

Eastcote Park Estate Conservation Area

Management Plan
March 2008



HILLINGDON
LONDON

Management Plan

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This Management Plan is designed for use in conjunction with the Eastcote Park Estate Conservation Area Appraisal. The appraisal highlighted some of the problems and pressures affecting the Conservation Area whilst this Management Plan seeks to address these issues with policies and guidance for the protection and enhancement of its special character.



View of St Lawrence Drive looking north east



Signs and street clutter in St Lawrence Drive

In general, local residents appreciate the qualities of the Estate and there is a desire to retain its special character. There are, however, problems related to maintenance of the public realm and there is a need to combat pressures for the inappropriate development or alteration of individual properties. The character of the area is derived from the groups of distinctive buildings and the quality of their design features, its green landscaped setting and undulating topography. The latter creates visual interest, with changing views and vistas that are an important element of the area's character. Ill considered and piecemeal alterations could erode this special character if allowed to proceed unmanaged.



House with original windows and doors



Altered property with roof additions



Green boundaries and low decorative brick walls



Original timber gate and post for chain link fence



Entrance to Eastcote House Gardens



Eastcote Methodist Church Hall, Pamela Gardens

	Enhancement Opportunities /	Location	Proposed Action/s
PUBLIC REALM	Landscaping of the Eastcote Methodist Church Car Park	Frontage / Car Park to the Eastcote Methodist Church Car Park, Pamela Gardens	In consultation with the church, encourage and advise on hard and soft landscaping schemes and appropriate means of boundary enclosure when opportunities for enhancement arise
	Entrance to the Eastcote House Gardens	Junction of St Lawrence's Drive and Rodney Gardens	Improvements to entrance. The existing concrete post and wire fence are of poor quality and visually unattractive. When the opportunity arises, these should be replaced with a timber fence in keeping with the character of the area. The relocation of the bins to a more discreet location should also be considered. The path is in need of resurfacing.

	Street furniture/signage	Combination of different lamppost styles throughout the area. Street signs of varied style, some in poor condition and duplicated	Ensure any replacement street furniture is of an appropriate and consistent style, and that clutter is reduced, so enhancing the character of the area
	Resurfacing of highways and replacement of paving slabs	Across the area	When the opportunity arises, liaise with the Highway Authority on suitable replacements
	Council Maintenance	Green verges, and traffic islands throughout the area	The grass verges and traffic islands, and the trees that grow on them, should continue to be maintained to a good standard. Street trees should be replaced as required. Grass verges must be retained, as their loss would detract from the area's character.
NEW DEVELOPMENT	Pressure for telecommunication masts and other tall structures.	Highways, traffic islands and private gardens	Telecommunication masts and other tall structures, such as stand-alone wind turbines, will not be considered acceptable within the conservation area, if they would impinge on views and detract from the established character and appearance of the area.
	Development on the fringes of conservation areas	Development on the edges of the Eastcote Park Estate	Works adjacent to, but just outside the conservation area boundary, having a negative impact on its character and appearance, would normally be refused. Such matters are a material consideration when planning decisions are made.

<p>Pressure for re-development or the subdivision of plots</p>	<p>All sites</p>	<p>There will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a Conservation Area. In the Eastcote Park Estate, all the semi-detached houses and bungalows, original to the 1930's layout, are considered to make an essential and positive contribution to the area.</p> <p>Demolition will therefore only be allowed in exceptional circumstances and full justification for the need will be required, and tested against the criteria as set out in PPG15.</p> <p>It is unlikely that existing plots can be subdivided without detriment to the character of the area. Flatted developments will not be acceptable.</p> <p>The street layout, the visual rhythm of the buildings and spaces, and the quality of the Estate's mature private gardens are integral to the area's character.</p>
<p>Converting of bungalows to houses</p>	<p>Bungalows in the Conservation Area</p>	<p>Proposals to demolish bungalows and replace with two storey buildings will not be acceptable, as this would be detrimental to the street scene, and in the case of Rodney Gardens, impact on views through to the open space and green setting of the river valley to the north.</p>
<p>Pressures for extensions and alterations (general)</p>	<p>All Properties</p>	<p>Extensions and alterations will be expected to preserve or enhance the special architectural or historic character of the</p>

Conservation Area. The layout and appearance of new extensions should be in keeping with the existing street scene, and should harmonise with the scale, form, architectural composition, proportions and materials of the original buildings. This is particularly important where houses are set at an angle to the street, so that flank walls and roofs are clearly visible from the road.

