

Better Local Government

CHISWICK AREA COMMITTEE 3 SEPTEMBER 2002

PROPOSED DESIGNATION OF THORNEY HEDGE CONSERVATION AREA AND
LONDON STILE AND ASKEW ESTATES CONSERVATION AREA.

PROPOSED EXTENSION TO TURNHAM GREEN CONSERVATION AREA.

Report by: Borough Planning Officer

Summary

1. To put forward an assessment of the area west of Turnham Green, Chiswick and proposals for consultation.
2. To put forward proposals to include the buildings listed at 7.0 on the local list of Buildings of Townscape Character.

RECOMMENDATIONS

- 1 That the Committee:
 - a) Recommend consultation be carried out on the proposed Thorney Hedge Conservation Area, proposed London Stile and Askew Estates Conservation Area, and proposed extension to Turnham Green Conservation Area.
 - b) Recommend that the buildings listed at 7.0 be included as “Buildings of Local Townscape Character” on the local list.
 - c) Comment on the boundary of the proposed conservation area.

1.0 INTRODUCTION

- 1.1 This report presents to Members the history of the area commonly known as Gunnersbury, and the area to the south and west of Turnham Green.
- 1.2 The report recommends that two new conservation area be designated in the above areas, and an extension to Turnham Green Conservation Area is also proposed.

2.0 POLICIES

- 2.1 There is no standard specification for Conservation Areas, the statutory definition being “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 2.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that every local planning authority shall from time to time determine which parts of their area should be designated as conservation areas.
- 2.3 Planning Policy Guidance note (PPG) 15, Planning and The Historic Environment, (September 1994), paragraph 4.2, 'Assessment and designation of conservation areas' states, “...it is the quality and interest of areas, rather than individual buildings, which should be the prime consideration in identifying conservation areas”. It goes on to say “There has been increasing recognition in recent years that our experience of an historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on particular ‘mix’ of uses; characteristic materials; on appropriate scaling and detailing of contemporary buildings; shopfronts; street furniture and hard and soft surfaces; vistas along streets and between buildings; and on the extent to which traffic intrudes and limits the pedestrian use of spaces between buildings”.
- 2.4 PPG15 paragraph 4.4 advises, “The definition of an area’s special interest should derive from an assessment of the elements that contribute to (and detract from) it. The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area”. The proposed conservation area designations in Chiswick have been reviewed in this way.
- 2.5 Paragraph 4.7 of PPG 15 states “There is no statutory requirement to consult prior to designation or cancellation of designation, but it will be highly desirable that there should be consultation with local residents, businesses and other local interest groups over both the identification of areas and the definition of their boundaries. The greater the public support that can be enlisted for designation before it takes place, the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls.

Local planning authorities should advise English Heritage and appropriate regional Government Office when conservation areas are designated”.

- 2.6 The adopted Unitary Development Plan (UDP) and the new, dedicated Built Environment Chapter forming part of the UDP Review has policies to protect and enhance the built environment. The following policies are relevant: ENV.1.1 (ENV-B.1 in the Review) New Development; ENV1.2 (ENV-B.2.2) Conservation Areas; ENV-B.2.3 Reuse Of Redundant Historic Buildings; ENV1.3B (ENV-B.2.5) Development Affecting The Setting Of A Listed Building; ENV1.3C (ENV-B.2.6) Identification And Protection Of Buildings Of Local Townscape Character; and ENV.1.4 (ENV-B.2.7) Alterations To Listed Buildings and Buildings Of Local Townscape Character.
- 2.7 There are other regional and local policies affecting the site. Wellesley Road and Chiswick High Road are cycle routes and Gunnersbury Station is designated for improvements and refurbishment to the National Rail station under proposal T26 in the existing and proposed UDP. The former Chiswick bus works are identified as an Employment Site of Strategic / West London Importance. On the other (west) side of Silver Crescent and Thorney Hedge Road, Power Road Estate is identified for flexible B1 development. The site is also bounded by Strand on the Green and Turnham Green Conservation Areas.

3.0 BACKGROUND

- 3.1 Following a review of conservation within the Borough on 17 May 2001 it was recommended that parts of Gunnersbury be assessed for conservation area designation.
- 3.2 The West Chiswick and Gunnersbury Society (WCGS) and the Victorian Society consider this designation important, and WCGS have contributed to this report.

4.0 BOUNDARIES

The proposed London Stile and Askew Estates Conservation Area has an irregular boundary line, and for this reason a brief boundary description is set out below. Chiswick High Road, or the rear building line of more recent development fronting Chiswick High Road form the northern boundary. It extends in the east to the junction of Stile Hall Gardens and Chiswick High Road. To the south it is bounded by the railway line until Brooks Road, where Oxford Road South forms the southern boundary. Across the railway (Kew Gardens to Gunnersbury line) the boundary continues along the north side of the A4 to the western boundary, which is the eastern side of Sutton Court Road and Turnham Green Conservation Area.

The rear property boundaries to Thorney Hedge Road and Silver Crescent form the north, east and western boundaries to Thorney Hedge Conservation Area. The southern boundary begins at the southern boundaries of 1 and 2 Thorney Hedge

Road and 1 Silver Crescent. It extends across Chiswick High Road taking in 596-592 and 590 (The Sir John Bull Public House) to include numbers 391-425, the rears of which form the main southern boundary to the proposed conservation area.

The extensions to Turnham Green Conservation Area include all properties on Walpole Gardens and Arlington Gardens not currently within the Conservation Area and all properties on the eastern side of Marlborough Road with the exception of Troubridge Court.

5.0 THE HISTORY OF THE LAND WITHIN THE PROPOSED CONSERVATION AREAS

5.1 THE AREA BEFORE THE TWENTIETH CENTURY

Much of the history of this area is based on ancient streets and footpaths surrounding what were originally market gardens and farms. It is thought that the second Roman road from London to Brentford passed through Turnham Green and Wellesley Road, (which was previously known as Turnham Green Lane). By the late 17th Century the main east-west route was known as Brentford Road and cut through Turnham Green to Gunnersbury. It is now known as Chiswick High Road. In 1717 the High Road became a toll road and a tollgate was situated at the site of what became Gunnersbury station, until 1872 when tolls were abolished. Rocque's map of 1746 shows a lane from Turnham Green to 'Little Sutton', which was known as Sutton Lane from the 1890's. Also by 1746 a lane connected Wellesley Road to 'Back Lane' (known as Thames Road by 1908); it is now known as Brooks Road north of the railway line and Brooks Lane south of it.

The large estates in the area were London Style House, Sydney House (later Stile House), Heathfield House and Arlington Park House and the estate land of these properties was leased. (Arlington Park House and Heathfield House are described in later sections.) Sydney House was located adjacent to what is now Chiswick High Road to the south of Wellesley Road. The 1865 Ordnance Survey Map shows Sydney House (owned by the Viceroy of Ireland, Sir Henry Sydney), although a house of that name dates from 1575. The London Style House was located north of this site. A long brick wall running along the southwestern end of Wellesley Road remained for some time from the existence of these two estates. The portrait painter, John Zoffany, lived at London Style House in 1769 until 1772, when it belonged to the Wetton family who lived there for over a hundred years. Sydney House was later renamed Stile House; it was demolished in 1891 and replaced with the houses of Stile Hall Gardens. Surrey Crescent (Chiswick Roundabout), Clarence Road, Stonehill Road and the adjacent properties on Chiswick High Road were built on the site of the London Style House. Sutton Court, Sutton Court Lodge and Sutton Place were on the land south of Cedars Road, not within the proposed conservation area. It is proposed that these areas form part of the September review of conservation in the Borough.

