

Living in an Area of Special Local Character

The council's planning policies seek to preserve and enhance the special local character and appearance of these areas, and to resist inappropriate development. The level of protection is different to that of a Conservation Area and does not affect permitted development rights. When considering proposals for works within an ASLC, which may normally require planning permission, the following are important:

- Extensions to buildings are only permitted where they are subordinate to the main building and cause no harm to the appearance of the building, or the street scene.
- Front extensions and porches are unlikely to be acceptable unless they are of modest proportions, are designed in keeping with the house, and in materials that respect its age and style.
- Side extensions should be subservient to the original building, reflect its roof form and should be well set back from the principal elevation.
- Rear extensions should respect the architectural form of the rear facade, including the shape of the roof, and the size and positioning of window and door openings. Extensions that extend full width above ground floor level are not normally considered to be subordinate and are unlikely to be acceptable.
- Materials will usually match those of the original building. However, where extensions are proposed in a more contemporary architectural style, the use of high quality modern materials such as glass, metal or timber may be appropriate if sympathetic to the original building.
- Detailing of extensions should match or complement the features of the main building, for example, the size, shape and style of windows and doors, and the treatment of eaves and roof details.
- Significant changes to original roof structures for example shape or pitch, that would have a detrimental impact on the appearance of the building, or pair of buildings, will not be supported.



Raisins Hill, looking south

Other alterations

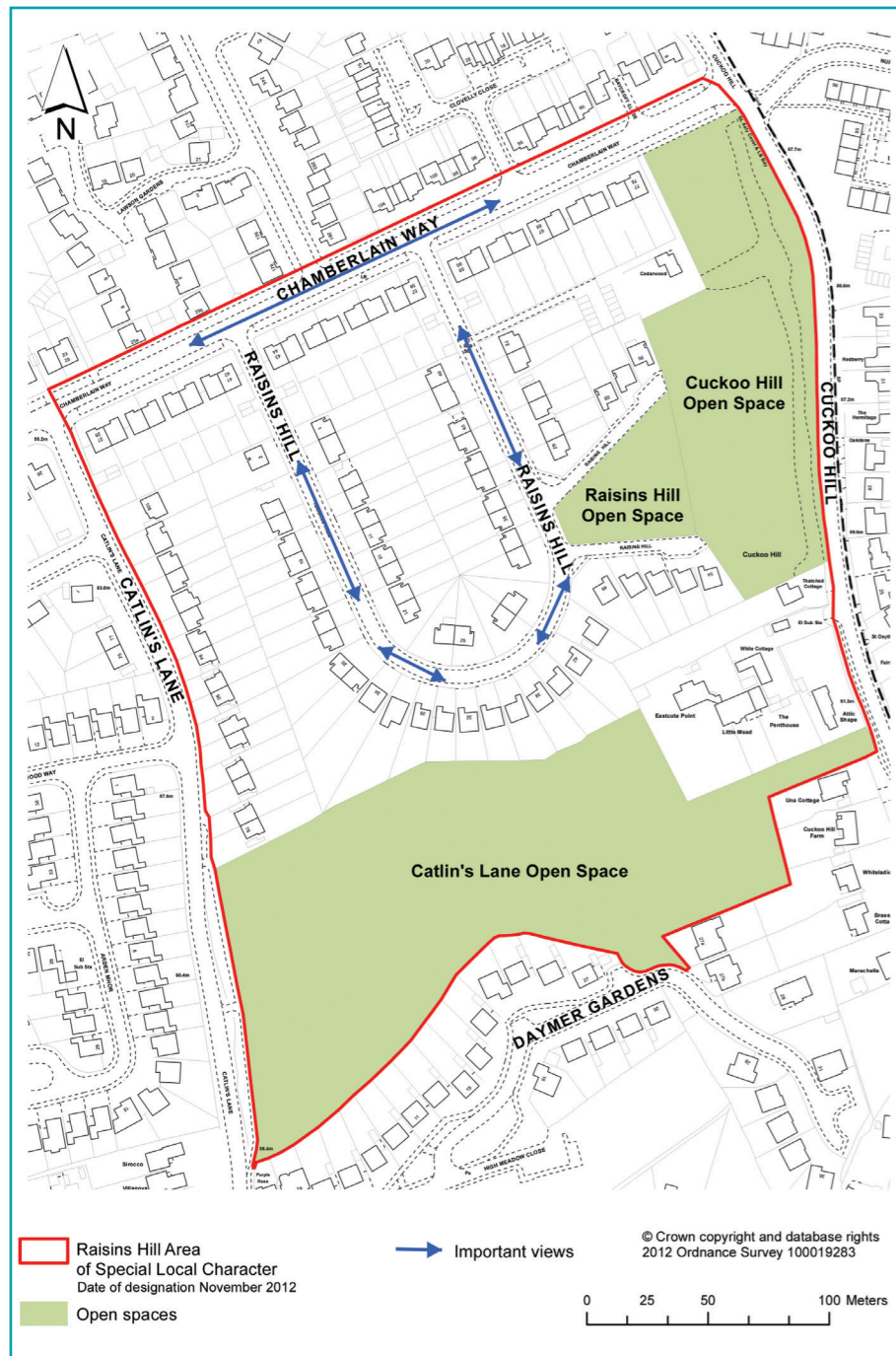
Many minor alterations do not normally require planning permission. However, they may have a negative impact on the appearance of an area, if not carried out sensitively. Such works include:

- Re-roofing, this should be carried out using materials matching the originals, and should be appropriate to the age and style of the building. The original detailing of eaves and ridges should be maintained.
- Chimney stacks should be retained and where possible, reinstated to their original profile.
- New dormer windows on visually prominent roof slopes are normally considered inappropriate unless they are a feature of the locality. Any new dormers should be located to the rear and should be sympathetic to the building in terms of position, scale, design and materials.
- The number and size of roof-lights should be kept to a minimum. Roof-lights should ideally be a 'conservation type' and should not project unduly above the plane of the roof.
- Solar panels should be installed in discrete locations to minimise the visual impact on the building and on the street scene.
- As far as possible, original doors and windows should be retained and repaired. Any new window or door should match the original, or otherwise be appropriate in terms of design and materials to the age and style of the building. UPVC doors and windows are not considered to be environmentally friendly and cannot replicate the detailing and pleasing aesthetic qualities of timber, and are not generally considered appropriate.
- Satellite dishes and other antennae should be carefully located, and should not be unduly prominent in views from the street or other public spaces.
- Ancillary structures such as garages, car ports and garden buildings should be subordinate in scale to the main property and carefully located to respect the character and appearance of the house and its setting.
- Boundary treatments should retain features such as grass verges and dwarf walls, and these should be reinstated where they have been lost.
- Front gardens, hedges, trees and planting contribute positively to the character and appearance of this area. When creating hard surfacing for car parking, it is important that a significant element of soft landscaping is retained on frontages.

Raisins Hill, Eastcote

Area of Special Local Character





What is an Area of Special Local Character?

Areas of Special Local Character (ASLC) are a local designation, and include areas that possess sufficient architectural, townscape and environmental quality to make them of considerable local value. Currently, Hillingdon has thirteen Areas of Special Local Character, some of which were designated as part of the Unitary Development Plan (UDP) and others designated more recently as areas have been reviewed.

Statement of significance

Raisins Hill is located to the north-east of the borough, adjoining the boundary with the London Borough of Harrow. It is an attractive area of detached and semi-detached houses built in the late 1950s. The layout and architecture of the buildings, along with the undulating topography and attractive open spaces, give the area a distinctive character.

The area was originally planned in 1946 by a local building company, Comben and Wakeling Ltd, based in Wembley. The development was agreed on condition that a separation from Cuckoo Hill was maintained to provide open space and so that the houses did not front a classified road.

Today, the area still appears much as it did when it was first constructed. Built as a single development, the area has a well defined character easily identifiable by the continuity of building styles, materials and architectural detailing. The 'horseshoe' road layout prevents through traffic and creates a sense of a well defined and tranquil neighbourhood. The undulating topography and curving street pattern create attractive long and

short views within the area. The stepped roof-scape of the houses is a particularly striking feature. The maisonettes along Chamberlain Way are semi-detached and built in alternating pairs, giving the street frontage a 'rhythmic' feel.

On the eastern boundary of the area, the building group containing Eastcote Point and adjacent properties (Little Mead, Pent House, White Cottage, Attic and Thatched Cottage), pre-date the development of the area. They have been included within the designated area as they are important in terms of their architectural quality and the more general historical development of the area.

The informal open spaces to the east and south, street trees and the long front gardens, many with mature hedges, give the area a spacious Garden Suburb appearance and green character. Front boundary treatments are characterised by hedges or dwarf brick walls, with decorative brick on edge coping. These, together with the road layout and gently sloping topography, create an attractive street scene. The spacing between the houses, landscaping and views into the back gardens all form part of the setting and special character of the area.



Raisins Hill, looking east towards Raisins Hill open space