Where possible, garages should be retained, rather than converted to living accommodation.

Garden buildings should be of an appropriate size, location, design and materials, and should not be visually dominant.

The creation of basements would not generally be considered appropriate in this area.

Resources permitting, the Council will draft detailed design guidance to address these issues

Certificates of Lawful Development All Properties

Certificates of Lawful Development are superseded by Conservation Area designation, and so thereafter may no longer apply.

Pressure for changes to fenestration, doors and other detailing. All Properties

The distinctive Ipswich windows, rounded Art Moderne bay windows and square oriel windows are an essential part of the character of the Estate. (See appraisal photos and description for clarity). So too, are the overhanging jetties on the mock timbered houses, the traditional, panelled front doors, the open timber porches and recessed porches with decorative brick detailing.

Extensions to the front of a house will only be permitted if they respect these architectural features. Whilst replacement windows cannot normally be controlled through

the planning process, residents are urged to consider replacement windows that replicate the originals in both materials and design. The situation will be monitored, with a view to the re-consultation of residents on the making of an Article 4 Direction if there are pressures for unsympathetic styles.

To maintain the appearance of the area, other alterations and repairs should be undertaken using matching materials and workmanship.

The Extension and Alteration of
Roofs

All Properties

The preservation of the quality of the roofscape is key to maintaining the character and appearance of the Conservation Area, as groups of buildings have roofs of similar pitch and design.

The following works are not likely to be acceptable and planning permission, if required, is unlikely to be given:

Changing a hip to a gable

Raising the ridge

Adding front dormer windows

Adding side dormers to hipped roofs

Adding side dormers to bungalow roofs, where they would cause overlooking

Adding solar panels to the elevations visible from the public domain

Adding wind turbines to ridge

Removing principal chimneys

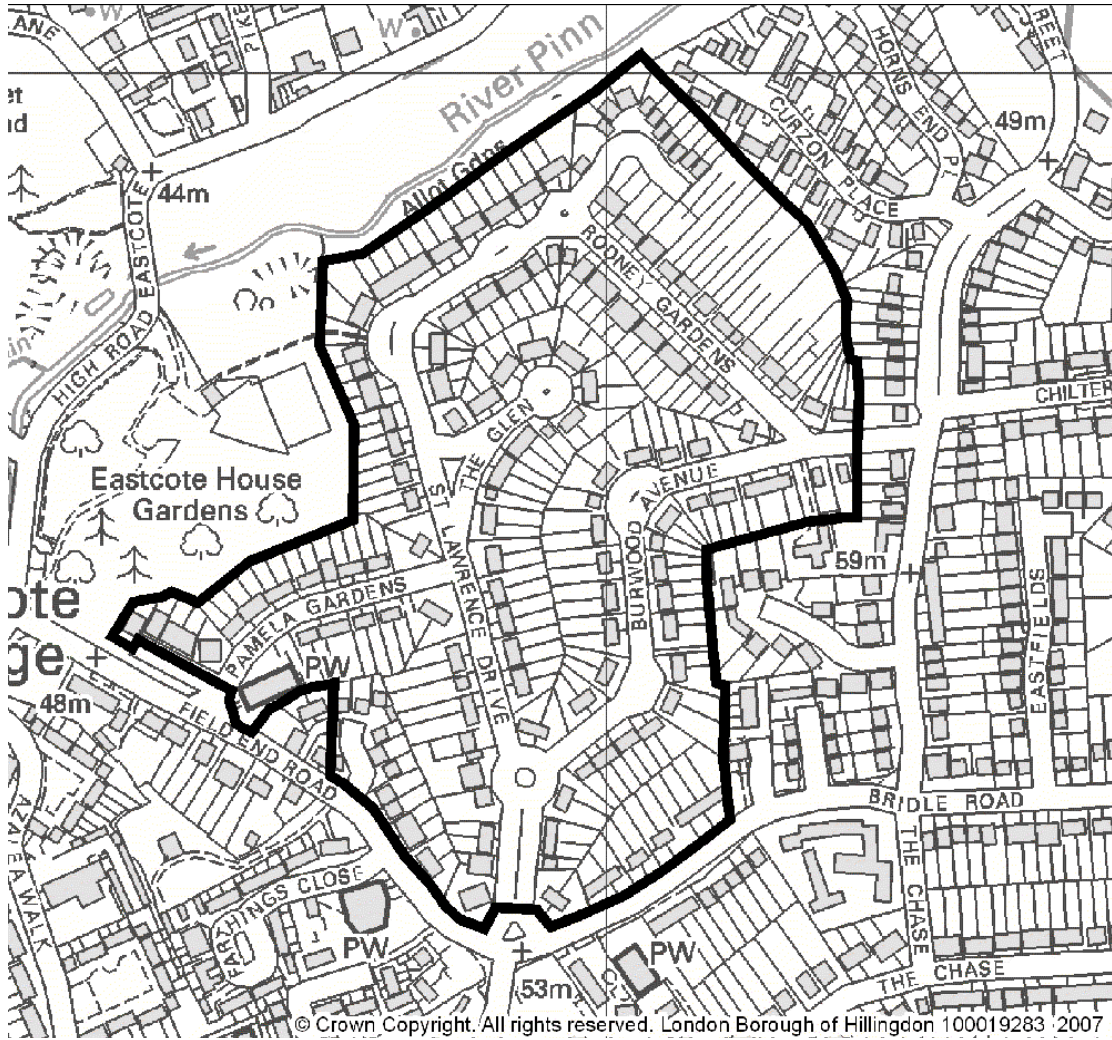
Recovering with tiles which do not match

Inserting multiple or overlarge rooflights on front elevations

	<p>Alterations to Front Boundaries and Paving over of front gardens</p>	<p>All properties</p>	<p>Front boundary treatments typically comprise decorative low brick walls, some with timber posts and gateposts, combined with hedges and planting. This gives the houses an open and green setting. Tall front boundaries, those more formal in style, or metal railings, would look out of keeping. The construction of front boundaries over one metre high would require planning permission.</p> <p>In order to preserve the green appearance of front gardens, new hard surfacing schemes should take account of the need for permeable surfacing to prevent surface run-off, the visual impact of the materials used and the need to retain sufficient planting to maintain an attractive setting for the houses. Residents are to be encouraged to retain hedges and traditional garden planting wherever possible.</p> <p>The situation will be monitored, with a view to the re-consultation of residents on the making of an Article 4 Direction if there are pressures for unsympathetic alterations.</p>
<p>TREES</p>	<p>Works to private trees</p>	<p>All properties</p>	<p>Some trees are covered by Tree Preservation Orders, and permission will be necessary for felling, crown reduction or pruning. In the case of other trees, six weeks notice must be given to the Council of intention to carry out work.</p> <p>Dead or dying trees are exempt from this, although five days notice should still be given. Trees with a trunk of less than 75 mm diameter are also exempt.</p>
	<p>Development in Neutral areas</p>	<p>Dovecot Close</p>	<p>This is a 1990s development that neither enhances nor detracts from the area. There is likely to be more scope for alteration in this area.</p>

Eastcote Park Estate Conservation Area

Conservation Area Boundaries



Map not to scale



View of mature island planting at entrance to St Lawrence Drive



A sensitively extended property

Relevant Planning Policy

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

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

Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (September 2007), amongst which are:

BE4:

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

BE 15:

Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original house.

Hillingdon Design and Accessibility Statement (Adopted July 2006): *Residential Extensions
Residential Layouts
Public Realm (draft)
Accessible Hillingdon*

Produced by the Department of Planning and Community Services

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