5.2 WELLESLEY ROAD

Until Wellesley Road was developed for building it was only a right of way for pedestrians. A local man remembers at least three bars crossing it between Turnham Green and Kew Bridge. By the side of the last gate was a stile, London Stile, which gave its name to the house there. Wellesley Road was a route from the market gardens of West Middlesex to Covent Garden, and was therefore busy late at night and into the early hours. Wellesley Road was the southern boundary of Turnham Green before Heathfield Terrace was built. It was originally connected to Barley Mow Passage, before crossing Dukes Avenue, running behind a row of shops and eventually taking the line of King Street.

5.3 THE ASKEW ESTATES

The tithe map of 1847 shows that Adam Askew had three plots, including 43 acres south of what was then Brentford Road. Adam Askew was a landowner who also owned estates in Hammersmith and Shepherds Bush. The London Borough of Hammersmith and Fulham have approximately 45 conservation areas and properties on Askew land in that Borough, of a similar quality to those in the review area, lie within conservation areas. Askew was the third largest landowner in the parish, although with only 3% of the land. He and the Duke of Devonshire were, in the 1860s, the first to develop their lands on a large scale for suburban housing, although development had started some 40 years before.

Askew's plot west of the railway line ran down from the High Road, along what are now the back garden fences of the eastern side of Cambridge Road North. Its southernmost point was a stream running east-west from a lake in the grounds of Sydney House to a lake at Little Sutton, which also explains the irregular back garden boundary line between Oxford Gardens and Oxford Road South. South of Wellesley Road his land stretched up to Harvard Hill. Askew developed the land facing the High Road first, as did his neighbour to the east, Mr. East. The 1865 Ordnance Survey map shows that Oxford and Cambridge Roads are marked out. It is thought that by 1871 most of the land north of Wellesley Road had been built upon (Wisdom, 1976).

James Wisdom, a local historian, considers that a significant feature of the estate when built was not the grand houses, but that it was composed of a very wide range of houses. The largest plots were those facing the High Road and the narrowest frontage was the row of terraced houses on Wellesley Road called Oxford Terrace. There were similar variations in plot depths. Wisdom found that the estate was spaciouly set out with most houses 20 feet from the road. Several terraces were built: Oxford Terrace (44-54 Wellesley Road), Denmark Terrace on the High Road, the five houses built much later in the southern end of Oxford Road and the four Albert Villas in Wellesley Road. When the estate was started the land to its west was either the grounds of Sydney House or open fields, probably for market gardening. There was a stretch of working class housing facing the High Road called Gunnersbury Place, and some building had just

started along the western part of Wellesley Road, Victoria Terrace. The land north of Wellesley Road was soon developed, but, Wisdom considers, was of a poorer character than that of the Askew estate.

It is thought that about ten years later Askew developed his land east of the railway line. Wisdom considers this a more uniform estate of very large houses, which must have required collaboration with Mr East as Grosvenor Road ran through both properties and the boundaries remained in the garden fences. It is thought that Askew may have been trying to imitate the Duke of Devonshire. Wisdom's view is that East's houses were not in all cases so valuable as Askew's, and the houses on the site of Arlington House were still less valuable housing. It is assumed that this is because they are smaller, as the proposed extensions to Turnham Green Conservation Area are more elaborate designs than the proposed London Stile and Askew Estates Conservation Area. This contributes to the determination that these streets are more appropriate extensions to Turnham Green Conservation Area.

5.4 BUILDERS ON THE ASKEW ESTATES

5.4.1 TOMLINSON

William John Tomlinson developed the estate on the land that had been owned by Adam Askew. When Askew's land was sold to Tomlinson is not clear. There is some confusion as to who laid the roads and / or built them and they may have worked together. Tomlinson's family were watermen and then boat builders who came from Burton-On-Trent to the wharves at Nine Elms by coal barge in 1804. William Tomlinson owned property throughout West Chiswick, including: Wellesley Road, Oxford Road, Cambridge Road, Grosvenor Rd, Harvard Road, Silver Crescent, Thorney Hedge Road, Clarence Road and Heathfield Gardens. He also had property in Brentford, Acton and Kew and built in Hammersmith. In the 1870s Tomlinson had 23 acres south of Chiswick High Road and in 1887 he had 12 acres in Thorney Hedge Road and Silver Crescent. He became well known and was elected a Chiswick Improvement Commissioner. William Tomlinson's son, Richard Tomlinson became an architect and designed the Baptist Church in Wellesley Road. Although some years apart, William Tomlinson built the Sir John Bull and Pilot Public Houses as a part of the estate. It is thought that Edward Monson may have built up some of Tomlinson's land for him.

5.4.2 KENDALL

The Trehearne family acquired a lease from Askew, and when Mr. Trehearne died his wife conveyed the Grange and 3.5 acres to Alfred Haller Kendall, with the 99 year Askew lease. The conveyance was marked with the proposed roads. Kendall set himself up as an estate agent and surveyor. He developed behind the Grange, building Grange Road and adding to Wellesley Road. Kendall and a builder named Trehearne both built on Stile Hall Gardens in later years.

5.5 THE DEVELOPMENT OF GUNNERSBURY

Brentford Road Station was built 1869 by London & South Western Railway Co. to connect Richmond with the City. The area had been developed from 1864 but development was more rapid from 1872. The area drew prestige from the proximity to Gunnersbury Park and the name was used freely, for example Gunnersbury School of Music, and Gunnersbury School for girls. Although as early as the 1840s the cottages on Surrey Crescent called themselves Gunnersbury. In 1871 the station was renamed Gunnersbury. The original station building was demolished in 1965 and replaced by a new station with Radial House (the BSI building) above it, by Raymond Spratley and Partners.

Gunnersbury was certainly the name used by Oxford and Cambridge Roads, Grosvenor Road, Thorney Hedge Road, and Silver Crescent. There was also a Gunnersbury Place fronting Chiswick High Road. It is thought that this may have been a name coined by the Tomlinsons, who had an estate office at Gunnersbury station at the time that the Thorney Hedge estate was under construction. Stile Hall Gardens, by other builders, was called Kew Bridge Estate. Gunnersbury could also have been used by Askew as his neighbour, Mr East, built Gunnersbury Mews in the early stages of estate development. It is still used to describe the area around the station, but the name more often refers to the estate to the area north east of Gunnersbury Park.

The roads built by Tomlinson and Askew formed one of the first new middle class housing estates in Chiswick, and as with many suburbs of the period it developed around a railway station. 174 houses had been built by 1914, and the area was gaining a social identity. There were three pubs, the Pilot, the Crown and the John Bull. The latter had the best reputation and hence an annexe was built for social functions. There was also St. James Church and Gunnersbury Baptist Church. Blocks of stables were built behind the Pilot and behind the houses facing the High Road, next to Mr. East's land.

