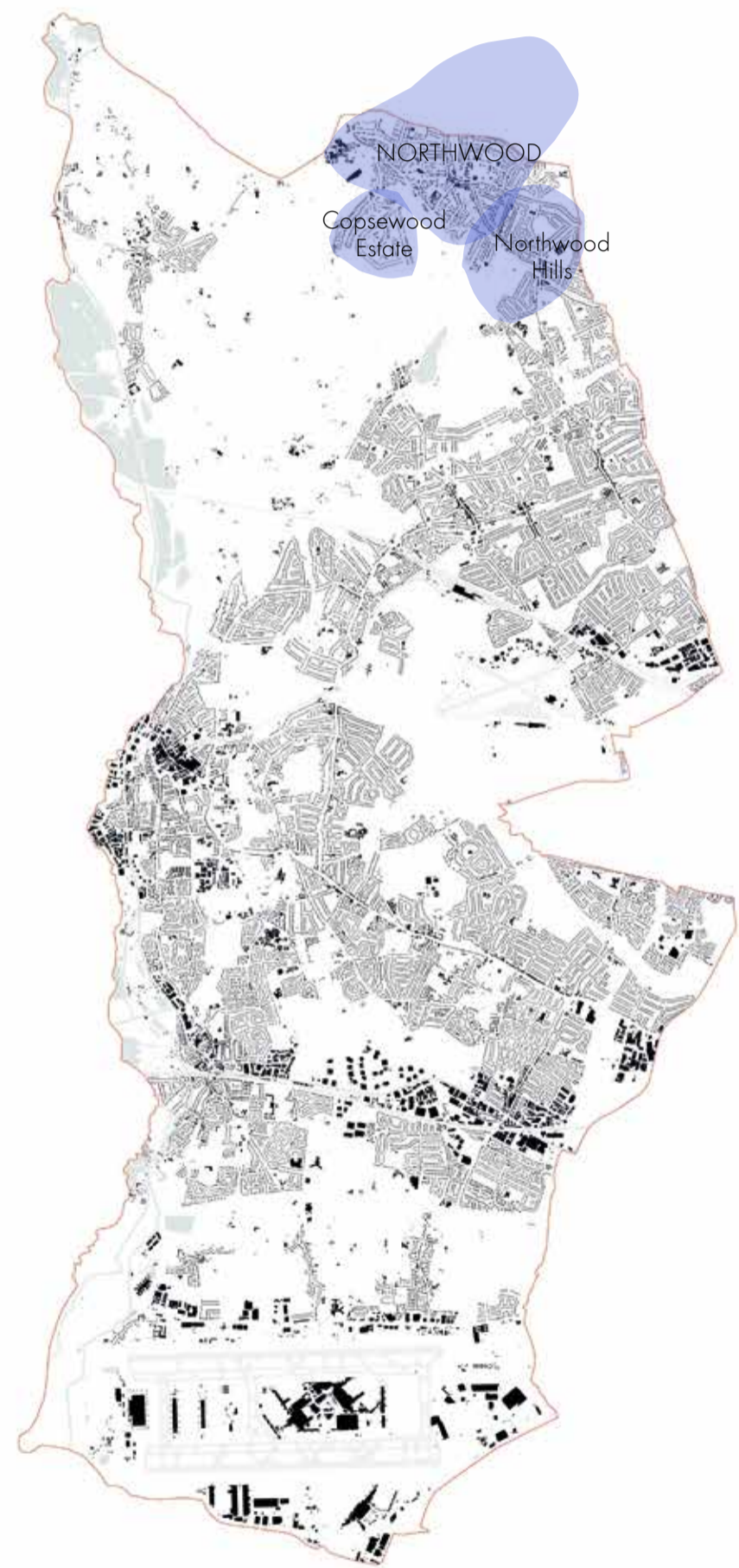
The residential areas include a significant range of styles and accommodation types, from the maisonettes of The Glen (1950s) to the large suburban terraced style streets of Chester Road (late 19th/early 20th century). Overall it predominantly comprises late Victorian and Edwardian properties.

Northwood Hills

Northwood Hills was developed in the 1930s. The neighbourhood was developed primarily by Belton Estates under the stewardship of Harry Ernest Peachey. Some distinct estates were brought forward under his leadership, including the Hillside area of bungalows (now an Area of Special Character), and the Gatehill Estate (also now an Area of Special Character).

Copsewood Estate

A leafy green estate of large suburban residencies are found on Duck's Hill Road, Copewood Way and Linksway.



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Figure 49: Hillingdon's Places - northern metropolitan neighbourhoods



1945 aerial image



2013 aerial image



Large suburban housing in Northwood



Northwood town centre