



-  Northwood-Frithwood Conservation Area – 1989
-  Northwood-Frithwood Conservation Area – (extended 2 December 2009)

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If you would like information about Hillingdon Council's services in your own language please ask an English speaker to phone 01895 250111 on your behalf.

Albanian

Ne se kerkoni informacion ne gjuhen tuaj rreth sherbimeve qe ofron Keshilli i Hillingdon-it, ju lutem kerkojini dikujt qe flet anglisht te telefonoje ne emrin tuaj ne numrin 01895 250111.

Bengali

আপনি যদি হিলিংডন কাউন্সিলের সেবাসমূহের ব্যাপারে আপনার নিজের ভাষায় তথ্য পেতে চান তাহলে ইংরেজী ভাষায় কথা বলেন, এমন কাউকে আপনার পক্ষ থেকে 01895 250111 নম্বরে টেলিফোন করার জন্য দয়া করে অনুরোধ করুন।

Polish

Jeśli pragną Państwo otrzymać informacje o usługach Rady Hillingdon w swoim języku ojczystym, prosimy zwrócić się z prośbą do osoby znającej język angielski, by w Państwa imieniu zadzwoniła pod numer 01895 250111.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਹਿਲਿੰਗਡਨ ਕਾਉਂਸਿਲ ਵਲੋਂ ਦਿੱਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਨੂੰ ਕਹੋ ਕਿ ਉਹ ਤੁਹਾਡੇ ਵਲੋਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੇ - 01895 250111

Somali

Haddii aad jeclaanlahayd wararka ku saabsan adeegyada Hillingdon Council in aad ku heshid Luqaddaada, fadlan waydiiso qof ku hadlo luqada af ingiriiska in u ku diro Teleefoonkan 01895 250111.

Tamil

உங்கள் சொந்த மொழியில் ஹிலிங்டன் உள்ளூராட்சி மன்றத்தின் சேவைகளைப் பற்றி நீங்கள் அறிய வேண்டுமானால் தயவுசெய்து உங்களுக்காக ஒரு ஆங்கிலம் பேசுவரை 01895 250111 தொலைபேசியில் அழைக்கச் செய்யவும்.

Urdu

اگر آپ ہلنگڈن کونسل کی خدمات کے بارے میں، اپنی زبان میں معلومات حاصل کرنا چاہتے ہیں تو براہ کرم انگریزی بولنے والے کسی فرد سے گزارش کیجئے کہ وہ آپ کی طرف سے 01895 250111 پر ٹیلیفون کریں۔

This information is also available in large print, Braille and on audio tape.

Northwood-Frithwood Conservation Area





Northwood-Frithwood Conservation Area

The Northwood-Frithwood Conservation Area was designated in 1989 and is primarily characterised by large individually designed detached houses in the Arts and Crafts style. The estate was originally developed by Frank Carew, following the arrival of the Metropolitan Railway in 1887. Developed during the late 19th Century, the houses have retained many of their original features and fabric. The later houses were designed by architects CHB Quenell, Swanell and Sly and John Markham, a pupil of Lutyens. The roads are lined with mature trees and the landscaped gardens of the properties provide a green and leafy appearance to the streetscape of the area.

At the time of designation, the boundary of the conservation area was tightly drawn around those buildings with high visual quality and where there was continuity to the character of the street. In doing so, some houses on Carew Road and Green Lane were omitted despite their design and architectural quality. The boundary has, however, been revised in November 2009 to include those buildings and adjacent open spaces that are important to the character of the area and contribute positively to its setting. This also recognises the early stages of the development of the area.

Carew Road runs perpendicular to Eastbury Road and the houses are contemporary in period, scale and architecture with the properties within the existing conservation area. Although a few houses along Carew Road have been replaced with modern developments, the original individual buildings merit protection. The grounds of St Helen's School provide a green backdrop to the residential area and to the street scene, and the buildings include some of the earliest houses within the area.

North of Frithwood Avenue, Cullera Close is a recent development built in 1980s. It is a distinctive group of well designed properties, separated from the road by white painted brick walls with a slightly "hacienda-like" appearance. Their unusual style and interesting design warrant their inclusion within the extended area.

What is a conservation area?

A conservation area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. The borough has thirty conservation areas, designated over the last 35 years, the first being in 1970 and the most recent in 2007.

What effect will designation have?

The council's planning policies seek to preserve and enhance the architectural character and appearance of conservation areas, and to resist inappropriate development through the exercise of planning controls under the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). In these areas, normal 'permitted development' rights (permission granted automatically for certain works to single family dwelling houses) have been restricted, enabling more control over the size, design and location of extensions and alterations. The works over which there are greater controls are as follows.

- Enlargement or alteration of a dwelling house would require planning permission if the extension were situated on the side of the house or have more than one storey or extend beyond the rear wall of the original house more than 4m in case of a detached house or 3m in any other case.
- Planning permission would be required for cladding any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Planning permission is required for the enlargement of a dwelling house consisting of an alteration or addition to its roof.
- The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting a road would require permission.
- Installing, replacing or altering a chimney, or installing a flue, biomass heating system or vent pipes on a wall or roof slope on the principal, or side elevation of the dwelling house, or on an elevation fronting the highway would require permission.
- Planning permission is required for any buildings (e.g. sheds, summerhouses) or enclosures (e.g. swimming pools) within the curtilage of a house if they are situated between the side of the house and its curtilage boundary.
- Planning permission is required for the installation of solar panels on a wall on the principal or side elevation of the house or if visible from a highway, or if it protrudes more than 200mm beyond the plane of the slope of the original roof.

Demolitions

Conservation Area Consent is required for demolition work of a substantial nature, including demolition covered by unimplemented planning permissions. In general, consent will not be granted for the demolition of buildings, which make a positive contribution to the character or appearance of a conservation area.

Trees

Trees and other landscape features may contribute to the special character of a conservation area. There is a requirement to give six weeks' notice (a 'Section 211 notice') to the council for proposals to prune, lop or fell a tree in a conservation area. This allows time for the council to make a Tree Preservation Order if considered to be appropriate. The following tree work is exempt from the need to notify the council.

- Dead, dying or dangerous trees – however, five days' notice of the works should still be given, unless in an emergency case.
- Council owned trees.
- Work on trees with a trunk less than 75mm in diameter.
- If the removal of a tree or work to a tree will improve the growth of other trees, the work is exempt where the tree trunk is less than 100mm in diameter.

Design

The council aims to enhance conservation areas through its own initiatives and by encouragement and advice to owners who may wish to alter or improve their properties.

The following will be particularly important.

- Extensions or alterations should not be out of scale with the original house, and should respect the property's original design.
- Side extensions should normally be set back from the original building line.
- The original plan of the house should be respected, and there should be a relationship with the original form of the house.
- Materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brick arches and eaves details).
- Boundary treatment should be in keeping with the street scene.
- Shop-fronts should be of good quality design with appropriate advertisements and signage.