6.0 BUILDINGS AND AREAS OF NOTE RECOMMENDED FOR INCLUSION WITHIN THE PROPOSED CONSERVATION AREAS

6.1 AN APPRAISAL OF THE AREA (SEE APPENDIX 1)

The street pattern of the area is still very visible and ancient routes are now important thoroughfares to the estate. Wellesley Road and Chiswick High Road continue to dominate the area, with local landmarks such as Gunnersbury Baptist Church, the view to Turnham Green Church, and the Pilot and the Sir John Bull Public Houses.

The area retains many of its original buildings mostly of brick with stucco dressings of a character that the Council would seek to preserve and enhance.

The estate continued to develop long after the Victorian era. The Beaumont, Beverley and Belgrave Courts are thirties flats on a site left undeveloped in the first wave, that have a dramatic effect on the streetscape. On Harvard Road a recent landmark is the Russian Orthodox Church.

Built around the earlier railway lines, the main impact on the estate has been the development of the Great West Road (A4). The Chiswick Roundabout and flyover section of Great West Road was built in 1955 and bisected many avenues, including Cambridge Road and Oxford Road. These roads were given the suffixes 'North' and 'South'. However, in general the buildings of a lesser quality were lost and the links between the streets remain. The main streets affected were Stonehill Road, Chertsey Road and Surrey Road (now Crescent). These streets were not Askew land and had been considered inferior dwellings by some residents in the early 20th century. The roads either side of the Great West Road at this point both merit conservation area status and have the same history as explained above. The similar architecture and footpaths allow the pre-1955 estate pattern to remain apparent.

Thorney Hedge Road and Silver Crescent were developed by Tomlinson, as were the above roads. They called themselves Gunnersbury and are of a similar period, however they are separated from the main estate by more recent architecture. Therefore, whilst the historic boundaries could merit inclusion in the proposed London Stile and Askew Estates Conservation Area, the vistas and building groups in between do not meet PPG15 guidance as in section 2.3. The streets are part of an estate in its own right, which was developed about 25 years after the main estate, leading to a different building style. The following sections describe individual features in greater detail.

6.2 STREETS AND BUILDINGS OF NOTE PROPOSED TO BE INCLUDED IN THE PROPOSED LONDON STILE AND ASKEW ESTATES CONSERVATION AREA

6.2.1 BARROWGATE ROAD (Western section)

The eastern section of Barrowgate Road was part of the Royal Horticultural Society Gardens and predates western the part of the road. The western section is of a different style and is considered to fall within the proposed London Stile and Askew Estates Conservation Area.

48 and 50 Barrowgate Road

These properties have unusual decorative render to the second floor, and stained glass to the upper panes of all windows. These buildings are proposed for inclusion on the list of buildings of local townscape character.

52 and 54 Barrowgate Road

These imposing villas are semi-detached with a slightly projecting gable. The front entrances are heavily stuccoed, as are the windows, with intricate detail. There are railings at first floor level above the canted bay windows and there are decorative parapets above the first floor bays. There is further detail to the bargeboards, roof tiles and ridge tiles to the gables and the segmented windows of number 54 have stained glass.

6.2.2 BROOKS ROAD

Brooks Road was known as Blenheim Road between Wellesley Road and Oxford Road. The name was changed as the road was confused with that of the same name in Bedford Park. The corner house on the west side of the road was a preparatory school. St James' Court is on the site of the hall for the church of the same name.

6.2.3 BURLINGTON GARDENS

There is a strong sense of enclosure on this road as the impressive villas are close together and there are also many trees.

15-21 Burlington Gardens

These properties features particularly decorative stucco and large decorative roof brackets.

23 Burlington Gardens

This property is reminiscent of the villas on the southern sections of Cambridge and Oxford Roads. It is double fronted with elliptical arches to the canted bay windows and front entrance.

6.2.4 BURLINGTON ROAD

Burlington Road was formerly known as Brandenburgh Road. This is a German name and was therefore changed at the time of the first World War. 34 Burlington Road was known as The Manse and was the vicarage to Gunnersbury Baptist Church. It was built by 1884.

8 Burlington Road

This large detached property appears small next to the neighbouring three storey properties. The building has a low-pitched hipped roof with large bracket supports. There are two tripartite bay windows to the ground floor with decorative columns segmenting them and slated pitched roofs above. On the first floor there are double arch windows above the bay windows and a single arch window above the front door.

25-31, 32 Burlington Road

These double fronted properties with bay windows to the ground floor have the elliptical brickwork arches and decorative bargeboards that feature strongly throughout the proposed Conservation Area.

41 Burlington Road is one of the largest dwellings in the proposed Conservation Area, and was built by 1884. The roof is two span and the house is double fronted and three storeys high on both sides, with an elliptical arch above each window and the front recessed entrance. The character of this important corner property is still visible and it is recommended for inclusion on the local list of buildings of townscape character.

6.2.5 CAMBRIDGE ROAD AND OXFORD ROAD

It is thought that the large villas of Oxford Road and Cambridge Road were built by 1871. Oxford and Cambridge Roads were named after the Universities that held their annual river boat race on the River Thames into the Chiswick Area. In the 1950s one could look along Wellesley Road across the low walls of the gardens in Oxford and Cambridge Roads to the houses on the High Road. Pear trees from the former orchards were visible in some of the gardens. Orchards remained to the south of Oxford Road and Oxford Gardens, protected by a railway triangle, part of the Hounslow to Gunnersbury link. When this section of track was torn up in 1930 the orchard was sold and Chiswick Village was built on the land. James Wisdom (1976) analysed 9 Cambridge Road and 10 Oxford Road in particular and concluded that with room for children and a housemaid the houses were probably for the middle classes, number 10 Oxford Road towards the upper end of the scale.

CAMBRIDGE ROAD NORTH

Cambridge Road was cut down from the High Road in the 1860s. With the exception of the first two houses on the east and west sides the houses were of the same design.

3-33 and 18-24 Cambridge Road North

These three storey dwellings have a basement floor and a few steps up to the ground floor, which are often tiled. The moulding to the recessed entrance includes a coade stone moulding (not 18-24) and quoins extend from the moulding to the bracketed eaves. Large sash windows are decorated with console brackets and hood moulds. 441 to 451 Chiswick High Road are of similar designs, but with an extra storey of simple design.

CAMBRIDGE ROAD SOUTH

In the 1870s the section south of Wellesley Road was built. This section is of a different design and was built by several builders.

45-53 Cambridge Road South

In his memoirs, Harold Mann, a local gentleman, recalls that Jebusa Hanks of Hammersmith built these properties. He concluded that they must have been finished by 1875 as their 99 year lease expired in 1966. Based on the similarity of their design, he believed that the four semi-detached houses on the western side were also by Hanks. The most distinctive of these is 70 Cambridge Road South.

70 Cambridge Road South

Number 70 was originally number 56 but the number was changed as it was next to 56 Oxford Road South. The property is double fronted with elliptical arches to all of the windows, which are bayed with the exception of that over the front door. Above the bays are hipped roofs decorated with finials, and with timberwork to the eaves. The front wall would also appear to be original. The property is similar in design to 50, 52, 56 and 58 Oxford Road South.

6.2.6 CHISWICK HIGH ROAD

Chiswick High Road was originally known as Brentford Road and gave its name to the station at the western end of Brentford Road. Many of the estate buildings and even earlier buildings on Chiswick High Road still survive. The Victorian and Edwardian dwellings on this road are predominantly three and four storey villas and all benefit from stucco detailing. Stile Hall Parade is on the line of a red brick wall that bounded London Style House. There is another wall behind 90-146 Wellesley Road and the space between the two must have been the kitchen garden of Stile Hall.

369-375 Chiswick High Road

These substantial stuccoed villas are dominated by recent additions on the northern side of Chiswick High Road. They are set back from the road and in some cases framed by trees. However, it is easy to note the tripartite windows to the first floor and plaster moulding and corbels to all the upper windows, with hood moulds and console brackets to the first floor windows. There are also elaborate bargeboards, quoins strips and shouldered architraves to the second floor windows.

445-451 Chiswick High Road

These semi-detached three storey houses retain their original features. These include stucco window surrounds, corbels and low railings to some of the windowsills.

6.2.7 CLARENCE ROAD

Clarence Road was originally to be called Marlborough Road.

The Cottage, Clarence Road

The Cottage was built in 1914 in the garden of 525 Chiswick High Road. The ground floor frontage projects from the house with arch detail to the garage and front entrance. The dormers have decorative bargeboard detail.

1 and 3 Clarence Road

1 and 3 Clarence Road are a semi-detached three storey pair with a shallow pitch roof. The bay windows and front entrances are plastered, with pilaster detail to the front entrances. The bay window to number 3 also has some detailing. The

windows have moulded surrounds and the first floor windows have hood moulds. There are decorated roof brackets attached to a fascia. Numbers **5 and 7** are of the same design, however the front of the properties and the brackets have been painted. These properties would appear to have been designed by the same architect as 4 and 6 Surrey Crescent, which back on to them.

6.2.8 GRANGE ROAD

Grange Road was built by a builder called Kendall in the 1890's. The properties on Grange Road (particularly 2-20) are very different to those on other streets in the proposed Conservation Areas. Most are red brick and at the time of their development those perhaps jealous of the properties described them as 'pretentious'. Although substantial, almost all of the larger properties are terraced. Most of the properties have three storey projecting gables, and several have shaped or Dutch gable ends with attractive ball finials, patterned wall tiles and cambered arch windows where they are not bayed. Most buildings retain their roof tiles and finials and number 6 in particular retains the roof pattern. Several have stained glass in some of their windows and 4 and 10 have oriel windows, which at number 10 extends to a pointed roof. 2-20 (even) Grange Road are recommended for inclusion on the local list of buildings of townscape character.

13 Wembury House

This substantial property lies on at the junction of the cul de sac on Grange Road. The intricate tile patterns to the roof remain, as do the finials. All the windows have cambered arches and there are several unusual rendered panels between the windows. Wembury House is recommended for inclusion on the local list of buildings of townscape character.

The Grange

The Grange lies on the same plot as the house and grounds known as The Grange that preceded it. The mansion house was built on orchard land circa 1874. The current late 1930s building runs in a strip across the site. Features include projecting balconies and bay windows, with soldier arches above the other windows. The entrances have decorative door mouldings.

6.2.9 GROSVENOR ROAD

Grosvenor Road was laid out at around the same time that Oxford Road and Cambridge Road were built. London Borough of Hounslow drainage records show that Richard Tomlinson designed the street pattern for this road and Harvard Road for Prince Brothers.

4-20 Grosvenor Road

These semi-detached villas were built by William Tomlinson c.1878, and were probably designed by his son. The buildings have bay windows to the ground and first floors, above which there is a small parapet broken with decorative railings. The recessed entrances are supported by pilasters and stuccoed Tudor arches and

many of the front paths are tiled. Decorative ridge tiles remain on a few of the properties. Detached number 2 is of a similar design, but has been altered.

3 Grosvenor Road

This double fronted villa was probably built by Tomlinson. On the western side the roof is pitched and has a half dormer above the first floor bay windows. On the eastern side a three storey gable end extends from front to back, making this one of the largest properties on the road. The house has a projecting entrance with column supports and a projecting bay window on the eastern side, with plaster detail matching the western bay window and the entrance.

24 Grosvenor Road

This impressive double fronted turn of the century property has a projecting gable end with three storeys. The house is built of London stock brick, and there is some attractive red brick detailing including: brickwork drip moulds; arches to the windows and doors; and on the gable where bargeboards would be. This building recommended for inclusion on the local list of buildings of townscape character.

36-40 Grosvenor Road

Built at the turn of the century of London stock bricks the buildings also have red brick detailing, bay windows and eared architraves or hood moulds with decorative plasterwork. There are arch windows on the second floor and the finials to the projecting gable ends are intact. There is stained glass in the smaller windows above the entrances.

44-52 Grosvenor Road

Numbers 44-52 were nursery land, part of the garden to number 42. Built at the turn of the century, features include bay windows to the first and second floor with tile hanging in between to match the porch. The bay windows have stained glass detail and the other windows to the first and second floors have decorative framework. There are brickwork quoins, decorative bargeboards and the shared porches have decorative timberwork. These properties are very similar to 32-40 Harvard Road.

6.2.10 HARVARD ROAD

Harvard Road was registered in the Parish poor rate book in 1880 and was Council owned in 1884. It was named after the Harvard boat race crews sent to England to race against Oxford and Cambridge crews starting in the 1870's. The first house to be built in Harvard Road was number 57 circa 1875.

The Russian Orthodox Cathedral of the Dormition of the Most Holy Mother of God and the Holy Imperial of New Martyrs.

Completed in 1992, the eye-catching feature of the cathedral is the cupola. The cupola form is made from glass reinforced plastic sitting upon a mild steel frame and its covering comprises 1215 scallops, which are shaped in aluminium and modelled on those of old wooden cupolas used in many country churches in

Russia. They have been coated with polyester powder and applied electrostatically using high tech techniques, and then oven baked to seal it. The cupola extends to over five metres in diameter and height, the crowning cross adding almost three further metres and bringing the total weight to 4.5 tons. The cross has been gilded using 23.5 carat gold leaf.

Churchdale Court, Harvard Road

This three storey development of flats is considered to be an interesting addition to the estate. The front entrances and the two storeys above project, and these sections are painted white. There are intermittent bay windows with tile hanging in between the storeys.

11- 31 Harvard Road

These three storey semi-detached properties have bay windows to the ground and first floors. There is detailed plasterwork and brickwork to the windows and doors, with columns at the recessed entrance. Many of the properties have a tiled path from the street to the front entrance.

3-9 Harvard Road

These Arts and Crafts houses are similar to the properties in Bedford Park and are thought to be by similar architects. These properties are recommended for inclusion on the local list of buildings of townscape character.

Syon House, 1 Harvard Road

Syon House a double fronted stuccoed villa that was completed in 1882. The name of the house is embossed in the pediment above the front entrance. The villa lies at the junction of Harvard, Burlington and Grosvenor Road and forms an important part of the streetscape.

6.2.11 HEATHFIELD GARDENS

Heathfield Gardens was built on the site of the Heathfield House estate, owned by Lord Heathfield circa 1787. Heathfield House was situated on the corner of Sutton Lane and Heathfield Terrace and possibly dated back to 1659. Lord Heathfield was famous for defending Gibraltar against the Spanish for three years. Heathfield House was demolished in 1836 but its wrought iron gates were moved to the entrance to Green Park at Piccadilly. Heathfield Gardens was first registered in the Parish poor rate book in 1870 and it was Council owned in 1884.

14-28 Heathfield Gardens

This terrace is reminiscent of the properties in Stile Hall Gardens as described below. Although unlike Stile Hall Gardens, none of the main frontages have been painted and there are decorative bargeboards to the larger projecting gables. Though terraced, these properties are more dominating than those in Stile Hall Gardens. Unfortunately some of the roof slates have been replaced with concrete tiles.

6.2.12 MARLBOROUGH ROAD (Western side)

Marlborough Road had been planned by 1865. At this time the only properties along the street were 365 and 367 Chiswick High Road, with their gardens stretching along some of Marlborough Road. It was first registered in the Parish poor rate book in 1875, and was Council owned in 1884. The eastern (odd) side of Marlborough Road is very similar to Arlington Gardens and Walpole Gardens, and it is proposed that these properties form part of the extensions to Turnham Green Conservation Area.

First Church of Christ, Scientist, (Leapfrog Nursery) Marlborough Road

The First Church of Christ, Scientist, Chiswick was built by TE Davidson, Son and Sherwood in 1928. The building has a hipped roof with a recessed portico with four square columns. Above the portico is an arched tripartite window, which is segmented with decorative plaster. The building is a good twenties design, unusual to Chiswick and in good order. It is an important building on the edge of the proposed London Stile and Askew Estates Conservation Area and the proposed extensions to Turnham Green Conservation Area. This building is recommended for inclusion on the local list of buildings of townscape character.

6 Marlborough Road

This detached property has a hipped roof and a four storey projecting gable with bay windows to the basement ground and first floors. The third storey window has a cambered arch whereas the other windows have decorative plasterwork. There is also some decorative bargeboard detail. There are steps up to a projecting portico with Corinthian columns. The portico and bay windows have a decorative parapet. A sill band and a drip mould run parallel around the building.

8-14 Marlborough Road

These properties are a similar design to the villas on Chiswick High Road, but feature a projecting portico.

6.2.13 OXFORD ROAD

Oxford Road was developed from north to south. The most southerly houses were of a superior kind. On the west side of the road was the old conservative headquarters. In the 1920s the garden was cut off and two semi-detached houses were built. A bomb destroyed these and hence the Carfax Court was built. The other houses on the road were built at the same time as Cambridge Road. The street originally ended at the boundary wall to Stile House (Sydney House). It is though that 4-18 were built about 1867. When they were built 50-54 looked over trees to Strand on the Green. 42-48, built in 1895 were not part of the first phase.

OXFORD ROAD NORTH

The properties in Oxford Road North combine the two styles that predominate the proposed conservation area.

4 and 6 Oxford Road North

These large semi-detached properties have a stuccoed basement level and stucco mouldings to the windows and doors on the two floors above. These houses have large sash windows on the top floor.

16-18 Oxford Road North

These semi-detached properties built of London stocks have three storeys including a basement level. The canted bay windows and other openings have elliptical arch detail.

OXFORD ROAD SOUTH

Oxford Mansions, Oxford Road South

This four storey double fronted property has a basement level. The ground and first floor windows have stucco surrounds with head moulds supported by console brackets. The recessed front entrance has pilaster and frieze detail. This building is recommended for inclusion on the local list of buildings of townscape character.

40 Oxford Road South

This double fronted villa was part of the early estate developed by Askew and then Tomlinson. The double span gable ends have decorative stucco and plaster finials, and a large entablature between the spans although the inscription is unclear. There are interesting hood moulds to the tripartite windows on the first floor and the other upper floor windows. There are also stuccoed bay windows with parapets on the ground floor and above the front entrance.

6.2.14 REGENT STREET

Pinkham Mansions

These blocks of flats were named Pinkham Mansions, after Sir Pinkham, the chairman of the Committee at Middlesex County Council. They were built to house those displaced by the building of the north circular. They are built of red brick with some slightly projecting sections, decorated with patterns in the brickwork. A parapet runs around the building and is accentuated by a distinctive cornice.

6.2.15 STILE HALL GARDENS

These properties were built on the site of Stile House, formerly Sydney House.

3-19, 65-83 Stile Hall Gardens

The style of these dwellings predominates the northern side of the street. They have canted bays to both floors with dormers above the bays. The dressings are simple, with lintel and keystone detail.

29 and 31 Stile Hall Gardens

This red brick semi-detached pair has a hipped roof and a projecting three storey gable end. The stone porch to the recessed entrance is quite elaborate with a fanlight frieze and pediment. There are stone surrounds to all the windows and Gibbs surrounds to those on the upper floors. Number 29 does not have a gable end. These embellishments are unique to the proposed Conservation Area and these buildings are recommended for inclusion on the local list of buildings of townscape character.

6.2.16 SUTTON LANE NORTH

Sutton Lane is one of the oldest routes in Chiswick. Tappenden Dairies, on Sutton Lane, was a family business owned by the Tappendens who were to said to be able to trace their ownership back to 1623. It now houses Dairy Crest.

The Hole in the Wall Public House

The Queen's Head, now known as The Hole in the Wall, was thought by Macaulay to be the place where conspirators against William III met with the idea of assassinating him on his return to Kew Palace from hunting in Richmond Park. The mock Tudor Hole of the Wall Public House dates from 1925 and makes an interesting contribution to the proposed Conservation Area. The Hole in the Wall is recommended for inclusion on the list of unlisted buildings of local townscape character.

2-8 Sutton Lane North

These semi-detached houses are much larger than the terraced properties on the eastern side of the road, and were built in the 1880s. They have bay windows to both floors and decorative quoins, bargeboards and ridge tiles. The entrances have stuccoed Tudor arches with pilaster supports.

6.2.17 SURREY CRESCENT

4 and 6 Surrey Crescent

These semi-detached villas are the largest of the eight remaining properties on Surrey Crescent. They are double fronted with a bay window to the ground floor. The first floor windows have stuccoed shouldered surrounds. The front entrance has a pilastered portico with detail to match that above the ground floor windows. These buildings lie in a prominent location and allow the quality of the area to extend to Chiswick roundabout.

6.2.18 SUTTON COURT ROAD

These properties are similar in design to those on Burlington Road and the western side of Marlborough Road.

6.2.19 WELLESLEY ROAD

Wellesley Road was named after Arthur Wellesley, Duke of Wellington, victor at the battle of Waterloo in 1815. It appeared on Rocque's map of 1746 as Turnham

Green Lane. It is thought to follow the route of the Roman road from London to Brentford. During the early 1900's numerous shops served the road. As the London Borough of Hounslow drainage records do not date back to the time of the estate it is difficult to know when houses were completed. It is thought that 25-31 were finished by 1875 and were the first to be built on that section of the road. A Mr Melville built these properties and number 33, which was not built for some years after. 22, 24 and 26 were completed in 1880 and 1881 and the neighbouring houses are of the same date.

4-8 Wellesley Road

These buildings are a noticeable part of the streetscape, lying between Beverley Court and Gunnersbury Baptist Church they would be at a key entrance to the proposed conservation area. The houses are set back from the road and the gap between the larger buildings and their strong proportions mean that all the frontages may be seen from a distance. Numbers 4 to 8 retain their original stucco features. Number 10 appears to have been rebuilt to the same design and 12 is of a slightly different design, and also retains original features.

19, 21 and 23 Wellesley Road

19, 21 and 23 Wellesley Road are a group of Victorian villas with projecting gables. They are very similar to the properties in Grange Road and it seems likely that these too were built by Kendall. They have much good Victorian detailing such as timber sash windows, tiles in courses, brick dressings and tall chimneys. Number 19 has a canted bay with a pointed roof and finial. These buildings are recommended for inclusion on the local list of buildings of townscape character.

28 Wellesley Road

The property is partly obscured by two large trees, which themselves contribute to the character of the proposed conservation area. The property is three storeys and double fronted, with plaster moulding to all the windows on the frontage. There are hood moulds supported with console brackets on the two lower floors and corbels at all levels. The central windows and the front door have stained glass. Unfortunately the front door has been very altered and an intercom has been placed on one of the pilasters. The name Avishayes is painted on the frieze.

38 Wellesley Road

Number 38 has been described as 'a kind of bungalow', and is thought to be the oldest building in the road. It was the house of a market gardener who farmed the orchards in the area. It is a double depth building, and one of the gable ends has only one storey. Perhaps reflecting its history it is simple in design, but is noticeable in the streetscape as the last property on the southern side of the road before the rail bridge.

66-88 Wellesley Road, Victoria Terrace

This style of terrace is not seen elsewhere in the proposed conservation area and many of the properties retain their original features. They were probably built in

the 1860s and were formerly known as Victoria Terrace. They were built on a piece of land at some time cut out from Stile Hall. At one time an old estate wall ran between the back gardens and those in Stile Hall Gardens. The pairs of front entrances are set back from the main frontage of the house and have simple mouldings, as do the windows above. The ground floor tripartite windows have stuccoed surrounds with decorative hood moulds. The arched upper floor windows have large surrounds with corbel and keystone detail.

56 The Pilot, Wellesley Road

Tomlinson built The Pilot c.1870 by to serve the properties to the south of the estate. The ground floor has and pilasters, ball finials and banded stucco with brackets above a wide fascia. A single storey extension to the building also has stucco detail. The first floor windows have hood moulds supported by console brackets and the upper windows have moulded surrounds. In assessing The Pilot English heritage described it as a 'decent, highly characteristic pub of the sort found in many of the smarter London suburbs of the day'. A swinging sign with a painting of the horse on it stands outside.

61-65, and semi detached 67-85 Wellesley Road

61-65 are double fronted villas with stucco banding and projecting porticos to the ground floor. The buildings have a low pitch roof, and it is considered that they therefore appear wide and imposing. Numbers 67-85 are semi-detached, but of the same design, some without the stucco detail.

87 Wellesley Road

This double fronted stuccoed villa has many interesting original features and is in very good order. The bay windows have console brackets and are decorated in the same style as the portico and eaves and the upper windows are stuccoed with keystone detail. Other features are stuccoed quoins and intricate ridge tiles.

Water's Edge, 148 Wellesley Road

This substantial corner building would provide a distinctive entrance to the proposed conservation area. The uneven red brick frontage is embellished with stone lintels and pediments and a heavy cornice. The portico on Wellesley Road is plastered, with detail to the frieze, a segmental pediment and ball finial.

Gunnersbury Baptist Church, Wellesley Road

The Baptist chapel was known locally as Martyr's memorial. This is due to a tablet put up in the portico to John Frith who was burned at Smithfield in 1553. The first pastor was a Mr. Frith, who claimed to be a descendant, although residents considered this to be untrue. The church is 19th century Gothic in style, unusual in that the main entrance porch is on the corner of the building at the junction of Burlington and Wellesley Roads, with offset levels and a large spire above. On the Burlington Road side of the building there are several projecting gables each with plate tracery windows.

6.2.20 RECENT ADDITIONS

St. James Court, Brooks Road

These three storey houses, with a garage at ground level, were built in the late 1990s. The bay windows have timberwork detail to appear as plaster, brackets under the eaves and stone lintels to the doors and smaller windows. It is considered that this building blends with the streetscape and does not detract from the quality of the proposed conservation area.

37 Burlington Road

This is a four storey block, which decreases to two storeys under a catslide roof. There are also unusual bay windows. Although a modern design it is considered that the proportions match those of 34 and 36 Burlington Road.

22 Grange Road

This is an unusual modern addition, which adds to the character of the area.

Grosvenor Court

These terraced maisonettes have tile hanging to alternate pairs of the maisonettes. The trees at this point of Grosvenor Road make an important contribution to the conservation area.

6.3 PROPOSED THORNEY HEDGE CONSERVATION AREA (SEE APPENDIX 2)

At the time of the Tithe map The Bishop of London owned a large amount of the land that this estate was built upon; and the executors of Henry Stoves owned another section. At that time the land was in the parish of Acton. William Tomlinson owned the land during the period that he was completing properties around Oxford, Cambridge and Wellesley Roads (within the proposed London Stile and Askew Estates Conservation Area). Richard Tomlinson designed some of the properties on Silver Crescent. Silver Crescent and Thorney Hedge Road suffered a bomb raid during WWII and three buildings were lost. There are several three storey properties on Thorney Hedge Road. On Silver Crescent there are terraces and semi-detached properties that are similar in style to each other. Henry Stoves had buildings designed for the sites of 44-58 (even) Thorney Hedge Road and 71 and 73 Silver Crescent; it is thought that most were not built.

6.3.1 SILVER CRESCENT

78-82 Silver Crescent

These properties have recessed entrances with alternating stone and brickwork detail to the arches above. Large arches, of the same similar design surround the arched upper floor windows. The tripartite ground floor and other upper windows have stucco detail. They are similar in style to 63 and 65 Thorney Hedge Road.

6.3.2 THORNEY HEDGE ROAD

2 and 4 Thorney Hedge Road

The frontages of these houses are highly decorated with the exception of the dormer window, which is slightly shaped and has a finial, some of which have been lost. The bays to the ground and first floor windows have decorative plasterwork. Corinthian columns support the pitched porch with balustrading up to the front door. Similar in style are 1 and 3 and 6 and 8 Thorney Hedge are of the same design with differing embellishments.

5 and 7 Thorney Hedge Road

This semi-detached four storey pair retain many of their original features. Each has a bay window with decorative plasterwork to the floor above the basement and intricate hood moulds on the windows of the two higher floors. The Gothic arches to the recessed porches have alternate brick and stone voussoirs, the latter of which are painted, and supported by stone pilasters. It is thought that Richard Tomlinson designed this pair.

43 and 45 Thorney Hedge Road

These narrow three storey buildings make an imposing contribution to the streetscape. The projecting gable end gives much character to these dwellings. There are bay windows to the ground and first floor with tile hanging in between. The second floor extends out as far, extending over the sides of the bay windows. The tile hanging, bargeboards, and ball finial draw the eye to the top of the building, whilst stained glass is the decorative detail at ground floor level.

6.3.3 CHISWICK HIGH ROAD

The Sir John Bull Public House, 590 High Road

In 1853 William Tomlinson built the first public house for his estate, The Sir John Bull. It is built of brick with rendered dressings to the parapet and windows. The right section has decorative architectural details and returns to a more formal façade and entrance. There is channelled rustication at ground floor level and it has original sash windows. In Victorian times The John Bull was one of three foci of community life, together with the Pilot Inn and St James' Church. The John Bull has known such meetings in its history as those of The Royal Antediluvian Order of Buffaloes. In more recent times the pub described itself as 'World Famous' following the appearances of such bands as The Who and Hounslow 'indy' band The Bluetones. The building is considered important as an architectural reminder of the earlier estates within the Chiswick area. It forms a landmark and focal point from Gunnersbury Station and within the Chiswick High Road. This building is included on the local list of buildings of townscape character.

592-596 High Road

This short terrace is very visible from Chiswick High Road, and marks the beginning of the proposed Thorney Hedge Conservation Area. Although a

different style to Thorney Hedge Road and Silver Crescent, these buildings are of the same period and were part of Tomlinson's land.

391-425 High Road

In their April 1985 journal the Brentford & Chiswick Local History Society described these buildings as 'rather stately Tomlinson villas'.

6.4 PROPOSED EXTENSIONS TO TURNHAM GREEN CONSERVATION AREA (SEE APPENDIX 3)

ARLINGTON PARK GARDENS

Arlington Park Gardens was built on the estate of Arlington House, which was demolished in 1877. Proposals to build on these roads date from 1878; designed by William Watts for John T Bailey (who is thought to have built in Grove Park). The Council owned Arlington Park Gardens by 1903 and renamed it Arlington Gardens. Walpole Gardens was previously called Arlington Park Gardens South but was renamed in 1902 to commemorate the Walpole family who had a house in Chiswick Mall and family monuments in the parish church. This properties are of a different style to those in the proposed London Stile and Askew Estates Conservation Area, and are more closely linked to Turnham Green Conservation Area, which some of the properties on these streets already fall into.

6.4.1 ARLINGTON GARDENS

The properties along Arlington Gardens are interesting stuccoed villas, several of which have elaborate parapet and bargeboard detail. 19-29 Arlington Gardens were built by William Watts for John Bailey.

6.4.2 MARLBOROUGH ROAD (5-31 odd)

The properties on the eastern side of Marlborough Road are similar in design to those on Arlington and Walpole Gardens. London Borough of Hounslow drainage records suggest that these dwellings were part of the same development. A brief history of this road can be found at section 6.2.12.

21 and 23 Marlborough Road

These large red brick properties retain many original features and are a striking proposed boundary to the Turnham Green Conservation Area. All the sash windows have stucco detail with additional relieving arches to the first floor windows above the bays. Above the ground floor windows there are decorative parapets and the patterned roof tiles and decorative ridge tiles remain as original. The design of the properties in Walpole Gardens is very similar as they were by the same unknown architect; all of these are highly decorated with more detailed stucco than the properties within the proposed London Stile and Askew Estates Conservation Area.

6.4.3 WALPOLE GARDENS

6-12 Walpole Gardens

Numbers 6-12 Walpole Gardens have particularly attractive front entrances. This includes a stained glass fanlight, which matches the stained glass windows in the door and either side of the door. The entrance arch and upper bay window stucco floral detailing. There is stucco detailing between the upper and lower bays and balustrading between the other large upper and lower windows. There is stuccoed Gibbs surround detail to the third floor window and the window above the entrance. The projecting dormer and gable ends have intricate bargeboards and plaster detail within the pitch, towards the eaves.

6.4.4 BEVERLEY COURT, BELGRAVE COURT, WELLESLEY ROAD AND BEAUMONT COURT SUTTON LANE

The Sutton Court Nurseries of W. Fromow and Sons were established in 1828 and were situated at the junction of Wellesley Road and Sutton Lane. In 1932 Edwin Fromow died, the land was sold and Beverley, Belgrave and Beaumont Courts were built on the site. At the time of the Tithe Map a Mrs Frommer was leasing the land from R. Clay and it is likely that Frommer was a variation or misspelling of Fromow. The buildings are six storey blocks with a mansard roof. The front entrances have a stepped geometric portico, above which extends stucco to the third floor where there is a central arch window with keystone detail. Above this on the fifth floor at the roof level a window meets the frontage. It has a pediment above and large moulded surrounds. At the rear of the building a swimming pool remains in the same location as when the flats were built.

The buildings at the ends of Wellesley Road and Walpole Gardens that form a junction with Sutton Lane North are known as Fromow's Corner, and lie within Turnham Green Conservation Area. The family built the corner in 1832 and it is considered that Belgrave, Beverley and Beaumont Courts should form part of the same conservation area.

6.5 TREES

The trees within the proposed conservation areas make an important contribution to the quality of the streetscapes and the Council would seek to retain them.

7.0 SCHEDULE OF ROADS

7.1 SCHEDULE OF ROADS TO BE INCLUDED IN THE PROPOSED LONDON STILE AND ASKEW ESTATES CONSERVATION AREA.

Barrowgate Road 1-37 odd, 22-54 even (not 54a-f)

Brooks Road 2-14 even, 1-9 odd, St James' Court 1-5, 1-3 Cope Studios, Pinkham Mansions

Burlington Road 1-31 odd, 8-42 even, 37-41 odd

Burlington Gardens (all) 1-33 odd, 2-12 even

Cambridge Road North (all) 2-26 even, 1-6 Afroze Court, 3-33 odd, 1-8 Gillian Court

Cambridge Road South (all) 40-54 even, 70, 43-53 even

Chiswick High Road 367-379 odd, 437-451, 525-575, 1-10 Stile Hall Parade

Clarence Road The Cottage, 4-14 even, 1-21 odd (excluding 1a and 1b)

Grange Road 2-22 even, 30-46 even, 1-15 odd, 1-25 The Grange

Grosvenor Road 2-52 even, 3-35 odd, Kenilworth House, Grove House (Twixham), Grosvenor Court

Harvard Road 1-33 odd, 8-40 even, 58, Churchdale Court, Russian Orthodox Church, 57,

Heathfield Gardens 5-41 odd, 6-52 even

Marlborough Road Christian Science Church (Leapfrog Nursery), 6-30 (even)

Oxford Road North 1-5 odd, 23, 25, 4-28 even (including 20-22, 1-18 Oxbridge Court)

Oxford Road South 38-62 even, Oxford House, Somerville House, Oxford Mansions 1-4, 49-85 odd

Regent Street (all) Pinkham Mansions

Stile Hall Gardens (all) 6-62 even, 1-87 odd

Surrey Crescent 4, 6, 30-36 even

Sutton Lane North 2-22 even, 1-43 odd, Dairy Crest Depot (main building and part of depot), building adjacent to number 10 (West 4 Health Club), building to the rear of 2 Grosvenor Road

Sutton Court Road 3-23 odd, 25 Chiswick Methodist Church

Wellesley Road 1-33 odd, 2-28a (even), Heston House (30), Grosvenor Court (32), 34, Belgrave Lodge, 38-148 even, Gunnersbury Baptist Church, 55-91 odd

7.2 SCHEDULE OF ROADS TO BE INCLUDED IN THE PROPOSED THORNEY HEDGE CONSERVATION AREA.

Silver Crescent 1-73 odd (excluding 1a), 2-82 even

Thorney Hedge Road (all) 1-75 odd, 2-56 even

Chiswick High Road 391-425 odd, 590-596 even

7.3 SCHEDULE OF ROADS TO BE INCLUDED IN THE PROPOSED EXTENSIONS TO TURNHAM GREEN CONSERVATION AREA

Arlington Gardens 13-49 odd, and 2-34 even

Marlborough Road 5-31 (odd)

Sutton Lane North Beaumont Court

Walpole Gardens 2-18 even, 3-15 odd

Wellesley Road Beverley Court, Belgrave Court

8.0 CONCLUSION

- 8.1 It is considered that a significant part of the original estate by Tomlinson and Askew is still evident; and the great majority of the estate properties retain their original character. A key component to the quality of this estate is the variety of Victorian properties. Several building styles are evident, with a magnitude of embellishments, individual characteristics and building dimensions. These were

properties for all scales of the Victorian middle class and the estate was one of the earliest in Chiswick. The estate has evolved and later buildings now make an important contribution to the proposed conservation area.

- 8.2 The proposed Thorney Hedge Conservation Area has the qualities described above, within a more compact area. The tree lined crescent is set back from the Victorian section of the High Road that serves it; and is an unexpected retreat from the more recent development on the northern side of Chiswick High Road. The estate has not been augmented to any great degree and the completeness and decorative quality of the Victorian buildings is considered an important quality to preserve.
- 8.3 The proposed extensions to Turnham Green Conservation Area relate architecturally and historically to the development around the Green. These properties are also part of the view from Turnham Green and are therefore part of the backdrop to this important and historic open space.
- 8.4 It is considered that the areas described above should be considered as conservation areas, with boundaries as described above, and that residents and other interested parties should be consulted on the proposals.

9.0 BUILDINGS OF LOCAL TOWNSCAPE CHARACTER

- 9.1 The adopted UDP policies ENV1.3c and ENV1.4 seek to identify, protect and enhance 'Buildings of Townscape Character' (locally listed buildings). Unlike Statutory Listed buildings the local list does not provide any additional statutory planning powers that are to be taken into consideration as part of any development proposal. The local list does, however, provide the opportunity for the Council to recognise the important architectural, townscape and historic contribution these buildings make to the Borough and seeks to ensure that any development proposal preserves the character and appearance of the building and its setting.

The following buildings are recommended for inclusion on the list of 'Buildings of Local Townscape Character'. They have been identified as buildings that have architectural interest, townscape interest or historic interest:

48 and 50 Barrowgate Road

41 Burlington Road

2-20 (even) Grange Road

Wembury House, 13 Grange Road

The Russian Orthodox Cathedral of the Dormition of the Most Holy Mother of God and the Holy Imperial of New Martyrs, Harvard Road

3, 5, 7 and 9 Harvard Road

First Church of Christ Scientist (Leapfrog Nursery), Marlborough Road

1-4 Oxford Mansions, Oxford Road South

40 Oxford Road South

29 and 31 Stile Hall Gardens

The Hole in the Wall Public House, Sutton Lane North

Gunnersbury Baptist Church, Wellesley Road

19, 21 23 Wellesley Road

The Pilot Public House, 56 Wellesley Road

The railings between Harvard Road and the A4.

10.0 FINANCIAL IMPLICATIONS

- 10.1 Staff costs in respect of the time spent evaluating the conservation area and writing up documentation will be covered by the Department's contract with English Heritage for this year.
- 10.2 Other costs such as undertaking consultation, producing leaflets and statements will have to be covered by existing budgets or any excess fee income.
- 10.3 Continuation of this work is dependent on continued support from English Heritage.

11.0 ENVIRONMENTAL IMPLICATIONS

- 11.1 The conservation of the Borough's architectural heritage helps to foster local distinctiveness and makes a contribution to the aesthetic quality of our townscape.

12.0 EQUAL OPPORTUNITIES

- 12.1 The protection of the Borough's architectural heritage will benefit all sections of the community.

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<p>Background Papers:</p> <p>Planning (Listed Buildings & Conservation Area) Act, 1990</p> <p>Planning and the Historic Environment (PPG15) DoE and DNH, 1994</p> <p>Conservation Area Appraisals by English Heritage, March 1997</p> <p>Town and Country Planning (General Permitted Development) Order, 1995</p> <p>Circular 9/95 General Development Order Consolidation issued by DoE in 1995</p> <p>London Borough of Hounslow Unitary Development Plan, 1996</p> <p>Review Deposit Version Unitary Development Plan 2001</p> <p>Review of the Borough's Conservation Areas and Proposals for Action, Andrew Dick, 29.06.99</p> <p>Review of conservation in the London Borough of Hounslow, M. Price, 17 May 2001</p> <p>London Borough of Hounslow, Drainage Plans</p> <p>Bingley, Anne (1973), Chiswick, Warwick Draper,</p> <p>Brentford & Chiswick Local History Society, 1978, Brentford & Chiswick As It Was, Hendon Publishing</p> <p>Brentford & Chiswick Local History Society, April 1985, Journal No 4,</p> <p>Cherry, B and Pevsner, N (1999) The Buildings of England, London 3: North West</p> <p>Ellington CR (ed.), (1982), Victoria History of the County of Middlesex, Vol VII, Oxford University Press</p> <p>Gilbert, Mizpah, 1932, Chiswick Old & New, Bradley & Son Ltd</p> <p>Harper Smith, T & A, (1996), The Gunnersbury Housing Estates</p> <p>Hannah, Antonia, (2002) West Chiswick History, Gunnersbury and West Chiswick Society</p> <p>London Borough of Hounslow, 1993, Chiswick As It Was</p> <p>Loobey, P, (1997), Chiswick & Brentford, Sutton Publishing</p> <p>Mann, Harold, (1953), Wellesley Road and neighbouring properties</p> <p>Roe, William P, 1990, Glimpses of Chiswick's Place in History, Alwyn Press,</p> <p>Thorn, T (2002), Application for statutory listing of the Sir John Bull Public House, Gunnersbury and West Chiswick Society</p> <p>Wisdom (1976) Thesis submitted to MA in Local History</p>	<p>This report has been or is due to be considered by:</p> <p>Chiswick</p>
<p>This report is relevant to the following wards/areas:</p> <p>Turnham Green</p> <p>Gunnersbury</p>	